



Case # BZA-05-25-00866

Charleston County BZA Meeting of July 7, 2025

Applicant: Celina Goins of Master Home Builder LLC

Property Owner: Jose de Jesus Navarro

Property Location: 2944 Bluff Lane – East Area

TMS#: 578-00-00-240

Zoning District: Mount Pleasant Overlay (Residential Area)  
Zoning District

Request: Special Exception request for a private stable in the Mount Pleasant Overlay (Residential Area) Zoning District.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance, Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.4 MP-O, Mount Pleasant Overlay Zoning District, Sec. 5.4.15 Sweetgrass Basket Stand Special Consideration Area D.1. Residential Area. The Residential Area, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:*

- 1. Permitted uses shall include those allowed in the Special Management (S-3) Zoning District, as described in Table 6.1.1, Use Table.*

*Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses, Sec. 6.1.6 Table 6.1-1 Use Table, indicates a private stable in the Special Management (S-3) Zoning District is a use type allowed only if it complies with use-specific conditions of Sec. 6.4.20 Stable, Commercial; Stable, Private; Stable, Boarding, all other applicable regulations of this Ordinance, and is approved by the BZA as a Special Exception.*

*Article 6.4 Use Conditions*

*ZLDR defines "Stable, Private" as, "Buildings or land where horse(s) or other members of the horse family are kept for the private use of the owner(s) or resident(s) of the property."*



## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.4 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

#### Sec. 5.4.15 Sweetgrass Basket Stand Special Consideration Area

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector as shown on the maps entitled “Mount Pleasant Overlay Zoning District” and “Sweetgrass Basket Stand Special Consideration Area.” These maps also indicate the zoning for each property within the MP-O.

- A. **Sweetgrass Basket Stands within the Special Consideration Area.** Charleston County and the Town of Mount Pleasant recognize the importance of Sweetgrass Basket Stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All Development shall encourage this use along Highway 17 North. The following standards shall apply to Sweetgrass Basket Stands within the special consideration area:
1. Sweetgrass Basket Stands shall be allowed within all buffers and Rights-of-Way (to the extent the entity having jurisdiction over Encroachments to the Right-of-Way extends permission);
  2. All Sweetgrass Basket Stands shall utilize safe ingress/egress; and
  3. Parking for Sweetgrass Basket Stands shall be located beyond the side of the stand that is furthest from the Roadway.
- B. **Stormwater Drainage.** A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:
1. A shared system;
  2. The recommendations from the Isaac German Watershed study;
  3. Piped systems; and
  4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.
- C. All requirements of Article 4.24, *Waterfront Development Standards*, of this Ordinance shall apply.
- D. **Residential Area.** The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:
1. Permitted uses shall include those allowed in the Special Management (S-3) Zoning District, as described in Table 6.1.1, *Use Table*.
  2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

RESIDENTIAL AREA Density/Intensity and DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	3 Principal Dwelling Units per acre
MINIMUM LOT AREA	12,500 square feet
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side [3]	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof



## CHAPTER 6 | USE REGULATIONS

### 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*



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		
	Recreation and Entertainment, Outdoor					C	C												C	C	C	C	Sec. 6.4.11	
	Drive-In Theater																		C	C	C	C	Sec. 6.4.6 Sec. 6.4.11	
	Golf Driving Range					S	S	S	S	S										C		C	Sec. 6.4.11	
	Outdoor Shooting Range		S	S	S	S	S													S		S	Sec. 6.4.11	
	Special Events																		C	C	C		C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS																								
	Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge					S	S	S	S	S	S	S				A	A	A	A	A	A	A	A	Sec. 6.4.4
	Religious Assembly		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
UTILITIES AND WASTE-RELATED USES																								
	Utility Service, Major			S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.17
	Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Solar Farm		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.4.46
	Waste-Related Uses																					S		
	Septic Tank Installation, Cleaning, or Related Service																			S	S	S		
	Solid Waste Disposal Facility (Public or Private)			C																			C	Sec. 6.4.51
COMMERCIAL																								
ACCOMMODATIONS																								
	Short-Term Rental Property: Commercial Guest House (CGH)															C	C	C	C	C			Art. 6.8	
	Hotel or Motel																S	S		C		C	Sec. 6.4.31	
	RV (Recreational Vehicle) Park			S	S	S	S	S															Sec. 6.4.12	
	Campground			S	S	S	S	S																
ANIMAL SERVICES																								
	Stable, Commercial			C	C	C	C	C											C	A	A	A	Sec. 6.4.20	
	Stable, Private			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.20	
	Stable, Boarding			C	C	C	C	C	C										C	A	A	A	Sec. 6.4.20	



## 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. 6.4.20 Stable, Commercial; Stable, Private; Stable, Boarding

Stables (Commercial, Boarding, or Private) may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements. The term horse shall include horse(s) or other members of the horse family. Horses shall be boarded at a maximum ratio of one horse per one-half acre.

##### A. Commercial Stables:

1. A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
2. Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
3. If the subject site is less than or equal to five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 25-foot vegetated buffer, a 75-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.
4. If the subject site is greater than five acres, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining Parcels. In lieu of a 50-foot vegetated buffer, a 150-foot Setback to equestrian activity areas from the side and rear property boundaries shall be provided.

B. Private Stables in Zoning Districts subject to conditions shall require a minimum Lot Area of one acre; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.

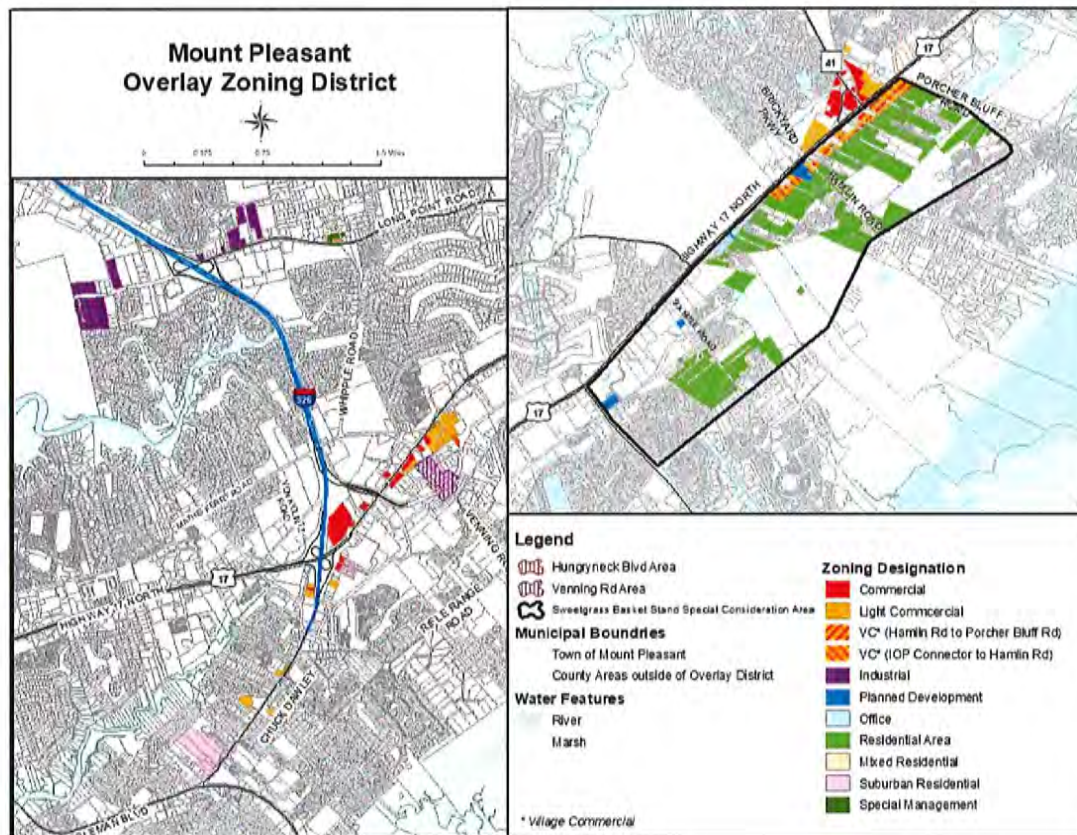
##### C. Boarding Stables:

1. A minimum Lot Area of five acres shall be required; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
2. Riding areas and trails shall be limited to the subject Parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
3. Activities and access shall be limited to horses, their owners and caregivers, residents, and supporting services for maintenance of the property.
4. Boarding Stables shall be exempt from Art. 9.3, Off-Street Parking and Loading, with the exception of [Sec. 9.3.6, Accessible Parking](#), and from [Article 9.4, Landscaping, Screening, and Buffers](#).
5. The Limited Site Plan Review procedures of this Ordinance shall apply.
6. All Special Events shall follow [Article 6.7, Special Events Use](#).

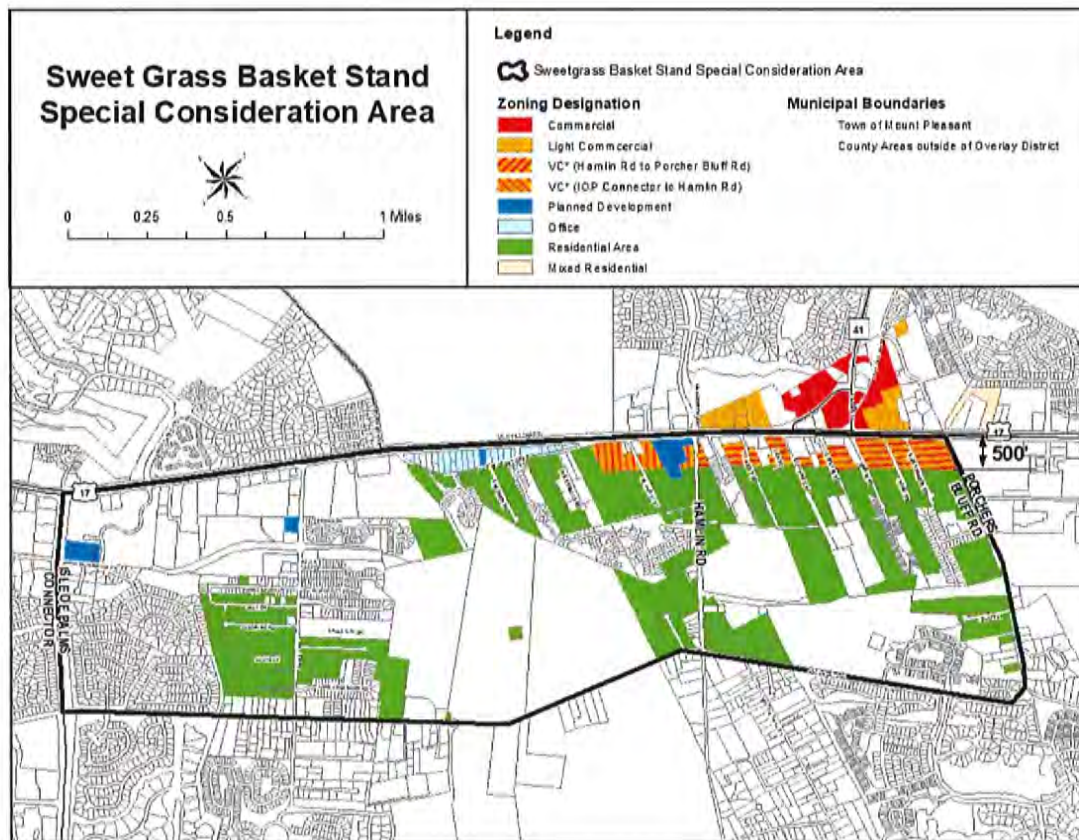
Effective on: 12/21/2023, as amended



Map 5.4

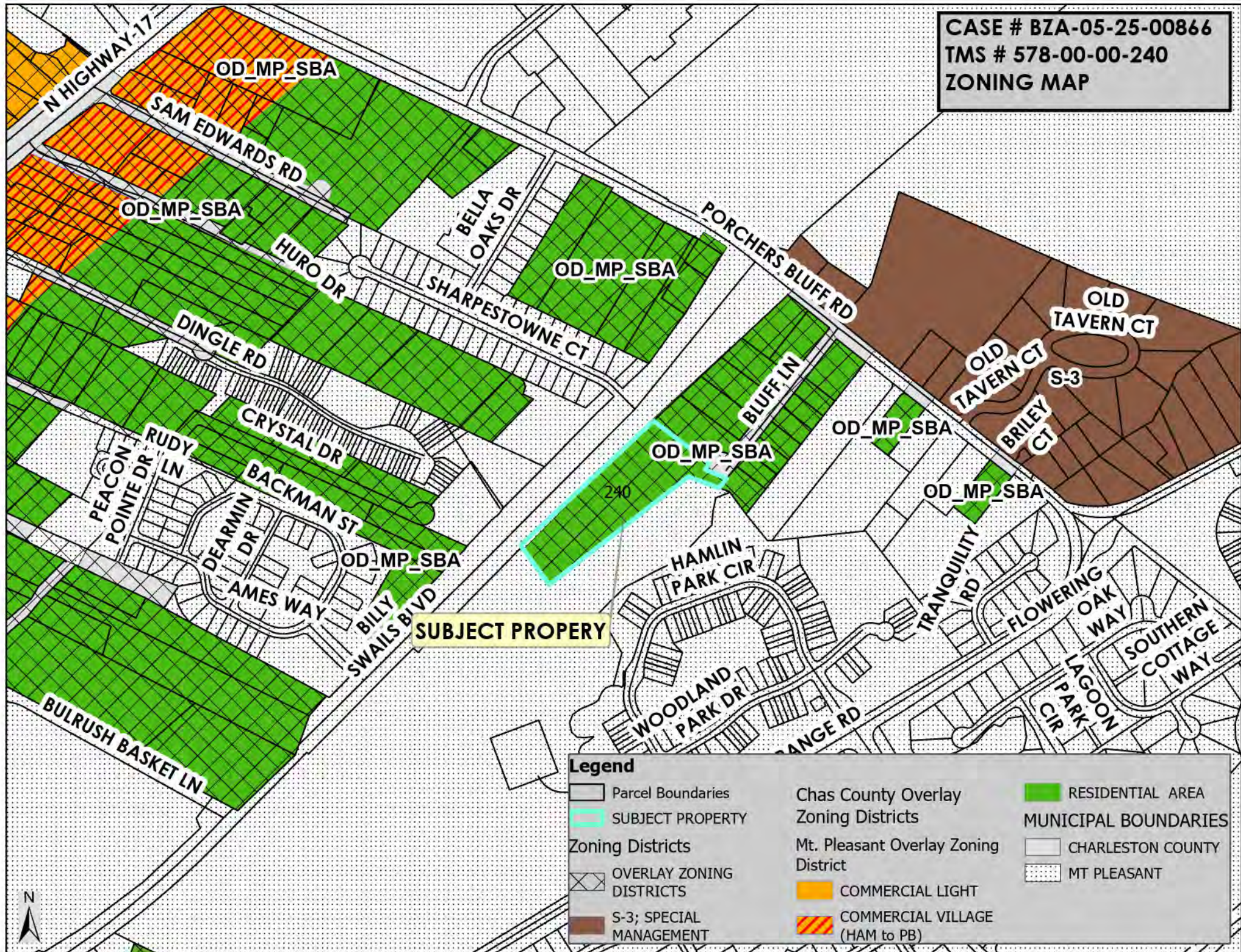


Map 5.4.A





CASE # BZA-05-25-00866  
TMS # 578-00-00-240  
ZONING MAP



# Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
- OVERLAY ZONING DISTRICTS
- S-3; SPECIAL MANAGEMENT

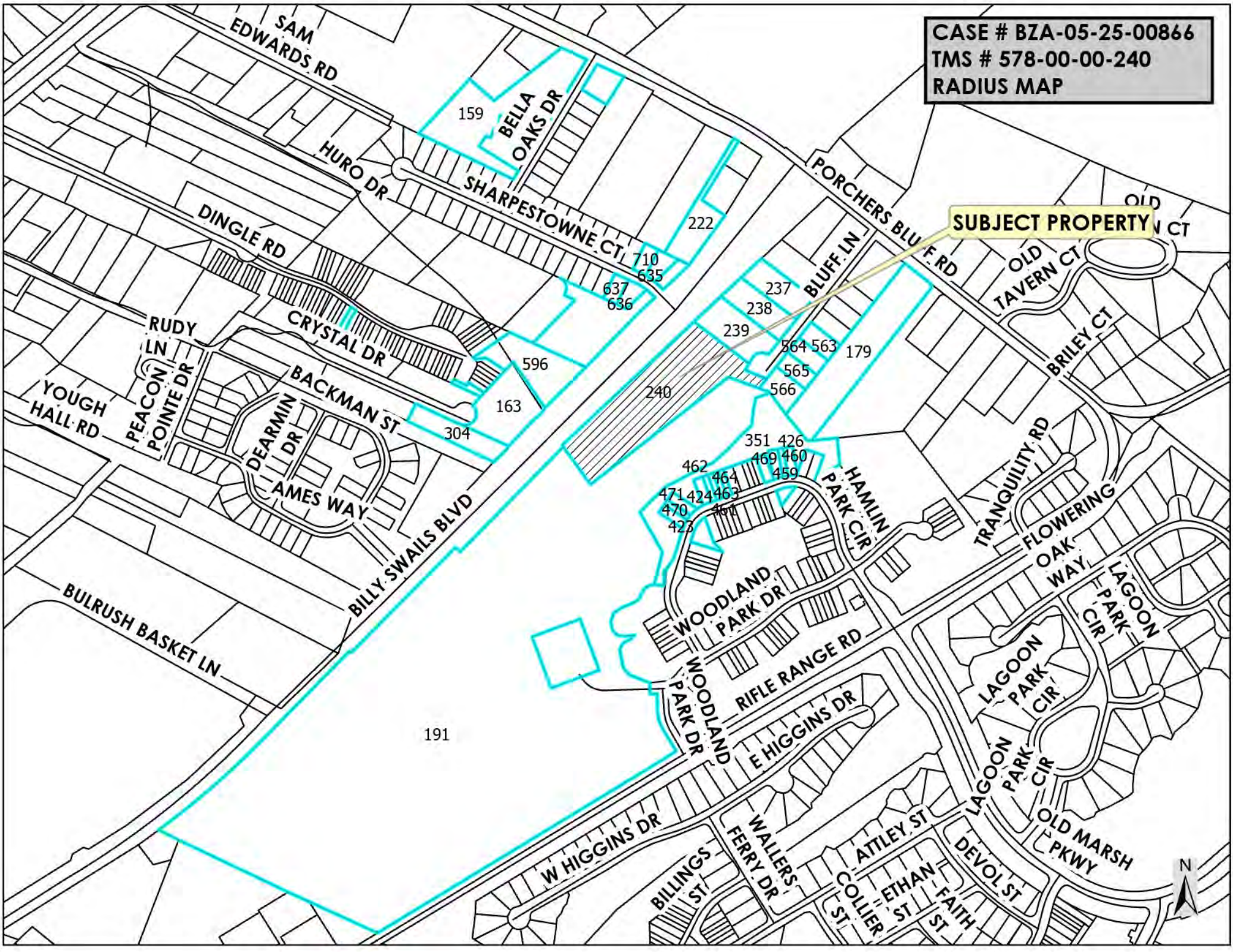
- Chas County Overlay Zoning Districts
- Mt. Pleasant Overlay Zoning District
- COMMERCIAL LIGHT
- COMMERCIAL VILLAGE (HAM to PB)

- RESIDENTIAL AREA
- MUNICIPAL BOUNDARIES
- CHARLESTON COUNTY
- MT PLEASANT



**CASE # BZA-05-25-00866**  
**TMS # 578-00-00-240**  
**RADIUS MAP**

### SUBJECT PROPERTY





CASE # BZA-05-25-00866  
TMS # 578-00-00-240  
AERIAL MAP



SHARPESTOWNE CT

SUBJECT PROPERTY

BLUFF LN

BILLY SWAILS BLVD

HURO DR

HAMLIN PARK CIR





CASE # BZA-05-25-00866  
TMS # 578-00-00-240  
AERIAL MAP



SUBJECT PROPERTY

BELLA OAKS DR

SHARPESTOWNE CT

HURO DR

PORCHERS BLUFF RD

OLD TAVERN CT

FF LN

DINGLE RD

CRYSTAL DR

BACKMAN ST

BILLY SWAILS BLVD

240

HAMLIN PARK CIR

TRANQUILITY RD

BRILEY CT

AMES WAY

WOODLAND PARK DR

RIFLE RANGE RD

FLOWERING OAK WAY

OLD MARSH PKWY

E HIGGINS DR

LAGOON PARK CIR





**Case # BZA-05-25-00866**

**BZA Meeting of July 7, 2025**

**Subject Property: 2944 Bluff Lane – East Area**

**Proposal: Special Exception request for a private stable in the Mount Pleasant Overlay (Residential Area) Zoning District.**





# Subject Property





# Subject Property





# Subject Property



Staff Review:

The applicant, Celina Goins of Master Home Builder LLC, and the property owner, Jose de Jesus Navarro, are requesting a Special Exception for a private stable in the Mount Pleasant Overlay (Residential Area) Zoning District at 2944 Bluff Lane (TMS # 578-00-00-240) in the East Area of Charleston County.

The subject property and properties to the northeast and northwest are located in the Mount Pleasant Overlay (Residential Area) Zoning District within the Sweetgrass Basket Stand Special Consideration Area. The underlaying zoning of property is Special Management (S-3). Properties to the south are located in the Town of Mount Pleasant's jurisdiction.

*The applicant's letter of intent states, "During the process of applying for a new residential permit, we were instructed to bring this building under compliance. The property already had a stable when it was purchased, and it was assumed that it was okay to add another one. When the owner bought this property 2 years ago, the previous owner had horses onsite. The stable is for private use and will continue to be used as such. The maximum number of horses would be six."*

Applicable ZLDR requirements:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.4 MP-O, Mount Pleasant Overlay Zoning District, Sec. 5.4.15 Sweetgrass Basket Stand Special Consideration Area

*D.1. Residential Area. The Residential Area, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:*

- 1. Permitted uses shall include those allowed in the Special Management (S-3) Zoning District, as described in Table 6.1.1, Use Table.*

*Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses, Sec. 6.1.6 Table 6.1-1 Use Table, indicates a private stable in the Special Management (S-3) Zoning District is a use type allowed only if it complies with use-specific conditions of Sec. 6.4.20 Stable, Commercial; Stable, Private; Stable, Boarding, all other applicable regulations of this Ordinance, and is approved by the BZA as a Special Exception. Article 6.4 Use Conditions*

*ZLDR defines "Stable, Private" as, "Buildings or land where horse(s) or other members of the horse family are kept for the private use of the owner(s) or resident(s) of the property."*



Please review the attachments for further details regarding this request. Staff conducted a site visit on June 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 subject property is located in the Mount Pleasant Overlay (Residential Area) Zoning District within the Sweetgrass Basket Stand Special Consideration Area. The underlying zoning of property is Special Management (S-3). The Special Management Zoning District implements the Urban/Suburban Cultural Community Protection (U/SCCP) policies, goals, and future land use guidelines of the *Comprehensive Plan*. The proposed use may be consistent with recommendations of the U/SCCP future land use designation which states,

***"This future land use designation is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses. Many of the roads are paved with connections to county or state maintained roads; however, earthen roads still exist. Many of these communities were recognized in the 2016 Charleston County Historic Resources Survey Update as eligible or potentially eligible for the National Register of Historic Places (NRHP) due to their unique development patterns and significance to post-Reconstruction Era and Civil Rights history. Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre...Zoning and land development regulations in these areas should be customized to meet the needs of the individual communities."***

The Ordinance states that ***"The Residential Area, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended to promote development consistent with the rural residential character of the Special Consideration Area...Permitted uses shall include those allowed in the Special Management (S-3) Zoning District."***

Therefore, the proposed use of a private stable at 2944 Bluff Lane is consistent with the recommendations contained in the Charleston County *Comprehensive Plan* and the character of the underlying, S-3 Zoning District. **In addition, the applicant's letter of intent states, "Yes, because we are not asking to rezone any part of the parcel, which is an almost 6-acre parcel. We want to keep the entire parcel as one residential area and**

**have no intention of subdividing/increasing density in the area."** Thus, the request meets 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 use may be compatible with the existing uses in the vicinity. While the area is primarily comprised of residential uses, there are agricultural uses and open space in the immediate community. A zoning permit for a horse barn was issued in 1988, however the purpose of the Special Exception request is to establish the private stable use on the property and to obtain retroactive permits where needed. **The applicant's** letter of intent states, *"We are keeping the same use, single residential. This is one of the few parcels that kept their size and rural characteristics in the area."* 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: Adequate provisions have been made and/or exist for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed private stable use, such as noise, vibration, glare, odor, traffic congestion, and similar factors. **The applicant's letter of intent states, "No setbacks will need to be changed. The metal stable building is inside of the current setbacks and property lines. There is already an existing fence and landscape around the entire property."** 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 private stable will preserve and incorporate important nature features. **The applicant's letter of intent states, "This property will not be subdivided or developed. We just applied for a permit to build a new residential single-family house to replace the currently existing house. The demolition permit has already been approved and issued."** 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 subject property contains approximately 5 acres. The private stable complies with Section 6.4.20 that states, **"Private Stables in Zoning Districts subject to conditions shall require a minimum Lot Area of one acre..."**



Following Special Exception approval, Limited Site Plan Review will be required to confirm grand trees will be protected and for the Stormwater Staff to review a fecal management plan. **The applicant's letter of intent** states, ***"The proposed building meets the required setbacks and will comply with all applicable rules, regulations, laws and standards of this Ordinance."*** 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: The private stable should not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads. **The applicant's letter of intent** states, ***"No. The property is a single family residential on a 6-acre parcel."*** 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-05-25-00866, [Special Exception for a private stable in the Mount Pleasant Overlay (Residential Area) Zoning District at 2944 Bluff Lane (TMS # 578-00-00-240) in the East 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 conditions recommended by Staff:

1. Prior to zoning permit approval, the applicant shall complete the Limited Site Plan Review process for the private stable.



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

<b>Property Information</b>			
Subject Property Address: 2944 Bluff Ln. Mount Pleasant, SC 29466			
Tax Map Number(s): 578-00-00-240			
Current Use of Property: Residential			
Special Exception Description: allow a private stable on the property.			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): Celina Goins			
Name of Company (if applicable): Master Home Builder LLC			
Mailing Address: 668 Marina Dr. Suite A3			
City: Charleston	State: South Carolina		Zip Code: 29492
Email Address: office@master-homebuilder.com		Phone #: 843-224-0695	
Applicant Signature: <i>Celina L. Goins</i>			Date: 05/21/2025
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Celina Goins - Master Home Builder LLC			
Mailing Address: 668 Marina Dr. Suite A3			
City: Charleston	State: South Carolina		Zip Code: 29492
Email Address: office@master-homebuilder.com		Phone #: 843-224-0695	
<b>Designation of Agent</b> (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): Jose de Jesus Navarro			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: 2944 Bluff Ln			
City: Mount Pleasant	State: SC	Zip Code: 29466	Phone #: 843-200-8102
Property Owner(s) Email Address: jsandoval@navarroswwcp.com			
Property Owner(s) Signature: <i>José de Jesús Navarro</i>			Date: 05/21/2025
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <i>OP, MP, SBA</i>	Flood Zone: <i>AE 11 (S3B)</i>	Date Filed: <i>5/28/25</i>	Fee Paid: <i>\$250</i>
Application #: <i>BZA-05 25-00866</i>		TMS #: <i>578-00-00-240</i>	Staff Initials: <i>jgw</i>



## **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.)*

During the process of applying for a new residential permit, we were instructed to bring this building under compliance. The property already had a stable when it was purchased and it was assumed that it was okay to add another one. The stable is for private use and will continue to be used as such.

## **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, because we are not asking to rezone any part of the parcel, which is an almost 6 acre parcel. We want to keep the entire parcel as one residential area and have no intention of subdividing/increasing density in the area.

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.

We are keeping the same use, single residential.  
This is one of the few parcels that kept their size and rural characteristics in the area.

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.

No setbacks will need to be changed. The metal stable building is inside of the current setbacks and property lines. There is already an existing fence and landscape around the entire property.



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

This property will not be subdivided or developed. We just applied for a permit to build a new residential single family house to replace the currently existing house. The demolition permit has already been approved and issued.

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.

The proposed building is in the setback areas and will comply with all applicable rules, regulations, laws and standards of this Ordinance.

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

No. The property is a single family residential on a 6 acre parcel.

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.



## Jennifer Werking

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**From:** office@master-homebuilder.com  
**Sent:** Wednesday, May 28, 2025 3:11 PM  
**To:** BZA  
**Cc:** Genesis Clark; Christina C. White; Lee Ziegler  
**Subject:** RE: 2944 Bluff Ln - Horse Stable  
**Attachments:** Navarro Residence Construction Set 5-13-2025\_compressed.pdf

**CAUTION:** This email originated outside of Charleston County. Do not click links or open attachments from unknown senders or suspicious emails. If you are not sure, please contact IT helpdesk.

Good Afternoon,  
My apologies. The Site plan is the second page of this attachment. This is the most recent site plan that I have. The maximum number of horses would be 6.  
Thank you,

Celina Goins, Office Manager  
O: (843) 224-0695  
668 Marina Dr. Suite A3  
Charleston, SC 29492  
[Master Home Builder | Charleston, SC \(master-homebuilder.com\)](mailto:office@master-homebuilder.com)



**From:** BZA <BZA@charlestoncounty.org>  
**Sent:** Wednesday, May 28, 2025 1:41 PM  
**To:** office@master-homebuilder.com  
**Cc:** Genesis Clark <GClark3@charlestoncounty.org>; Christina C. White <CCWhite@charlestoncounty.org>; Lee Ziegler <LZiegler2@charlestoncounty.org>  
**Subject:** RE: 2944 Bluff Ln - Horse Stable

Hello,

The site plan was not attached. Can you please email me the most recent up to date site plan? I received all the other documents.

Also, what is the maximum # of horses the property owner will keep in the private stables?

Thank you,

Jenny J. Werking, AICP



PERMIT APPLICATION  
CHARLESTON COUNTY ZONING

APPLICATION No. 27875  
8

DATE 5.13.88 CLASS (L-C-O-A) C DISTRICT 13 TMS No. 578-00-00-240

APPLICANTS NAME Heaven Building Systems PHONE No. 727-4703

ADDRESS P.O. Box 1058 Hanchett Corner 29461

OWNER'S NAME John P. Howard PHONE No. 884-6002

ADDRESS 826 Hwy 17 By Pass Mt. Pleasant 29464

PROPERTY LOCATION 2944 Bluff Lane

ZONING CLASS AR Mt. Pleasant ACRES 4.87 SIZE OF PROPERTY 41' x 308' x 787' x 244' x 77'

PUBLIC WATER —, WELL X, PUBLIC SEWER —, SEPTIC TANK X, HEALTH DEPT. No. Existing

PLAT APPROVED 11.17.81 PLAT No. 8775-A BOOK / PAGE A11-47

FLOOD ZONE A-9 FLOOD LEVEL 15' ☐ APPLICABLE, ☐ APPLICABLE NOT PANEL No. 750

Construct Horse Barn

OCCUPANCY 20 V50 06 TYPE 9 SQUARE FT. 1000 No. STORIES 1  
ADD'L FIREPLACES —  
ADD'L BATHROOMS —  
LAND USE CODE —

VARIANCE REQUESTED — C.U.P. REQUIRED — APPEALED — DENIED —

SEC. — TOTAL: 1000 SQ. FT.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ANY PLAN OR DRAWING SUBMITTED HERewith ARE TRUE AND ACCURATE INDICATIONS OF EXISTING AND /OR PROPOSED IMPROVEMENTS TO THE ABOVE IDENTIFIED PROPERTY.

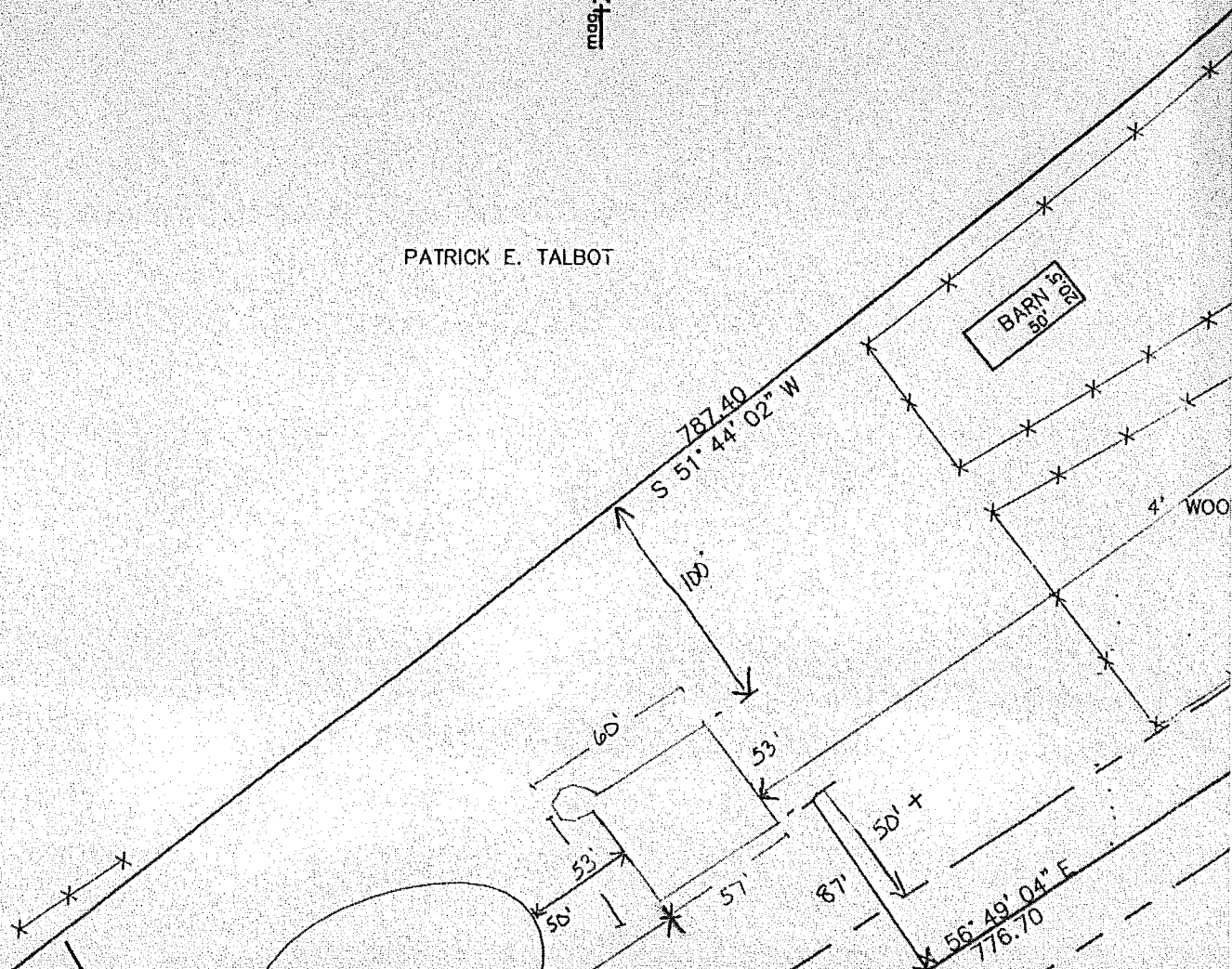
John P. Howard OWNER, CONTRACTOR, LESSEE, OR AGENT  
Radell Carl INSPECTOR  
5.13.88 DATE

LEGEND:

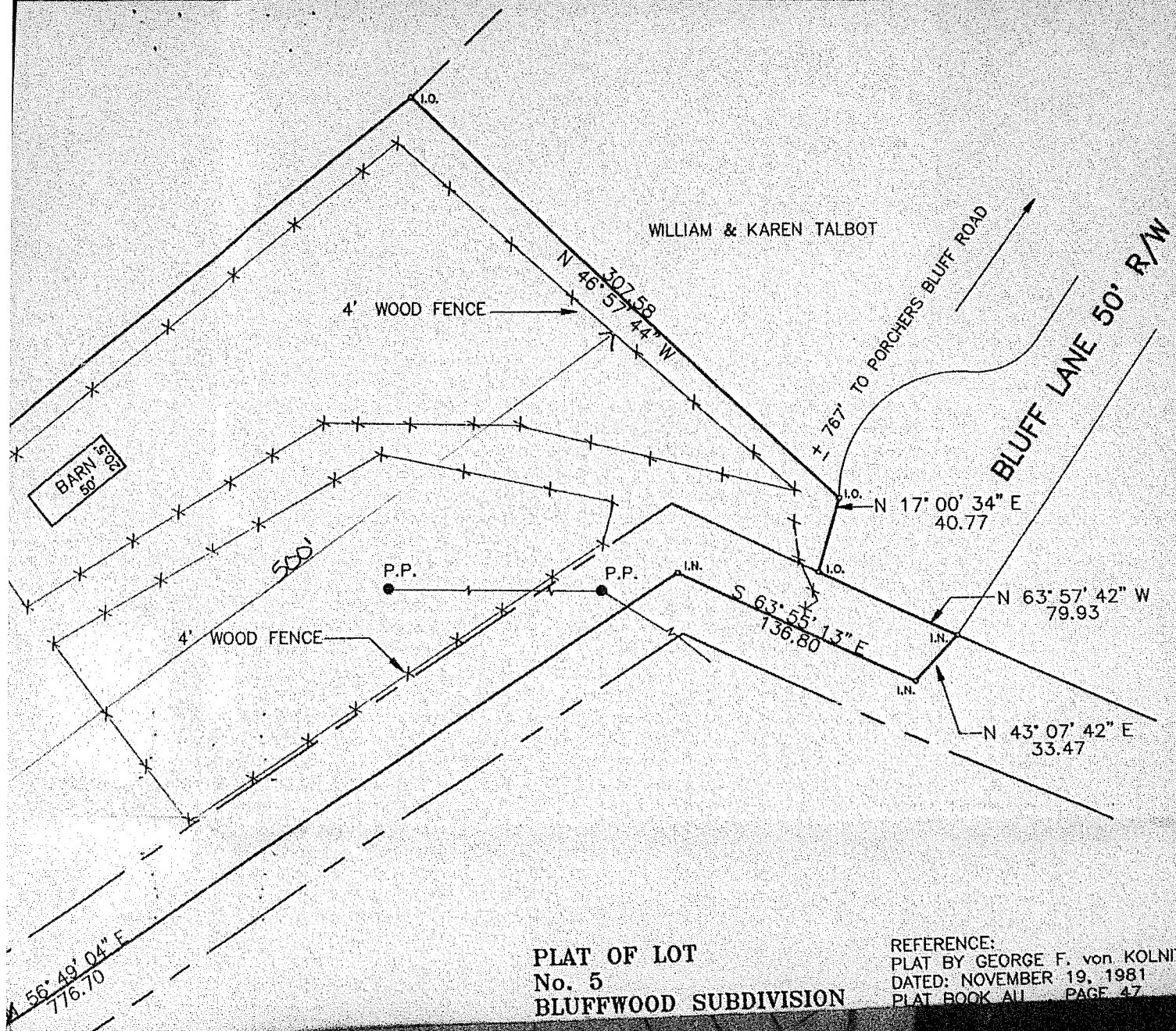
I.O. IRON PIN OLD  
I.N. IRON PIN NEW



PATRICK E. TALBOT







SCAN THE QR  
CODE FOR THE  
3D MODEL VIEW  
ILLUSTRATIVE  
USE ONLY



STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:

**THE NAVARRO RESIDENCE**  
**2944 BLUFF LANE**  
CHARLESTON COUNTY, SOUTH CAROLINA



O) 843-410-8778  
M) 843-991-6811  
CHARLESTON, SC  
29407  
WWW.MWDESIGNSC.COM

PLAN NAME  
**NAVARRO**  
**2944 BLUFF**  
**LANE**

DRAWN BY: MGL

DATE: 5/13/2025

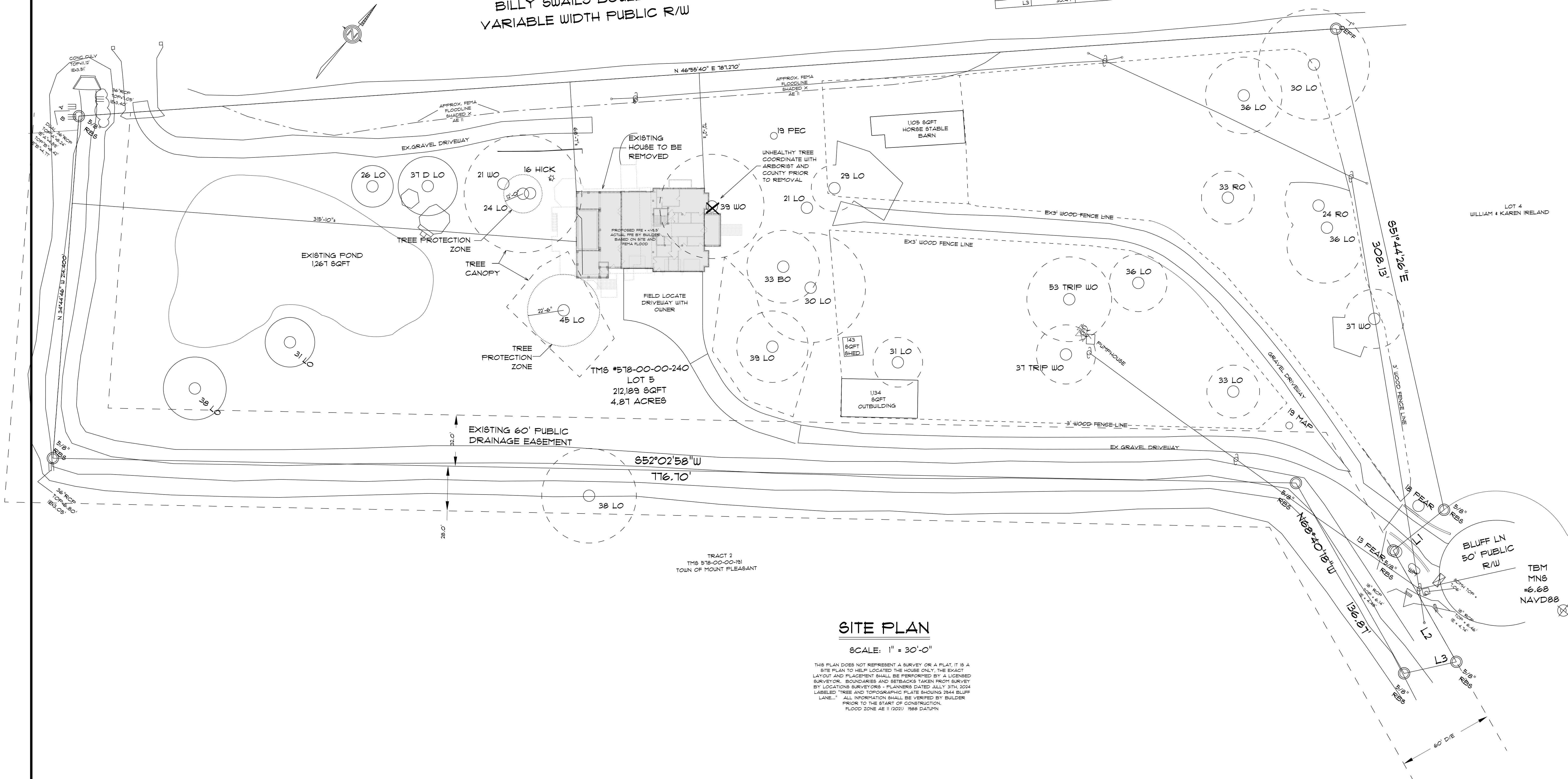
JOB NO.: 25-4961

TITLE:  
**SITE**  
**PLAN**

SHEET:  
**A2**

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.74	S12°15'48"W
L2	80.00	S68°41'18"E
L3	33.41	S38°21'36"W

BILLY SWAILS BOULEVARD  
VARIABLE WIDTH PUBLIC R/W



### SITE PLAN

SCALE: 1" = 30'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A PLAT. IT IS A  
SITE PLAN TO HELP LOCATED THE HOUSE ONLY. THE EXACT  
LAYOUT AND PLACEMENT SHALL BE PERFORMED BY A LICENSED  
SURVEYOR. BOUNDARIES AND SETBACKS TAKEN FROM SURVEY  
BY LOCATIONS SURVEYORS - PLANNERS DATED JULY 31TH 2024  
LABELED "TREE AND TOPOGRAPHIC PLATE SHOWING 2944 BLUFF  
LANE..." ALL INFORMATION SHALL BE VERIFIED BY BUILDER  
PRIOR TO THE START OF CONSTRUCTION.  
FLOOD ZONE AE II (2021) 1988 DATUM



I HEREBY DEDICATE THE 50' R/W SHOWN HEREON  
(bluff 1606) TO THE USE OF THE PUBLIC FOREVER

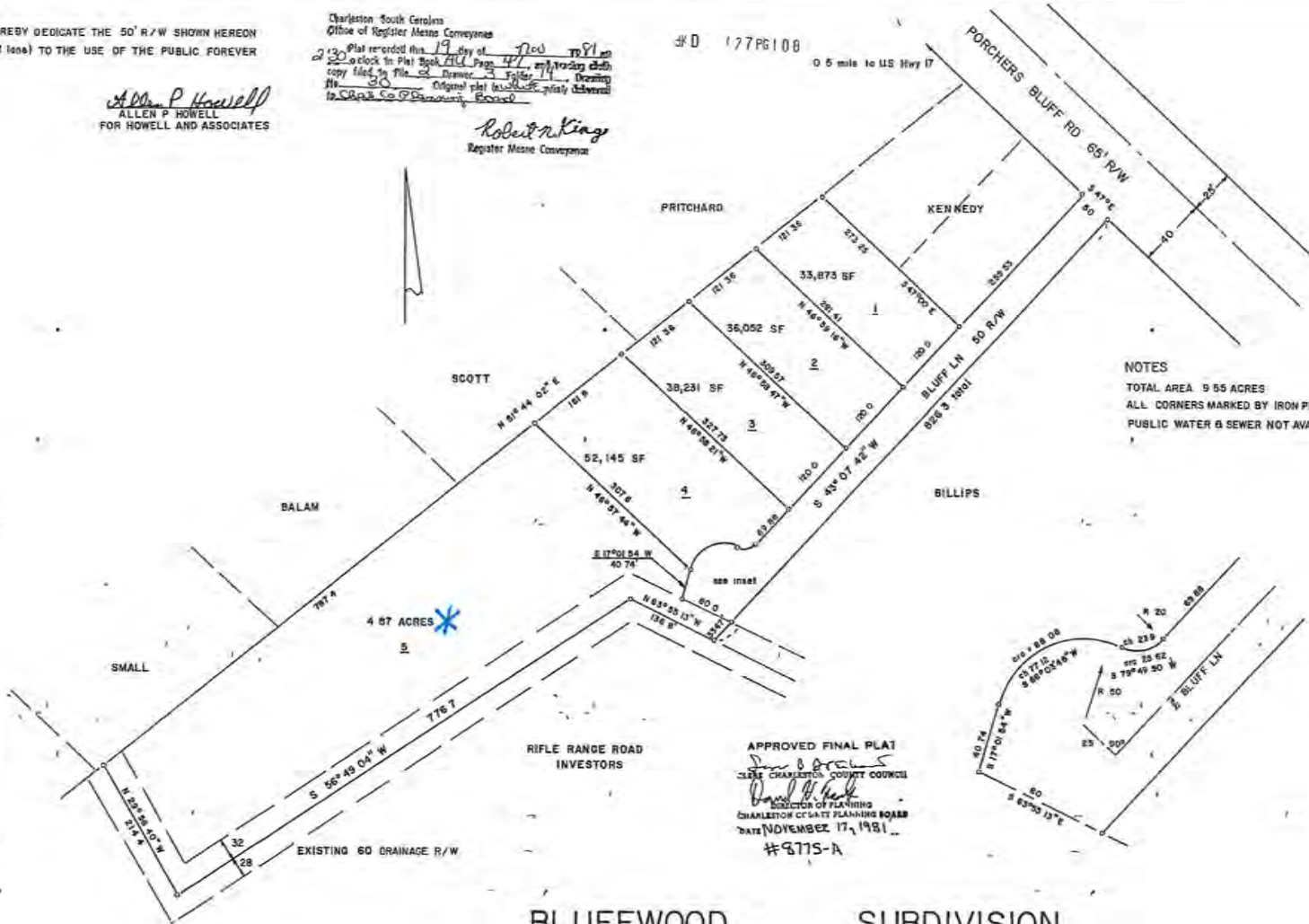
*Allen P. Howell*  
ALLEN P. HOWELL  
FOR HOWELL AND ASSOCIATES

Charleston South Carolina  
Office of Register Means Conveyances  
This plat recorded this 19 day of Nov 1981  
at 2:22 o'clock in the day of Nov 1981, according to the  
copy filed in File 28, District 3, Folio 11, Drawing  
No. 30. Original plat (and all copies thereof)  
to be kept in the Office of the Register.

*Robert N. King*  
Register Means Conveyances

JD 177PG108

0.5 mile to US Hwy 17



NOTES  
TOTAL AREA 9.55 ACRES  
ALL CORNERS MARKED BY IRON PIPE  
PUBLIC WATER & SEWER NOT AVAILABLE

APPROVED FINAL PLAT  
JAMES CHARLESTON COUNTY COUNCIL  
DIRECTOR OF PLANNING  
CHARLESTON COUNTY PLANNING BOARD  
DATE NOVEMBER 17, 1981  
#8775-A

# BLUFFWOOD SUBDIVISION

CHARLESTON COUNTY, SO CAROLINA  
CHRIST CHURCH PARISH

PLAT OF LOTS 1 - 5

OWNED BY ALLEN P. HOWELL - HOWELL AND ASSOCIATES

SCALE 1" = 100'

OCT 16, 1981



*George F. von Kolnitz*  
GEORGE F. VON KOLNITZ, IV  
RLS & PE 3181



I, George F. von Kolnitz, IV, a registered surveyor and  
engineer of the State of South Carolina do hereby certify  
that I have surveyed the property shown hereon and  
that the plat shows the true dimensions of the property and  
all necessary markers have been installed and the plat  
is true.