



Case # BZA-03-25-00855

Charleston County BZA Meeting of May 5, 2025

Applicant/Property Owner: Corinne Marie Bodnar

Representative: Ben Charlet and Matthew Johnson of Oakwood Homes

Property Location: 1689 Dillway Street – St. Andrews Area

TMS#: 351-07-00-021

Zoning District: Low Density Residential (R-4) Zoning District

Request: Special Exception request for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.2 Uses Subject to Conditions states, "A 'C' indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance."

Sec. 6.1.6 Table 6.1-1 Use Table, indicates that a Manufactured Housing Unit in the R-4 Zoning District is a use subject to conditions of Sec. 6.4.24.

Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, C. Placement in R-4 and UR Zoning Districts: "Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that: (1) The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and

(2) If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance."



CHAPTER 6 | USE REGULATIONS

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ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in [CHAPTER 12, Definitions](#), of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Sec. 6.1.4 Uses Not Allowed



A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#), of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, Use Table

Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, Use Table. See Chapter 5, Overlay and Special Purpose Zoning Districts. as applicable.

Table 6.1-1 Use Table																						
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																						
Land Uses	ZONING DISTRICTS																					Condition
	NR	OS	RM	AG -15	AG -10	AG -8	AGR	RR	S- 3	R -4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC	RI	IN	
AGRICULTURAL																						
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT																						
Aquaculture			A	A	A	A	C	C														Sec. 6.4.1
Mariculture			C	C	C	C	C	C														Sec. 6.4.1
Apiculture (Bee Keeping)			A	A	A	A	A	A														
Animal and Insect Production			A	A	A	A	C	C	C													Sec. 6.4.1
Concentrated Animal Feeding Operation			S	S	S	S																
Horticultural Production			A	A	A	A	A	A	A	C				A			C	A	A	A	A	Sec. 6.4.1
Hemp Crop Production and/or Processing			S	S	S	S	S															Sec. 6.4.1
Winery			C	C	C	C	C	C										C	A	C	A	Sec. 6.4.21
Agricultural Processing			C	C	C	C	C	C	S									A	A	A	A	Sec. 6.4.1
Agricultural Sales or Service			A	A	A	A	C											A	A	A	A	Sec. 6.4.44
Roadside Stand; Sweetgrass Basket Stand		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
Community Garden		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Farmers Market			A	A	A	A	A	C	C	C	C	C		A	A	A	A	A	A	A	A	Sec. 6.4.47
FORESTRY AND LOGGING																						
Bona Fide Forestry Operation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill			A	A	A	A	S													A	A	
RESIDENTIAL																						
ASSISTED LIVING																						
Assisted Living			S	S	S	S	S	S	S	S	A	S		S	S	A	A	S	A	S	A	
MANUFACTURED HOUSING																						
Manufactured Housing Unit			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24



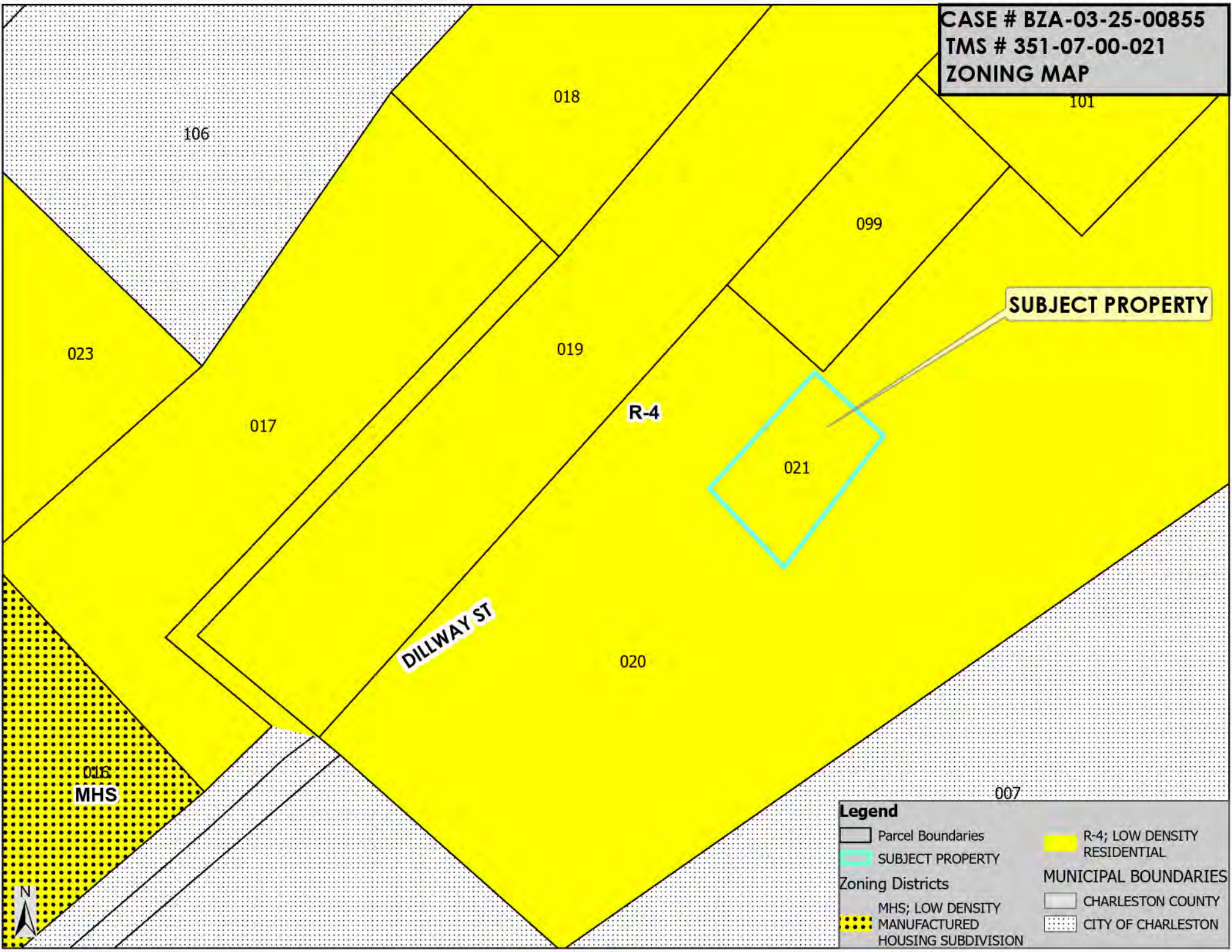
CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.24 Manufactured Housing Units

- A. Replacement in R-4 and UR Zoning Districts.** The replacement of a Manufactured Housing Unit shall be allowed by right in the R-4 and UR Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Zoning and Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.25B and C of this Section.
- B. Requirements in RR, S-3, R-4, and UR Zoning Districts.** Manufactured Housing Units placed in the RR S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.
- C. Placement in R-4, and UR Zoning Districts.** Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that:
1. The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and
 2. If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance.



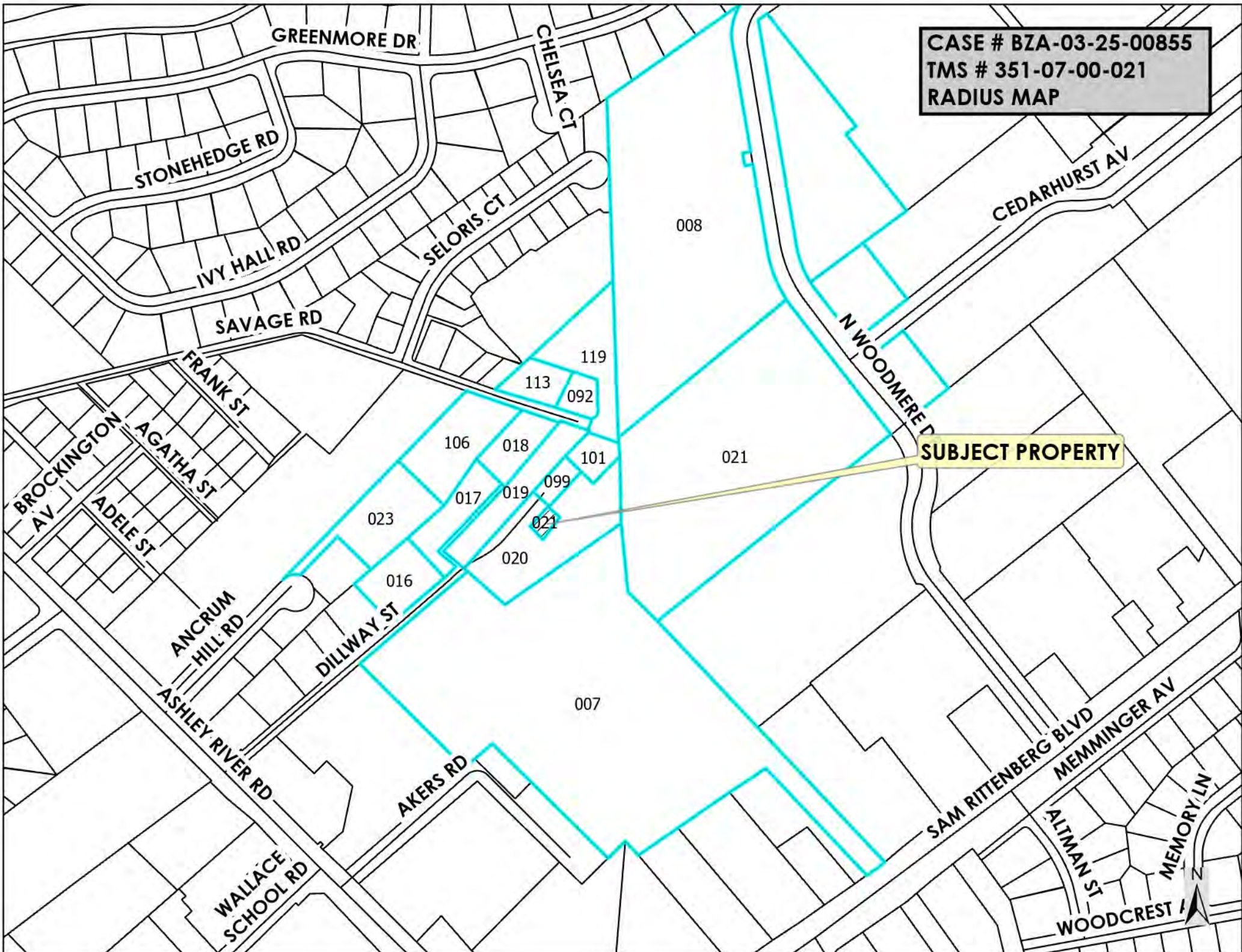
Legend

Parcel Boundaries	R-4; LOW DENSITY RESIDENTIAL
SUBJECT PROPERTY	MUNICIPAL BOUNDARIES
Zoning Districts	CHARLESTON COUNTY
MHS; LOW DENSITY MANUFACTURED HOUSING SUBDIVISION	CITY OF CHARLESTON



CASE # BZA-03-25-00855
TMS # 351-07-00-021
RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-03-25-00855
TMS # 351-07-00-021
AERIAL MAP

DILLWAY ST

SUBJECT PROPERTY

099

021

020



CASE # BZA-03-25-00855
TMS # 351-07-00-021
AERIAL MAP

SUBJECT PROPERTY

DILLWAY ST



Case # BZA-03-25-00855

BZA Meeting of May 5, 2025

Subject Property: 1689 Dillway Street – St. Andrews Area

Proposal: Special Exception request for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District.



Subject Property



Surrounding Properties



Surrounding Properties



Dillway Street



Staff Review:

The applicant and property owner, Corinne Marie Bodnar, represented by Ben Charlet and Mathew Johnson of Oakwood Homes, are requesting a Special Exception for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District at 1689 Dillway Street (TMS # 351-07-00-021) in the St. Andrews Area of Charleston County. The subject property and adjacent properties are located in the Low Density Residential (R-4) Zoning District.

The subject property is 3,422 sq. ft. or ~0.08 acres and is vacant. The applicant/property owner would like to install a 16' x 56' manufactured home on the property. The applicant's letter of intent explains, *"Proposing allowance of a manufactured home at 1689 Dillway Street, Charleston, SC. Brand new zero energy ready manufactured home."*

Applicable ZLDR requirements:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.2 Uses Subject to Conditions states, *"A 'C' indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance."* Sec. 6.1.6 Table 6.1-1 Use Table, indicates that a Manufactured Housing Unit in the R-4 Zoning District is a use subject to conditions of Sec. 6.4.24.

Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, C. Placement in R-4 and UR Zoning Districts: *"Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that: (1) The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and*

(2) If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance."

Staff analyzed the properties within 300' of the parcel proposed for manufactured home placement on March 5, 2025 and determined that of the sixteen (16) parcels within the 300' subject area there were twelve (12) existing site-built homes and no manufactured homes within the 300' subject area. The subject property is the only vacant parcel. Three (3) parcels that are located in the City of Charleston's jurisdiction contain multi-family apartment complexes.

Please review the attachments for further details regarding this request. Staff conducted a site visit on April 16, 2025.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): *Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";*

Response: The proposed placement of a manufactured housing unit at 1689 Dillway Street is consistent with the *Comprehensive Plan*. The primary goal of the *Comprehensive Plan—Housing Element* is, "Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities." Additionally, the *Housing Element* focuses on the promotion of policies and strategies that encourage affordable housing options throughout Charleston County. Placement of a manufactured home within the R-4 Zoning District is conditional if Planning Staff determines that the area within 300 feet of the parcel proposed for manufactured housing unit placement is characterized either entirely of manufactured housing units or a mix of site built and manufactured housing units. The mix shall contain a minimum number of manufactured housing units equivalent to 25% of the number of existing principal dwelling units located within the 300-foot radius. In this case, there are no manufactured homes located **within the 300' subject area equating to a 0% manufactured home ratio** for the subject area requiring BZA Special Exception approval. The **applicant's letter of intent states, "Yes. We believe this home will help provide an affordable opportunity for a family to become homeowners, as well as improve the immediate community."** Therefore, the request may meet this criterion.

§3.6.5(2): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: The proposed structure will not adversely affect the general welfare or the character of the immediate community if it is adequately designed to meet current zoning and building code regulations. **The applicant's letter of intent states, "This home will not adversely affect the general welfare or character of the immediate community. When the project is complete, this will be the nicest looking home in the community."** Therefore, the request may meet this criterion.

§3.6.5(3): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;*

Response: A **20' front/street side setback, 5' interior side setbacks,** and **10' rear**

setback are required. The (16' x 56') manufactured home meets the required setbacks as depicted on the proposed site plan. Buffer standards are not required for manufactured housing units. **The applicant's letter of intent states, "Setbacks for the dwelling will be met. There will be no negative effects to the neighboring properties. Part of the reason for the request is the lot size. The lot has a very small buildable area."** Therefore, the request meets this criterion.

§3.6.5(4): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: The property will be developed in a way that will preserve and incorporate important natural features. **The applicant's letter of intent states, "No important natural features will be endangered."** Therefore, the request meets this criterion.

§3.6.5(5): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: The manufactured home shall be skirted as described in Sec. 6.4.24.B of the *Charleston County Zoning and Land Development Regulations Ordinance*. **The applicant's letter of intent states, "We feel very strongly that we will be improving the area by installing a new, affordable, energy efficient home."** Therefore, the request meets this criterion.

§3.6.5(6): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: Placing one manufactured housing unit at 1689 Dillway Street should not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads. Therefore, the request meets this criterion.

Board of Zoning Appeals' Action:

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-03-25-00855, [Special Exception for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District at 1689 Dillway Street (TMS # 351-07-00-021) in the St. Andrews Area of Charleston County], **based on the BZA's "Findings of Fact"**, unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following condition recommended by Staff:

1. The manufactured home shall comply with Sec. 6.4.24.B of the *Charleston County Zoning and Land Development Regulations Ordinance*.



SPECIAL EXCEPTION APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: <u>1189 Dillway St, Charleston SC, 29407</u>			
Tax Map Number(s): <u>3510700021</u>			
Current Use of Property: <u>Vacant</u>			
Special Exception Description: <u>Allowance of Single-Section Manufactured home.</u>			
Applicant Information (Required)			
Applicant Name (please print): <u>Corinne Marie Bodnar</u>			
Name of Company (if applicable): <u>Oakwood Homes</u>			
Mailing Address: <u>2494 Etiwon Ave H2</u>			
City: <u>Charleston</u>	State: <u>SC</u>	Zip Code: <u>29414</u>	
Email Address:		Phone #: <u>845-630-8692</u>	
Applicant Signature:		Date: <u>3/21/2025</u>	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: <u>Ben Charlet, Matthews Johnson, Oakwood Homes</u>			
Mailing Address: <u>7083 Rivers Ave</u>			
City: <u>North Charleston</u>	State: <u>SC</u>	Zip Code: <u>29406</u>	
Email Address: <u>ben.charlet@oakwoodhomes.com</u>		Phone #: <u>843-764-0349</u>	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature: <u>Corinne Bodnar</u> <small>DocuSigned by:</small>			
Date:			
FOR OFFICE USE ONLY:			
Zoning District: <u>R-4</u>	Flood Zone: <u>X (0492K)</u>	Date Filed: <u>3/25/25</u>	Fee Paid: <u>\$250</u>
Application #: <u>BZA-03-25 00855</u>	TMS #: <u>351-07-00-021</u>	Staff Initials: <u>mw</u>	<u>check # 5527</u>

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

Proposing allowance of a manufactured home at 1689 Dillway St Charleston, SC.
Brand new Zero EnergyReady manufactured home.

Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 6 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:

Yes. We believe this home will help provide an affordable opportunity for a family to become homeowners, as well as improve the immediate community.

2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

This home will not adversely affect the general welfare or character of the immediate community. Attached are pictures of the surrounding areas which are less than desirable aesthetically. When the project is complete, this will be the nicest looking home in the community.

3. Describe what adequate provisions have been or will be made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

Setbacks for the dwelling will be met. There will be no negative effects to the neighboring properties. Part of the reason for the request for variance is the lot size. The lot allows every small buildable area. The home requested is 14x56 ft. Attached is a floor plan.

4. If applicable, will the property be developed in a way that will preserve and incorporate any important natural features? Explain:

n/a No important natural features will be endangered.

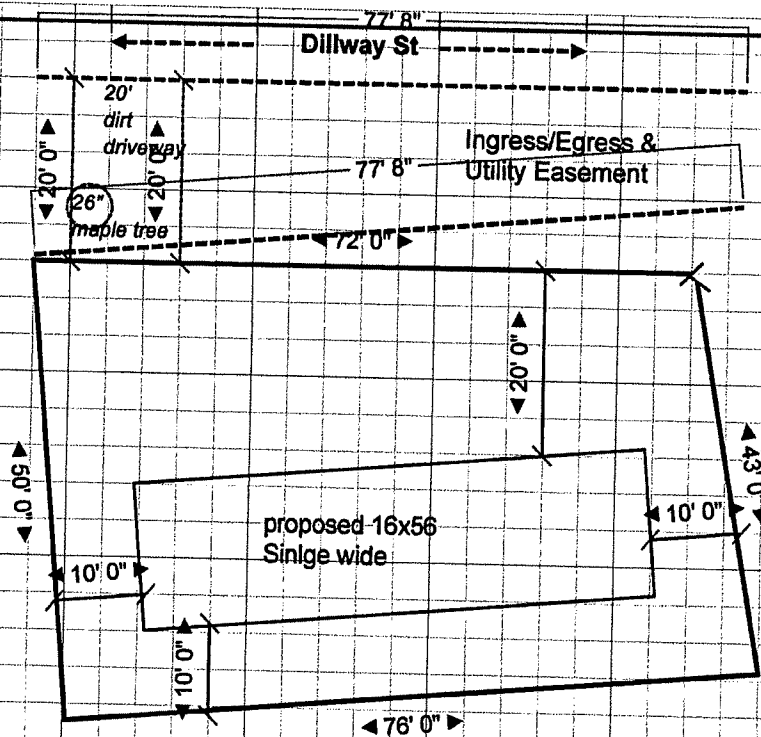
5. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance.

We believe with the exception of the proposed dwelling being a manufactured home, we are in compliance.
We feel very strongly that we will be improving the area by installing a new, affordable, energy efficient home.

6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

No. This home will be on the property, and not cause any traffic issues.

In granting a special exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



Site: 1689 Dillway Sy	Drawing: 1689752	Project: 1689	Drawn: Matt J	Notes: SET BACK: Front 20' Back 10' Right 10' Left 10'	Oakwood Homes 0752 7083 Rivers Ave N.Charleston SC 29406
Title: Install New 16x56 Manufactured Home	Scale: 1"=20'	Date: 01/31/2025	Rev: BODWAR		

