



Case # BZA-06-25-00876

Charleston County BZA Meeting of August 4, 2025

Applicant/Property Owner: Edward Kronsberg of Tall Oak HQ LLC

Representative: Jessica Myers, PE of C Baker Engineering, LLC

Property Location: 2 Tall Oak Avenue – St. Andrews Area

TMS#: 418-13-00-129

Zoning District: Urban Residential (UR) Zoning District

Request:

Variance request from the parking lot design and layout requirements and to reduce the number of required parking spaces for proposed Hair, Nail, and Skin Care Service use.

Requirement:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.2 Off-Street Parking Requirements, A. Minimum Requirements, Table 9.3.2, Off-Street Parking Schedule requires two (2) parking spaces per employee or workstation (chair), whichever is greater for Hair, Nail, or Skin Care Service use. Four (4) parking spaces are required. The applicant is requesting three (3) parking spaces.

Sec. 9.3.7 Design, A. Parking Lot Design states, "Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted."

E.1. Access states, "Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access driveways shall be a minimum of 20 feet wide and have an all-weather service."



CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.2 Off-Street Parking Requirements

A. Minimum Requirements. Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with Table 9.3.2, *Off-Street Parking Schedule*.

**Table 9.3.2,
Off-Street Parking Schedule**

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
AGRICULTURAL USES	
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT	
Animal and Insect Production; Apiculture	None
Horticultural Production; Aquaculture; Mariculture; Concentrated Animal Feeding Operations	1 per employee
Hemp Crop Production and/or Processing	1 per employee
Winery	1 per employee plus 1 per 100 square feet of tasting room area
Agricultural Processing	1 per employee
Agricultural Sale or Service	1 per 500 square feet of Floor Area plus 4 per acre of outdoor sales/display/storage area
Roadside Stand	1 per 150 square feet of Floor Area plus 4 per acre of outdoor sales/display/storage area
Community Garden	1 per employee plus 2 per acre
Farmers' Market	1 per 150 square feet of market area
FORESTRY AND LOGGING	
Bona Fide Forestry Operations	None
Lumber Mill, Planing or Saw Mill	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of Floor Area
RESIDENTIAL USES	
ASSISTED LIVING	
Assisted Living	1 per 3 beds
MANUFACTURED HOUSING	
Manufactured Housing Unit	2 per Dwelling Unit
Manufactured Housing Park	2 per Manufactured Housing Unit plus 1 guest parking space per every 4 units
MULTI-FAMILY DWELLING	
Dwelling, Multi-Family; Duplex; Triplex and Fourplex	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Dwelling Group	2 per Dwelling Unit within Group
Dwelling, Single-Family Attached	2 per Dwelling Unit
SHORT-TERM RENTAL	
Short-Term Rental Property: Limited Home Rental (LHR), Extended Home Rental (EHR), and Commercial Guest House (CGH)	1 per permitted bedroom plus the required parking for the applicable use
SINGLE-FAMILY DWELLING	
Dwelling, Single-Family Detached	2 per Dwelling Unit
OTHER RESIDENTIAL USES	



**Table 9.3.2,
Off-Street Parking Schedule**

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Repair Service, Consumer; Vehicle Repair or Service	2 per employee or service bay, whichever is greater, plus vehicle stacking per ARTICLE 9.3.9
Repair Service, Commercial	1 per 400 square feet of office area plus 1 per 2 employees
RETAIL SALES	
Nonstore Retailer	1 per employee plus 2 for deliveries
Fuel Dealer, Heating Oil Dealer; Liquified Petroleum Gas (Bottled Gas) Dealer	1 per employee plus 2 for deliveries
Home Improvement Center	1 per 400 square feet of Floor Area
Food Sales; Liquor, Beer, or Wine Sales; Convenience Store	1 per 175 square feet of Floor Area
Food Truck	1 per employee plus 1 per 200 square feet of outdoor seating area plus vehicle stacking per ARTICLE 9.3.9
Retail Sales or Service, General	1 per 300 square feet indoor floor area plus 5 per acre outdoor storage/display/sales area
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Duplicating or Quick Printing Service; Private Postal or Mailing Service	1 per 300 square feet of Floor Area
Pawn Shop; Warehouse Club or Superstore	1 per 200 square feet of Floor Area
Gasoline Service Station	1 per 200 square feet of Floor Area plus vehicle stacking per ARTICLE 9.3.9
Truck Stop	1 per employee plus truck parking plus spaces as required for associated restaurants or Motels
Vehicle Sales; Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	1 per 2,500 square feet of outdoor display area plus 1 per 250 square feet of Floor Area
Vehicle Parts, Accessories, or Tire Stores	1 per 300 square feet of Floor Area (10 minimum)
RETAIL OR PERSONAL SERVICES	
Consumer Convenience Service	1 per 200 square feet of Floor Area and 1 per employee plus vehicle stacking per Art. 9.3.9
Hair, Nail, or Skin Care Service	2 per employee or work station, whichever is greater
Job Training or Placement Service	1 per 200 square feet of Floor Area
Personal Improvement Service; Physical Fitness or Health Club; Tattoo Facility	1 per 300 square feet of Floor Area
Services to Buildings or Dwellings; Landscaping and Horticultural Service	1 per employee plus 1 space for deliveries and 1 space per each company vehicle to be dispatched from site
VEHICLE AND WATERCRAFT STORAGE	
Vehicle Storage	1 per employee
Impound Yard; Towing Facility	1 per 300 square feet of Floor Area plus 1 per 4,000 square feet of motor vehicle storage area
Boat Ramp	20 per ramp plus spaces as required for associated docks
Community Dock; Commercial Dock	1 per wet slip
Marina	1 per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
WHOLESALE SALES	
Wholesale Sales; Clay or Related Products, Construction Material Wholesaler; Flower, Nursery Stock, or Florists' Supplies Wholesaler; Petroleum Wholesaler	1 per 600 square feet for 1st 12,000 square feet plus 1 per 900 square feet for remaining area (over 12,000 square feet)
INDUSTRIAL	
INDUSTRIAL SERVICES	



CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.7 Design

A. **Parking Lot Design.** Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted.

B. **Dimensional Standards.** Drive aisle widths and parking space dimensions shall comply with the standards in Table 9.3.7, *Aisle Width and Parking Space Dimensions*.

C. **Compact Spaces.**

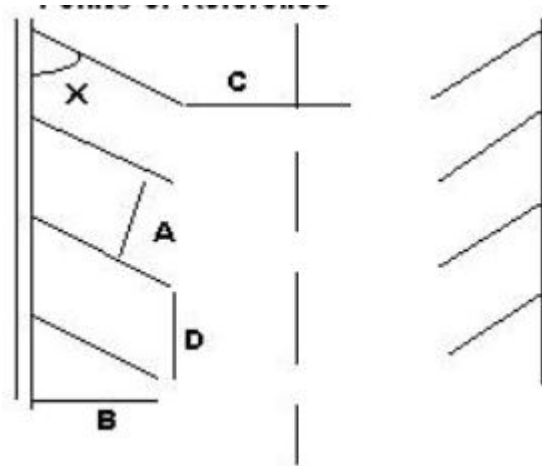
1. Up to 30 percent of parking spaces may be designed for use by cars smaller than full-size cars.
2. Compact spaces must be located in continuous areas and may not be interspersed with spaces designed for full-size cars.
3. Compact spaces must be clearly designed by Pavement marking and labeled as "Compact Cars Only."
4. Stall dimensions for compact spaces are reduced to 7'-6" X 15.
5. Compact spaces cannot be used as required ADA parking spaces.
6. Compact spaces cannot be used as required Electric Charging Stations.

Table 9.3.7-1
Aisle Width and Parking Space Dimensions

X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
60°	9' 0"	17' 0"	17' 0"	10' 5"
	--	--	*One Way	--
45°	9' 0"	19' 1"	11' 0"	12' 9"
	--	--	*One Way	--
30°	9' 0"	16' 10"	9' 0"	18' 0"
	--	--	*One Way	--
0°	9' 0"	23' 0"	12' 0"	--
	--	--	*One Way	--
90°	9' 0"	18' 0"	23' to 27'	--
	--	--	*Two Way	--

Note: Two-way drive aisles in parking areas shall always require a minimum width of 23 feet.

Figure 9.3.7
Design Illustration



C. Landscaping. See Article 9.4, *Landscaping, Screening, and Buffering*.

D. Markings and Surface Treatment.

1. ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.
2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles.
 - a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.
 - b. 30 percent of parking spaces must have a pervious surface.
3. One-way and two-way ingress and egress driveways shall be marked by directional arrows.
4. *Unpaved Parking Areas.*
 - a. All parking spaces must have a minimum four-inch Curb stop to delineate the location of each space and to prevent Encroachment onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.
 - b. All Parking Lots must have an all-weather surface, such as gravel, slag, or another approved pervious surface, excluding asphalt shingles. Ingress and egress drives serving unpaved Parking Lots accessed from a Paved Street must be Paved from the edge of the Street Pavement for a minimum distance of 20 feet into the Subject Property.
 - c. For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.

E. Access.

1. Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access drives shall be a minimum of 20 feet wide and have an all-weather surface.
2. Curb Cuts for ingress and egress drives may not be wider than 30 feet; however, ingress and egress that is separated by a median may be expanded to a maximum width of 60 feet, provided medians shall be a minimum of five feet width and fifteen feet in length. Where not specifically prohibited by the agency responsible for the maintenance of the intersecting Right-of-Way, a planted median shall be required.
3. Curb cuts for ingress and egress drives are allowed in accordance with Table 9.3.7-2, *Number of Ingress/Egress Drives*:

Table 9.3.7-2 Number of Ingress/Egress Drives	
LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES
250 feet or less	1[1]
251 feet to 1,500 feet	2



Table 9.3.7-2
Number of Ingress/Egress Drives

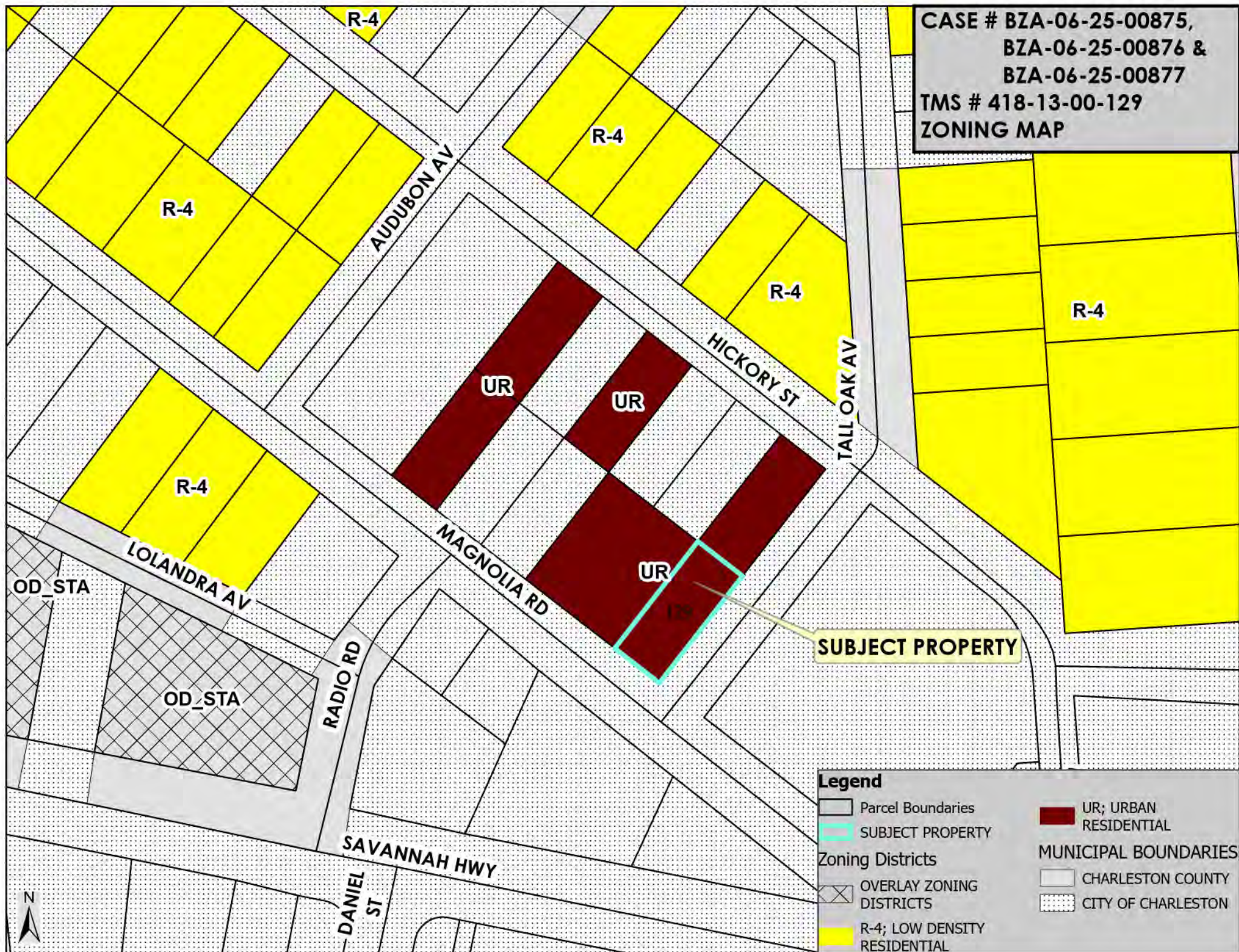
LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES
1,500 feet or more	3

Table Notes:

1. On frontages of 250 feet or less, a pair of one-way drive may be substituted only if the agency responsible for the maintenance of the intersecting Right-of-Way determines the design feasible.
4. Ingress and egress drives shall be located at least 100 feet from the edge of Right-of-Way of any Street intersection. If the subject Lot has less than 100 feet of Frontage and is not within a common Development with other points of access, the Zoning and Planning Director may alter this requirement by the minimum necessary to provide reasonable access. Ingress or egress drives other than those designated as entrance or exit drives are prohibited.
5. Access to Dwelling Units shall comply with the International Fire Code, as adopted by County Council.
6. A pair of one-way drives must be separated by at least 100 feet and must comply with the vision clearance requirements contained in Art. 9.7, *Vision Clearance*.
7. Stop signs and stop bars shall be installed as required by the Director of the Zoning and Planning Department and Director of the Public Works Department.
8. Safety Services may be allowed additional curb cuts up to 60 feet in width and without a median, as approved by the Zoning and Planning Director and the agency responsible for the maintenance of the intersecting Right-of-Way, to provide for ingress and egress of emergency vehicles from their staging area.
9. For properties within the Urban/Suburban Area, the Directors of the Zoning and Planning and Public Works Departments may require Rights-of-Way that provide access to be paved in compliance with Appendix A of this Ordinance.

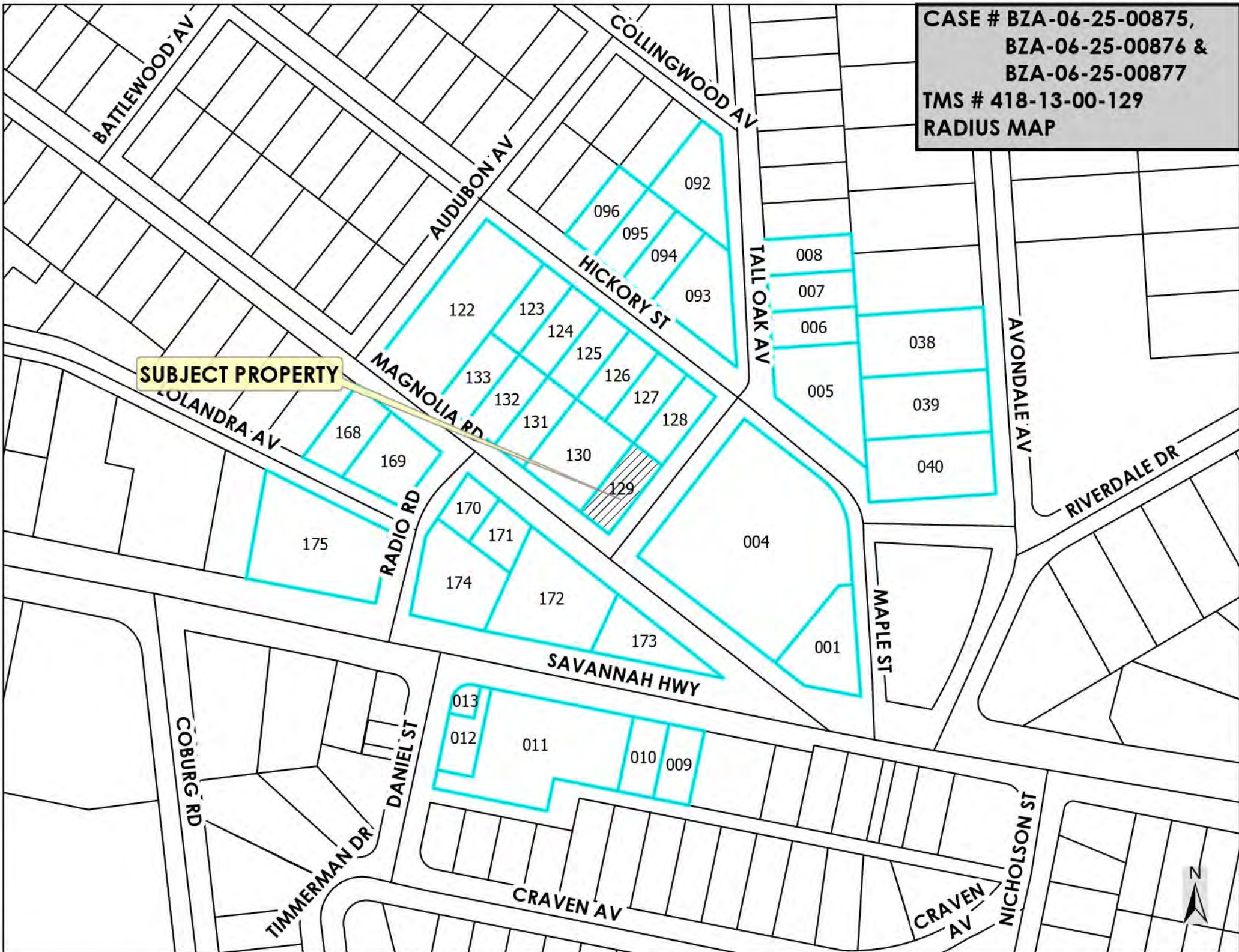
Effective on: 12/6/2022, as amended

CASE # BZA-06-25-00875,
BZA-06-25-00876 &
BZA-06-25-00877
TMS # 418-13-00-129
ZONING MAP



CASE # BZA-06-25-00875,
BZA-06-25-00876 &
BZA-06-25-00877
TMS # 418-13-00-129
RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-06-25-00875,
BZA-06-25-00876 &
BZA-06-25-00877
TMS # 418-13-00-129
AERIAL MAP

SUBJECT PROPERTY

TAL OAK AV

MAGNOLIA RD

129



CASE # BZA-06-25-00875,
BZA-06-25-00876 &
BZA-06-25-00877
TMS # 418-13-00-129
AERIAL MAP



SUBJECT PROPERTY

129

Case # BZA-06-25-00876

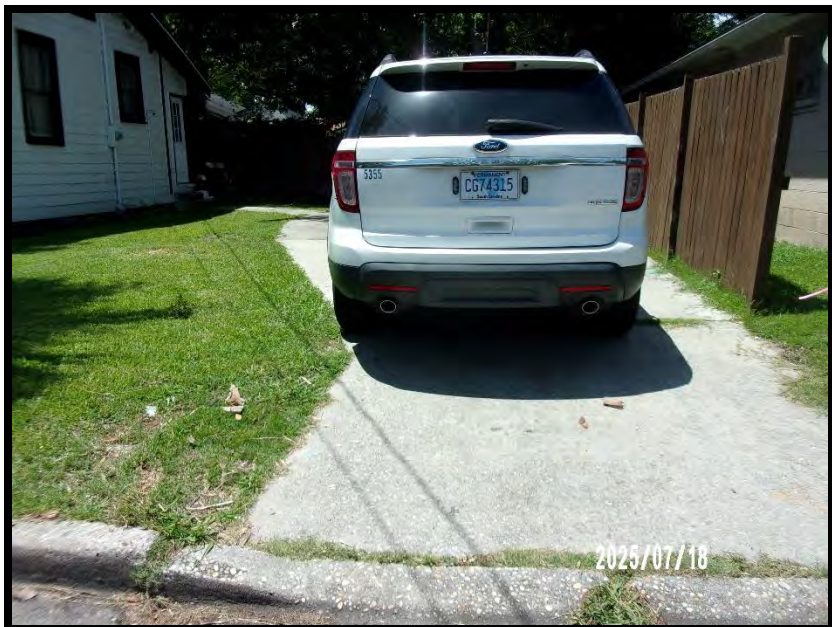
BZA Meeting of August 4, 2025

Subject Property: 2 Tall Oak Avenue – St. Andrews Area

Proposal: Variance request from the parking lot design and layout requirements and to reduce the number of required parking spaces for proposed Hair, Nail, and Skin Care Service use.



Subject Property



Case # BZA-06-25-00877

BZA Meeting of August 4, 2025

Subject Property: 2 Tall Oak Avenue – St. Andrews Area

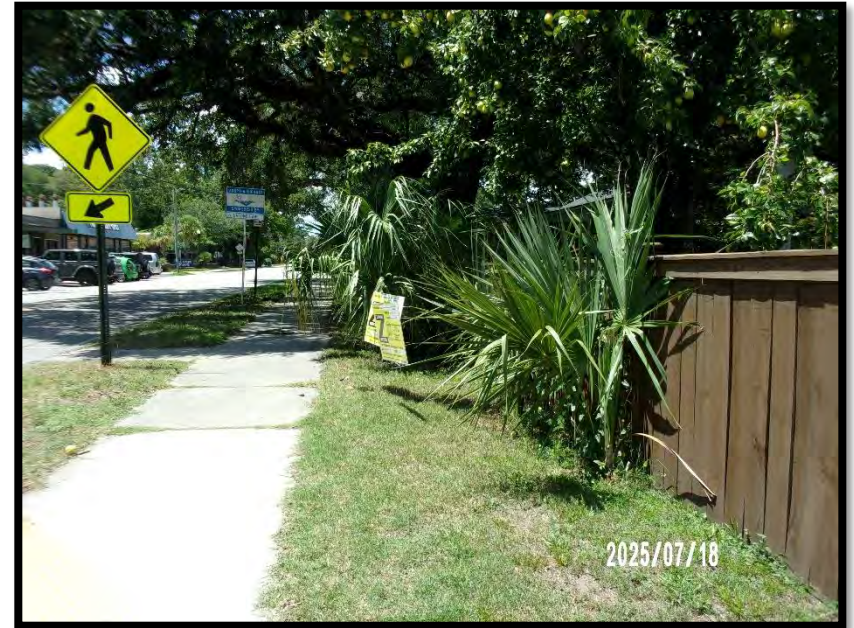
Proposal: Variance request to eliminate the required land use buffers along the side property lines and to reduce the required 15' right-of-way landscape buffers along Tall Oak Avenue and Magnolia Road for proposed Hair, Nail, and Skin Care Service use.



Subject Property



Subject Property



Adjacent Properties



Magnolia Road & Tall Oak Avenue



Staff Review:

The applicant and property owner, Edward Kronsberg of Tall Oak HQ LLC, represented by Jessica Myers of C Baker Engineering, LLC, are requesting variances from the parking lot design and layout requirements, to reduce the number of required parking spaces, to eliminate the required land use buffers along the side property lines, and to reduce the required right-of-way landscape buffers along Tall Oak Avenue and Magnolia Road for proposed Hair, Nail, and Skin Care Service use at 2 Tall Oak Avenue (TMS # 418-13-00-129) in the St. Andrews Area of Charleston County. The subject property and adjacent properties to the northeast and west are located in the Urban Residential (UR) Zoning District. Surrounding properties to the northwest, east, and south are in the City of Charleston's jurisdiction.

The applicant is requesting two Zoning Variances:

1. Case # BZA-06-25-00876: Variance request from the parking lot design and layout requirements and to reduce the number of required parking spaces for proposed Hair, Nail, and Skin Care Service use; and

2. Case # BZA-06-25-00877: Variance request to eliminate the required land use buffers along the side property lines and to reduce the required 15' right-of-way landscape buffers by 5' to 10' along Tall Oak Avenue and Magnolia Road for proposed Hair, Nail, and Skin Care Service use.

In addition to the variances, the applicant is requesting a Special Exception to establish the Hair, Nail, and Skin Care Service use with two (2) chairs in the Urban Residential (UR) Zoning District (**BZA-06-25-00875**).

The subject property is 5,698 sq. ft. or 0.13-acres (50' wide x 113' long) and contains a 1,163 sq. ft. single-family dwelling that was constructed in 1945 per Charleston County records. The proposed project is currently in the Site Plan Review process (ZSPR-04-25-01138) to convert the single-family dwelling use to a commercial use. The applicant's letter of intent explains, *"This project proposes modifications to an existing residential building located on 0.13 acres in Charleston County, SC. The project scope proposes landscaping and parking along with a modified driveway to serve the existing building being converted from residential to commercial use. The property site is identified as Charleston County TMS No. 418-13-00-129. The current zoning is Urban Residential (UR). The proposed commercial use for the project is the new location for the Anne Bonny's Lash & Skin Boutique which is classified as a "hair, nail, and skin care service" under the ZLDR. The subject parcel is only 50'x113' and has an existing building being utilized as part of the redevelopment. As such, the site is constrained and applying typical development standards for parking is not feasible and applying the required landscape buffers to the site would unreasonably prohibit the proposed use. Even with the allowances of the ZLDR to allow for a reduction of the buffers by 1/3 at a staff level approval would unreasonably*

limit the site."

Applicable ZLDR requirement Case # BZA-06-25-00876:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.2 Off-Street Parking Requirements, A. Minimum Requirements, Table 9.3.2, Off-Street Parking Schedule* requires two (2) parking spaces per employee or workstation (chair), whichever is greater for Hair, Nail, or Skin Care Service use. Four (4) parking spaces are required. The applicant is requesting three (3) parking spaces.

Sec. 9.3.7 Design, A. Parking Lot Design states, "Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted."

E.1. Access states, "Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access driveways shall be a minimum of 20 feet wide and have an all-weather service."

Applicable ZLDR requirement Case # BZA-06-25-00877:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, A. Right-of-Way Buffers, 2. Buffer Types by Roadway* requires a Type B (15') right-of-way landscape buffer along Tall Oak Avenue and Magnolia Road.

B. Land Use Buffers, Table 9.4.4-2, Land Use Buffers and Table 9.4.4-3, 6. Buffer Depth and Landscaping Standards requires Type B (15') land use buffers along the side property lines.

Staff conducted a site visit on the subject property on July 17, 2025. Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **There are extraordinary and exceptional conditions pertaining to the 0.13-acre property. The applicant's letter of intent states, "The subject parcel is only 50' x 113' (0.13 acres). The existing residential structure is proposed to be converted into its proposed commercial use and will remain in its**

existing location. The parcel's small size and the location of the existing structure in conjunction with the required landscape buffers would unreasonably restrict the site's usage make applying typical development standards for parking impossible. Applying two (2) 15' Type B buffers along the width of the property would only leave 20' in usable width. (50' wide - 2(15') = 20'). Applying two (2) 15' Type B buffers along the length of the property would only leave 83' in usable length. Even with the allowance of the ZLDR to reduce buffers by 1/3 at a staff level in cases such as corner lots or when the area of all required buffers exceeds 30% of the site, the remaining area would still be insufficient for redevelopment." Therefore, the request meets this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*
Response: **These conditions do not generally apply to other property in the vicinity. The applicant's letter of intent states, "Other parcels in the area within the UR Zoning District would be faced with similar challenges due to their small dimensions/area and due to the fact that many structures would be redeveloped in their existing location." Therefore, the request meets this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*
Response: **The application of this Ordinance, Article 9.3 Off-Street Parking and Loading and Article 9.4 Landscaping, Screening, and Buffers to 2 Tall Oak Avenue would unreasonably restrict the utilization of the property. The applicant's letter of intent states, "The application of the ZLDR to the subject property would effectively prohibit the utilization of the property for commercial use. The required amount of parking and the typical parking lot configuration cannot be applied to this property based on the constraints of the existing structure and the small dimensions/area of the property. The required amount of landscape buffers cannot be applied to this property based on the constraints of the existing structure and the small dimensions/area of the property." Therefore, the request meets this criterion.**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*
Response: **The authorization of this variance request may not be of substantial detriment to the adjacent properties and to the public good, and the character of the Urban Residential (UR) Zoning District may not be harmed if the variance is granted. The applicant has provided a letter of support from the owner of the adjacent residential property (105 Magnolia Road).**

In addition, a letter of support was provided from the property owner of the surrounding commercial businesses. In addition, the applicant's letter of intent states, *"An authorization of a variance to reduce the required amount of parking and allow a non-typical parking configuration would not have a substantial detriment to adjacent property or to the public good. The character of the UR Zoning District will not be harmed. An authorization of a variance to eliminate the landscape buffers adjacent to Parcels -130 and -128 would not have a substantial detriment to adjacent property or to the public good. The character of the UR Zoning District will not be harmed. Additionally, the proposed condition plans to keep existing fences currently in place between Parcels -130 and -128. Not only will the adjacent parcels continue to be screened as they exist today, we are proposing to infill landscaping where possible to further enhance the site."* Therefore, the request may meet this criterion.

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. The applicant's letter of intent states, "The proposed "Hair, Nail, and Skin Care Service" use is conditionally allowed within the UR Zoning District. The proposed business complies with the conditions for use pending a Special Exception for allowing two (2) chairs. As the property exists today, the site cannot be used for the intended personal service, because the required parking cannot fit onsite given the current constraints and the required landscape buffers unreasonably restrict the use onsite."** Therefore, the request meets this criterion.

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: **The need for the variance may not be the result of the applicant's own actions. The applicant's letter of intent states, "No. The property dimensions/area are an existing condition."** Therefore, the request may meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an**

unnecessary hardship. In addition, the applicant's letter of intent states, *"No. The proposed use and variance requests do not conflict with the Charleston County Comprehensive Plan or the purpose of the ordinance. The use is conditionally allowed. The request for parking variances is due to the challenges created by the small size/dimensions of the property. The request for variance to eliminate the landscape buffers adjacent to Parcels -130 and -128 is due to the challenges created by the small size/dimensions of the property."* Therefore, the requests may meet this criterion.

Board of Zoning Appeals' Action:

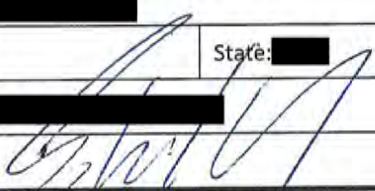
According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, 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 (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-06-25-00876 and 06-25-00876 [Variances from the parking lot design and layout requirements, to reduce the number of required parking spaces, to eliminate the required land use buffers along the side property lines, and to reduce the required right-of-way landscape buffers along Tall Oak Avenue and Magnolia Road for proposed Hair, Nail, and Skin Care Service use at 2 Tall Oak Avenue (TMS # 418-13-00-129) 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 BZA decides to approve the application, Staff recommends the following condition:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 2 Tall Oak Ave, Charleston, SC 29407			
Tax Map Number(s): 418-13-00-129			
Current Use of Property: Developed - Residential			
Proposed Use of Property: Hair, Nail, & Skin Care Services			
Zoning Variance Description: Commercial			
Applicant Information (Required)			
Applicant Name (please print): Edward Kronsberg			
Name of Company (if applicable): Tall Oak HQ LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: 			Date: 06/20/2025
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Jessica Myers, PE (C Baker Engineering, LLC)			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
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:			Date:
FOR OFFICE USE ONLY:			
Zoning District: UR	Flood Zone: 100-year (0511K)	Date Filed: 6/24/25	Fee Paid: \$250
Application #: BLA-06-25-00876	TMS #: 418-13-00-129	Staff Initials: jmi	

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.)

This project proposes modifications to an existing residential building located on 0.13 acres in Charleston County, SC. The project scope proposes landscaping and parking along with a modified driveway to serve the existing building being converted from residential to commercial use. The property site is identified as Charleston County TMS No. 418-13-00-129. The current zoning is Urban Residential (UR).

The proposed commercial use for the project is the new location for the Anne Bonny's Lash & Skin Boutique which is classified as a "hair, nail, and skin care service" under the ZLDR. The subject parcel is only 50'x113' and has an existing building being utilized as part of the redevelopment. As such, the site is constrained and applying typical development standards for parking is not feasible.

Section 9.3 of the ZLDR defines the development standards for Off-Street Parking and Loading. We are requesting two variances: one for the number of parking required and one for a non-typical "stacked" parking configuration.

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 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. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

The subject parcel is only 50' x 113' (0.13 acres). The existing residential structure is proposed to be converted into its proposed commercial use and will remain in its existing location. The parcel's small size and the location of the existing structure make applying typical development standards for parking impossible.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

Other parcels in the area within the UR Zoning District would be faced with similar challenges due to their small dimensions/area and due to the fact that many structures would be redeveloped in their existing location.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

The application of the ZLDR to the subject property would effectively prohibit the utilization of the property for commercial use. The required amount of parking and the typical parking lot configuration cannot be applied to this property based on the constraints of the existing structure and the small dimensions/area of the property.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

An authorization of a variance to reduce the required amount of parking and allow a non-typical parking configuration would not have a substantial detriment to adjacent property or to the public good. The character of the UR Zoning District will not be harmed.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

The proposed "Hair, Nail, and Skin Care Service" use is conditionally allowed within the UR Zoning District. The proposed business complies with the conditions for use pending a Special Exception for allowing two (2) chairs. As the property exists today, the site cannot be used for the intended personal service, because the required parking cannot fit onsite given the current constraints.

6. Is the need for the variance the result of your own actions? Explain:

No. The property dimensions/area are an existing condition.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

No. The proposed use and variance requests do not conflict with the Charleston County Comprehensive Plan or the purpose of the ordinance. The use is conditionally allowed. The request for parking variances is due to the challenges created by the small size/dimensions of the property.

In granting a variance, 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.

C:\Tall Oak HQ LLC\25.001 - 2 Tall Oak Avenue Commercial\Drawings\001 - Cover.dwg

CONSTRUCTION PLANS FOR: 2 TALL OAK AVENUE COMMERCIAL TALL OAK HQ, LLC CHARLESTON COUNTY, SC TMS NO. 418-13-00-129

PROJECT INFORMATION:

- PROJECT NAME: 2 TALL OAK AVENUE COMMERCIAL
- PROJECT ADDRESS: 2 TALL OAK AVENUE
CHARLESTON, SC 29407
TMS NO. 418-13-00-129
- PARCEL ID: 0.13 ACRES
- PARCEL ACREAGE: 0.13 ACRES
- JURISDICTION: CHARLESTON COUNTY
- ZONING: URBAN RESIDENTIAL (UR)
- PROPOSED USE: HAIR, NAIL, & SKIN CARE SERVICES
- DISTURBED AREA: 0.2 ACRES

PROJECT CONTACT INFORMATION:

- DEVELOPER: TALL OAK HQ, LLC
CONTACT: EDWARD KRONSBURG
PO BOX 31607
CHARLESTON, SC 29417
843.830.5756
- ENGINEER: C BAKER ENGINEERING, LLC
CONTACT: CAMERON BAKER, PE
PO BOX 81082
CHARLESTON, SC 29416
843.270.3185

REGULATORY CONTACT INFORMATION:

- PLANNING/ZONING: CHARLESTON COUNTY
CONTACT: SALLY BROOKS, PLA, ISA
4045 BRIDGE VIEW DRIVE
NORTH CHARLESTON, SC 29405
843.202.7215
- ENGINEERING/MS4: CHARLESTON COUNTY
CONTACT: CHRIS WANNAMAKER, PE
4045 BRIDGE VIEW DRIVE
NORTH CHARLESTON, SC 29405
843.202.7600
- NPDES: SCDES
CONTACT: SHANNON HICKS, PE
1362 MCMILLAN AVENUE, SUITE 300
CHARLESTON, SC 29405
843.953.0150
- WATER SYSTEM: CHARLESTON WATER SYSTEM
CONTACT: LYDIA OWENS
103 ST. PHILIP STREET
CHARLESTON, SC 29403
843.727.6869
- SEWER SYSTEM: CHARLESTON WATER SYSTEM
CONTACT: LYDIA OWENS
103 ST. PHILIP STREET
CHARLESTON, SC 29403
843.727.6869
- ELECTRIC PROVIDER: DOMINION ENERGY
- GAS PROVIDER: DOMINION ENERGY

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101	SURVEY (BY OTHERS)
C102	DEMO & TREE REMOVAL PLAN
C200	SWPPP PLAN
C210	SWPPP DETAILS
C300	SITE LAYOUT PLAN
C400	GRADING & DRAINAGE PLAN
C900	SITE DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE NOTES

OCRM STANDARD NOTES:

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR100000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK WITH NO MORE THAN 9 DAYS IN BETWEEN INSPECTIONS AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT EXISTING BENCHMARKS, MONUMENTS, ROADWAYS, AND FACILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL MINIMIZE, TO THE MAXIMUM EXTENT POSSIBLE, THE AMOUNT OF DISTURBANCE IN AREAS THAT REQUIRE INSTALLATION OF THIS DESIGN.
- LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE.
- AT CONCLUSION OF THE CONSTRUCTION PROJECT, ALL COMPONENTS OF THIS DESIGN PACKAGE SHALL BE IN OPERABLE CONDITION, MEETING ITS REQUIREMENTS.
- CONTRACTOR SHALL RESTORE ALL GROUND SURFACE CONDITIONS AFTER CONSTRUCTION TO MATCH EXISTING CONDITIONS AND GRADE ELEVATIONS SURROUNDING THE SITE.
- SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS, OR IN THE FIELD, HE SHALL NOTIFY THE OWNER PRIOR TO BEGINNING WORK.
- CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY CONFLICTS TO THE ENGINEER.
- A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, COUNTY AND LOCAL MUNICIPALITIES.
- CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.
- THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE FEDERAL, OSHA, STATE & LOCAL REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
- TRANSFER OF SITE BENCHMARKS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL ONLY BE DONE BY A S.C. LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL OVERSEE INSTALLATION OF UTILITIES AND COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS.
- IN THE EVENT OF A CONFLICT WITH WATER, SEWER, DRAINAGE OR OTHER UTILITY LINES THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO MAKING FIELD ADJUSTMENTS.
- ALL BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO A DENSITY OF 95% OF THE THEORETICAL MAXIMUM DENSITY (STANDARD PROCTOR), UNLESS NOTED OTHERWISE. BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT.
- CONTRACTOR SHALL REMOVE ALL STRIPPING DEBRIS AND EXCESS EXCAVATED MATERIAL FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATIONS AND GRADING INCLUDING FURNISHING OFF-SITE BORROW AS REQUIRED TO MEET PLAN GRADES.
- IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT (FROM OFF-SITE BORROW MATERIALS) OF ALL UNSUITABLE MATERIAL TO MEET COMPACTION REQUIREMENTS UNDER PAVED SURFACES. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING UNSUITABLE SUBGRADE MATERIAL.
- GRADE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE TO EXISTING OR NEW DRAINAGE FACILITIES.
- ALL FINISHED SURFACES SHALL BE FREE FROM SURFACE IRREGULARITIES.
- LOCATIONS AND TOP ELEVATIONS OF INLETS AND STRUCTURES WILL BE ADJUSTED IN THE FIELD BY THE CONTRACTOR WHERE NECESSARY AND SHALL BE APPROVED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NECESSARY TO MEET REQUIRED EXCAVATIONS AND GRADES. DEWATERING OPERATIONS SHALL NOT DISCHARGE DIRECTLY INTO WETLANDS AREAS. SETTLING BASINS AND SILT FENCING SHALL BE UTILIZED TO PREVENT DISCHARGE OF SILTS INTO THESE AREAS.
- INVERTS SHOWN ON PLAN DRAWING ARE PIPE INVERTS.
- TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS SHALL BE PLACED AT ALL INLETS AND PIPES UNTIL SOIL STABILIZATION IS COMPLETE.
- CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PREVENT SEDIMENTATION OF ADJOINING WETLANDS OR PROPERTIES.
- ANY SUBSTITUTION FOR MATERIALS OR PROCEDURES MUST HAVE PRIOR WRITTEN APPROVAL OF OWNER.
- PIPE LENGTHS SHOWN ARE 20' LENGTH FROM CENTER TO CENTER OF STRUCTURE.
- THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.

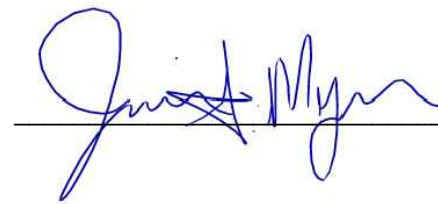
PROJECT DESCRIPTION:

THE PROJECT PROPOSES COMMERCIAL REDEVELOPMENT TO AN EXISTING RESIDENTIAL BUILDING LOCATED ON 0.13 ACRES IN CHARLESTON COUNTY, SC. THE PROJECT SCOPE PROPOSES LANDSCAPING AND PARKING ALONG WITH A DRIVEWAY FOR THE EXISTING RESIDENTIAL BUILDING.

THE PROPERTY SITE IS KNOWN AS CHARLESTON COUNTY TMS NO. 418-13-00-129. THE CURRENT ZONING IS URBAN RESIDENTIAL (UR). THE DISTURBED AREA FOR THE PROJECT IS 0.2 AC. THERE ARE NO WETLANDS OR CRITICAL AREA PRESENT ONSITE.

SCDES CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THIS PROJECT QUALIFIES FOR AUTOMATIC PERMIT COVERAGE OR EXEMPTION BASED UPON ACREAGE, VICINITY TO A COASTAL RECEIVING WATER BODY, AND THE PROJECT NOT BEING PART OF A LARGER COMMON PLAN (LCP).

 04/17/2025
DATE

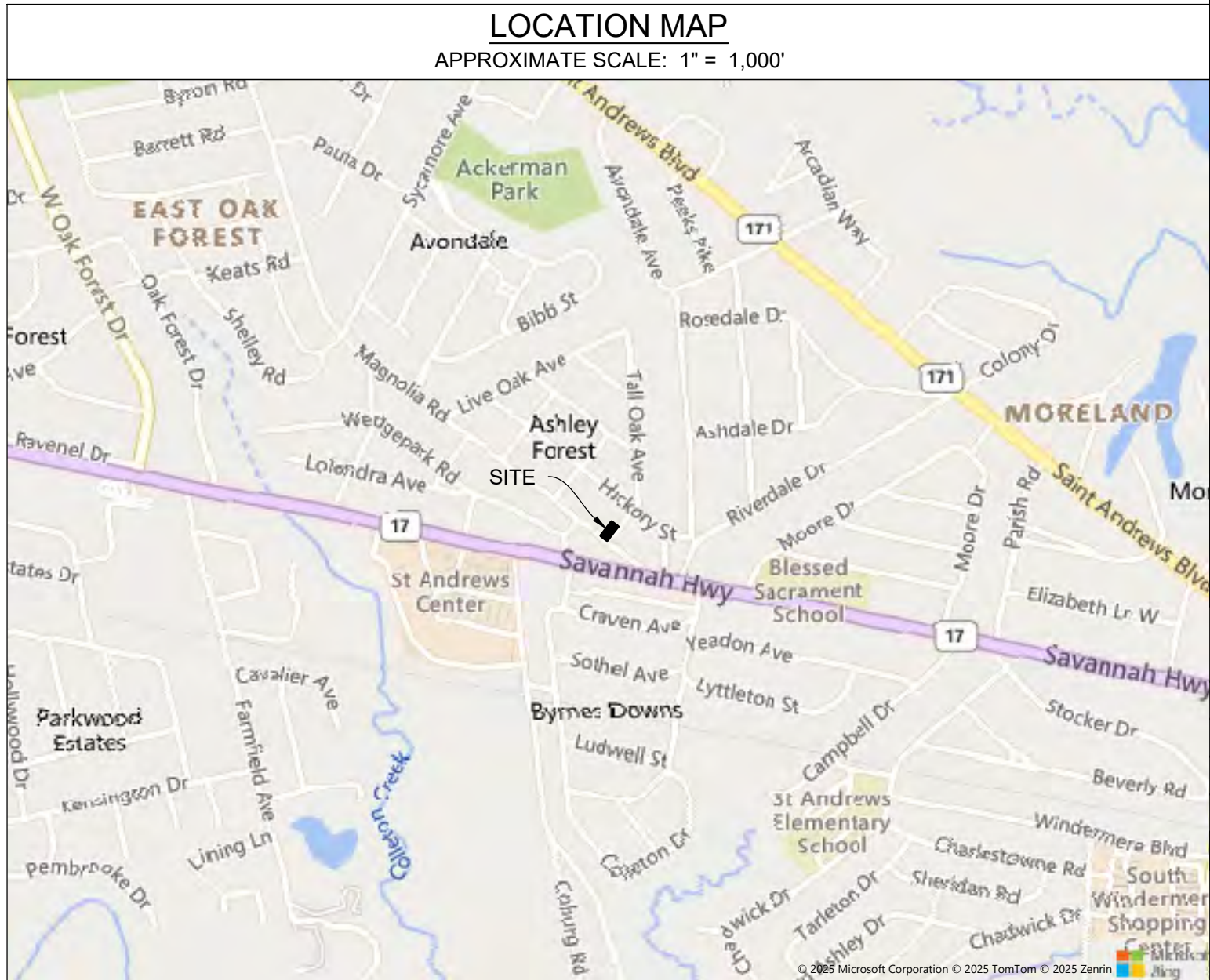
BOARDS/COMMISSION APPROVALS	
BOARD COMMISSION	APPROVAL DATE
BOARD OF ZONING APPEALS	PENDING

EXISTING LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- DEPARTING PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- CENTERLINE
- TREE/CANOPY LINE
- STREAM
- FENCE LINE
- EASEMENT
- WATER LINE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD ELECTRIC
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- CABLE
- GAS LINE
- SPOT ELEVATION
- BENCHMARK
- UTILITY POLE
- SIGN
- ELECTRIC BOX
- CURB DRAIN INLET (CDI)/DRAIN INLET (DI)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SMH)
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- STREET LIGHT/LAMP
- JUNCTION BOX
- TREE TRUNK
- CONCRETE
- END SECTIONS

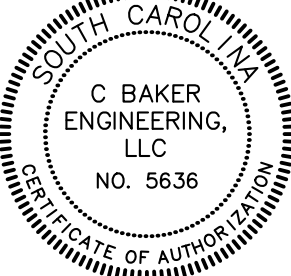
PROPOSED LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- FENCE LINE
- TREE PROTECTION
- CLEARING LIMITS
- POWER EASEMENT
- POWER LINE
- OVERHEAD POWER LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- SILT FENCE
- LIMITS OF DISTURBANCE
- ACCESSIBLE ROUTE (REPRESENTATION ONLY)
- SPOT ELEVATION
- SIGN
- CURB INLET (CI)/JUNCTION BOX (JB) /DROP INLET (DI)
- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE
- SIDEWALK





C BAKER ENGINEERING
843.270.3185
CHARLESTON, SC 29416



COVER SHEET



2 TALL OAK AVENUE
COMMERCIAL
TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

REV	DATE	DESCRIPTION
A	04/17/25	ISSUED FOR INITIAL PERMIT REVIEW
B	06/20/25	REVISED FOR BZA SUBMITTAL

PROJECT NO.: 25.001

PROJECT DATE: 02/13/2025

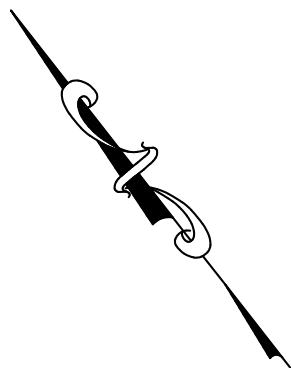
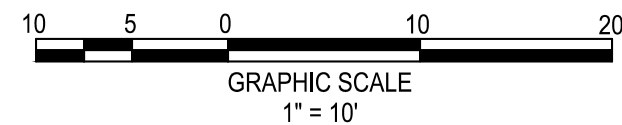
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CHECKED BY: CBB

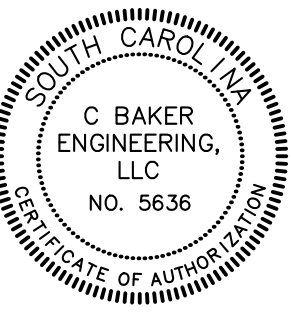
SCALE:

SHEET: C001

1. EXISTING CONDITIONS FOR PROPERTY ESTABLISHED BY SURVEY PREPARED BY PEABODY & ASSOCIATES, INC. TITLED "TOPOGRAPHIC PLAT OF LOT 1, BLOCK B, ASHLEY FOREST" DATED SEPTEMBER 13, 2024, LAST REVISED APRIL 1, 2025. SEE SHEET C101.
2. ALL LOCATIONS REFER TO NAD 1983, 2011 SHIFT
3. ALL ELEVATIONS REFER TO NAVD 88.



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CHARLESTON, SC 29416
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CBAKERENGINEERING.COM



EXISTING CONDITIONS
2 TALL OAK AVENUE
COMMERCIAL

TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

[illegible]

PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025
DRAWN BY: JSM
CHECKED BY: CBB
SCALE: 1" = 10'

SHEET:

C100

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

- NOTES:
1. PROPERTY APPEARS IN FLOOD ZONE SHOWN "X" ON FIRM COMMUNITY PANEL NUMBER 450102011K, MAP REVISED JANUARY 29, 2021.
 2. THE BEARINGS SHOWN ARE GRID NORTH NAD83 (2011).
 3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 4. THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
 5. THE FIVE FOOT STRIP RESERVED FOR A SIDEWALK ALONG MAGNOLIA ROAD APPEARS ON PLAT BOOK "E", PAGE 137 AS WELL AS DEED BOOK "1280", PAGE 630. THIS AGREEMENT APPEARS TO BE PART OF THE SIX (6) FEET TAKEN BY SCOTT AND NOW IS NOT APPLICABLE.
 6. APPROXIMATELY SIX (6) FEET WAS TAKEN BY THE S.C. HIGHWAY DEPARTMENT FOR WIDENING S.C. HIGHWAY 61 (MAGNOLIA ROAD). THIS RIGHT-OF-WAY ACQUISITION IS LISTED IN DEED BOOK "1284", PAGE 630.

- LEGEND:
- PF11FT - 1" PINCHED TOP PIPE FOUND, OLD.
 - PF12FT - 1" OPEN TOP PIPE FOUND, OLD.
 - RE18IN - 18" REINFORCED CONCRETE PIPE.
 - WM - WATER METER.
 - SSMH - SANITARY SEWER MANHOLE.
 - SS - SANITARY SEWER SERVICE.
 - SDO - STORM DRAIN OR GATE INLET.
 - SCP - REINFORCED CONCRETE PIPE.
 - E - INVERT ELEVATION.
 - FTE - FINISHED FLOOR ELEVATION.
 - FLO - 4" LINE DRAIN DIAMETER AT BREAST HEIGHT.
 - WCOK - 15" DRAIN DIAMETER AT BREAST HEIGHT.
 - 15GUM - 15" GUM DIAMETER AT BREAST HEIGHT.
 - 12PALM - 12" PALM DIAMETER AT BREAST HEIGHT.
 - 6"DBP - 6" DOUBLE BRADFORD PEAR DIAMETER AT BREAST HEIGHT.
 - CNC - CREEP MYTIC CLUSTER DIAMETER AT BREAST HEIGHT.
 - EL 10.8 - SPOT ELEVATION 10.8 M.S.L., NAVD83.

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- BUILDING LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE

- REFERENCES:
1. PLAT BOOK "E", PAGE 137 BY RICHARD C. RHETT, RECORDED OCTOBER 8, 1931.
 2. DEED BOOK "1284", PAGE 630 RECORDED JULY 10, 2013.
 3. DEED BOOK "1280", PAGE 760 RECORDED NOVEMBER 22, 2024.

TOPOGRAPHIC PLAT

OF LOT 1, BLOCK B, ASHLEY FOREST, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA. PRESENTLY OWNED BY TALL OAK HQ LLC.

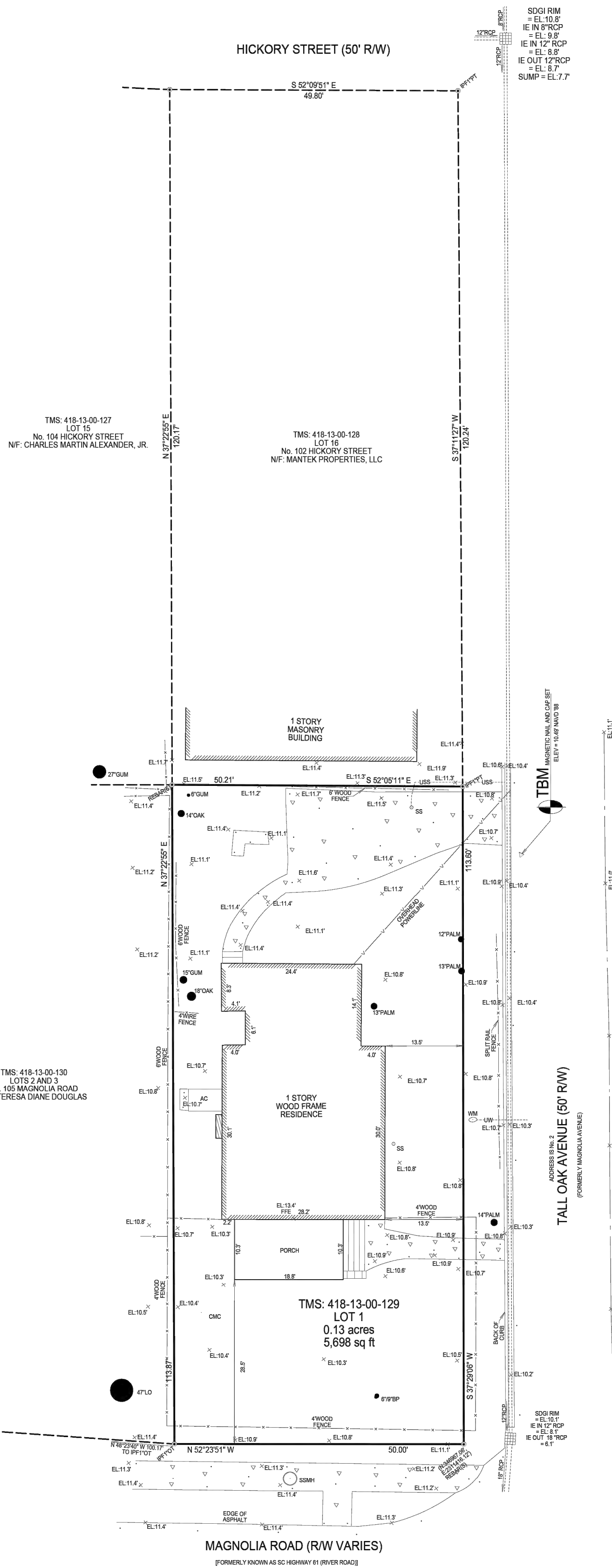
SCALE: 1" = 10'

DATE: SEPTEMBER 13, 2024
REV: APRIL 1, 2025

REF: AS SHOWN

TMS: 418-13-00-129

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22846, CHARLESTON, SC 29413
OFFICE 843-723-5225, MOBILE 843-274-4647



CHARLESTON COUNTY
SOUTH CAROLINA

1. CONTRACTOR IS ADVISED TO VISIT SITE AND VERIFY FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF SITE.
3. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO COMMENCING DEMOLITION ACTIVITIES. CONTRACTOR SHALL NOTIFY OWNER IF A CONFLICT EXISTS AND NOTIFY UTILITY PROVIDER IMMEDIATELY IF DAMAGE OCCURS.
4. PROTECT EXISTING TREES NOT SCHEDULED FOR REMOVAL. TREE PROTECTION SHALL BE INSTALLED AS SHOWN IN ACCORDANCE WITH PROVIDED TREE PROTECTION DETAIL.
5. EXISTING UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
6. CONTRACTOR TO COORDINATE UTILITY REMOVAL OR RELOCATION WITH APPLICABLE UTILITY PROVIDER.
7. CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS FROM ALL EXISTING AND PROPOSED STORM DRAIN PIPES AND STRUCTURES SERVING THE PROPERTY PRIOR TO CLOSEOUT.
8. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH CITY OF CHARLESTON.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO ANY REMOVAL.
10. SAWCUTS ARE TO BE MADE AT ALL EXISTING PAVEMENT WHERE SHOWN ON THIS PLAN.
11. SEDIMENT AND EROSION CONTROL FEATURES NOTED IN THE SEQUENCE OF CONSTRUCTION AND AS SHOWN ON C200 ARE TO BE INSTALLED PRIOR TO COMMENCING PROPOSED DEMOLITION.

TMS No. 418-13-00-128
MANTEK PROPERTIES, LLC
LOT 16
102 HICKORY STREET
(COUNTY ZONE: UR)

TO VISIT SITE AND VERIFY FIELD OF CONSTRUCTION.

LLY DISPOSE OF ALL DEMOLITION

LOCATION OF UTILITIES PRIOR TO ACTIVITIES. CONTRACTOR SHALL FLUCT EXIST AND NOTIFY UTILITY DAMAGE OCCURS.

OT SCHEDULED FOR REMOVAL. TREE CALLED AS SHOWN IN ACCORDANCE CTION DETAIL.

L BE PROTECTED THROUGHOUT

TE UTILITY REMOVAL OR RELOCATION PROVIDER.

E SEDIMENT AND DEBRIS FROM ALL FORM DRAIN PIPES AND STRUCTURES OR TO CLOSEOUT.

INATE ALL WORK WITHIN THE CHARLESTON.

NOTIFY THE ENGINEER IF UNSUITABLE RIOR TO ANY REMOVAL.

AT ALL EXISTING PAYEMENT WHERE

CONTROL FEATURES NOTED IN THE ON AND AS SHOWN ON C200 ARE TO MENGING PROPOSED DEMOLITION.

TMS No. 418-13-00-127
CHARLES MARTIN ALEXANDER, JR.
LOT 15
104 HICKORY STREET
(CITY ZONING)

TMS No. 418-13-00-128
MANTEK PROPERTIES, LLC
LOT 16
102 HICKORY STREET
(COUNTY ZONE: UR)

TMS No. 418-13-00-130
TERESA DIANE DOUGLAS
LOTS 2 AND 3
105 MAGNOLIA ROAD
(COUNTY ZONE: UR)

TMS No. 418-13-00-129
TALL OAK HO, LLC
LOT 1
0.13 ACRES (5,698 SF)
(COUNTY ZONE: UR)

1 STORY MASONRY BUILDING
PROTECT EX. WOODEN FENCE
DEMOLISH EX. DRIVEWAY

REMOVE EX. CONC. PAD

DEMOLISH EX. SIDEWALK

CONTRACTOR SHALL PROTECT EX. STEPS

1 STORY WOOD FRAME BUILDING (1163 SF)

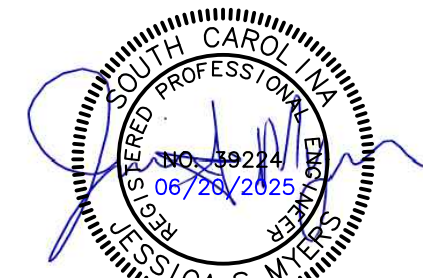
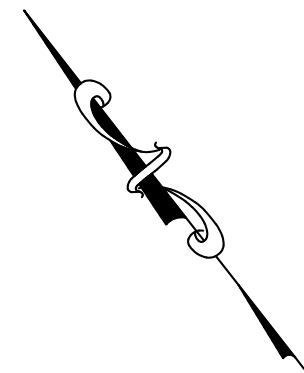
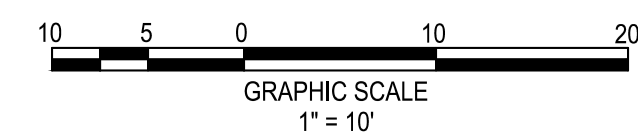
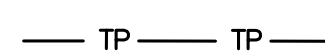
COVERED PORCH

EX. PEAR TO REMAIN

MAGNOLIA ROAD (R/W VARIES)
FORMERLY KNOWN AS SC HIGHWAY 61 (RIVER ROAD)

TALL OAK AVENUE (50' RW)
(CITY OF CHARLESTON MAINTAINED)
(FORMERLY MAGNOLIA AVENUE)

TREE PROTECTION BARRICADE



DEMO & TREE REMOVAL PLAN
2 TALL OAK AVENUE
COMMERCIAL
TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

[illegible]

PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025
DRAWN BY: JSM
CHECKED BY: CBB
SCALE: 1" = 10'

SHEET:

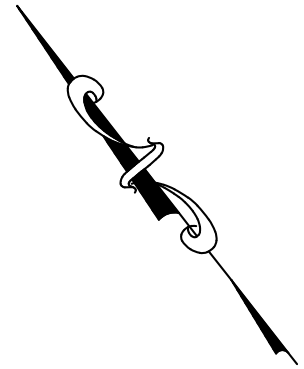
C102



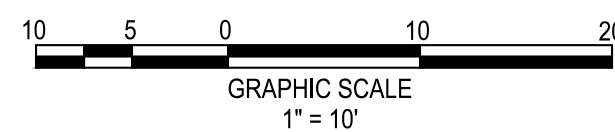
PO BOX 81082
CHARLESTON, SC 29416
843.270.3185
CBAKERENGINEERING.COM

1. CONTRACTOR SHALL INSTALL ALL BMPs IN ACCORDANCE WITH THIS DOCUMENT.
2. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER RUNOFF DURING CONSTRUCTION IS ROUTED TOWARD APPROVED BMPs. DOWNSLOPE ON THIS PLAN OF GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES SHALL ALSO BE DIRECTED TOWARDS INSTALLED BMPs.
3. CONTRACTOR SHALL PROVIDE ALL REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AS IDENTIFIED ON THIS PLAN AND FURTHER SPECIFIED IN THE SC CONSTRUCTION GENERAL PERMIT AND SCDDES REQUIREMENTS.
4. CONTRACTOR CAN SUBSTITUTE ALTERNATIVE MEANS OF FINAL STABILIZATION (SOD) IF APPROVED BY OWNER, HOWEVER, FINAL STABILIZATION SHALL SATISFIED IN ACCORDANCE WITH LOCAL JURISDICTION.

- RECEIVE NPDES COVERAGE FROM SCDDES AND FINAL MS4 APPROVAL.
2. PRIOR TO ANY LAND DISTURBANCE ACTIVITY, CONDUCT A SWPPP PRE-CONSTRUCTION CONFERENCE. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT SWPPP PRE-CONFERENCE MEETING WITH THE SWPPP PREPARING ENGINEERING, CHARLESTON COUNTY, SCDDES, OWNER, AND ALL LAND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
3. PRIOR TO ANY LAND DISTURBANCE, TREE PROTECTION FENCE IS TO BE INSTALLED AND INSPECTED/APPROVED BY THE CHARLESTON COUNTY.
4. NOTIFY SCDDES EQC OFFICE AND CHARLESTON COUNTY PUBLIC WORKS 72 HOURS PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
5. CLEAR, GRUB, AND GRADE FOR PERIMETER BMPS ONLY.
6. INSTALL TREE PROTECTION AND SILT FENCE AT THE PERIMETER.
7. CLEAR AND GRUB REMAINDER OF THE SITE WITHIN THE LIMITS OF DISTURBANCE.
8. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH OF SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE BMP.
9. ROUGH GRADING, INCLUDING IMPORT OF FILL MATERIAL.
10. TEMPORARY SEEDING (AS NECESSARY).
11. MAINTAIN BMPS THROUGHOUT CONSTRUCTION
12. PERFORM CONSTRUCTION TO INCLUDE PARKING AND LANDSCAPED AREAS.
13. FINE GRADING OF SITE FOR PLACEMENT OF STABILIZATION.
14. PERMANENT STABILIZATION OF ALL FINISHED GRADING AREAS.
15. PAVE ALL AREAS DESIGNATED FOR PERMANENT PAVING.
16. PERMANENT SOD (REFER TO LANDSCAPE PLANS FOR FINAL STABILIZATION).
17. COMPLETE INSPECTION REPORTS IN ACCORDANCE WITH SCDDES AND CONSTRUCTION GENERAL PERMIT AND CHARLESTON COUNTY STORMWATER REGULATION.
18. REMOVE TEMPORARY BMPS FROM THE SITE. DISPOSE OF DEBRIS BY APPROVED METHODS. CONVERT APPLICABLE TEMPORARY BMPS TO PERMANENT BMPS.
19. COMPLETE AS-BUILT DRAWINGS OF THE INSTALLED STORM WATER SYSTEM AND SUBMIT FOR APPROVAL FROM ENGINEER-OF-RECORD.
20. CONTACT CHARLESTON COUNTY PUBLIC WORKS FOR THE FINAL INSPECTION AND CLOSE OUT OF THE PROJECT.



 TS TEMPORARY SEEDING
 SD PERMANENT SODDING (SEE LANDSCAPE PLAN)
 SF SILT FENCE
 TP TREE PROTECTION BARRICADE

[illegible]

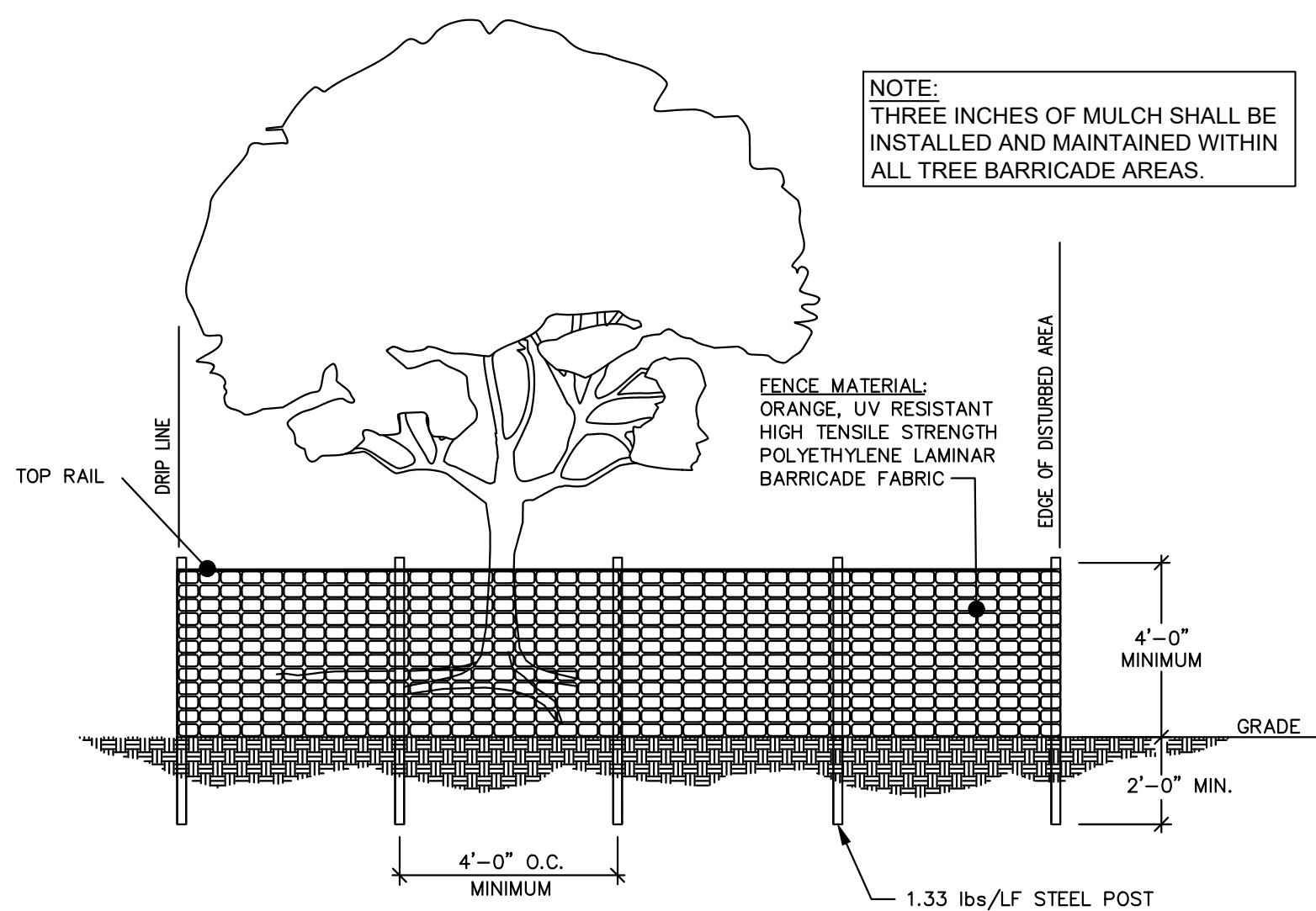
PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025
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CHECKED BY: CBB
SCALE: 1" = 10'

SHEET: C200

[illegible][illegible]

IN THE ABSENCE OF SOIL TESTS, FERTILIZER AND LIME WILL GENERALLY BE APPLIED AT THE FOLLOWING RATES:	
10-10-10 FERTILIZER	500 LB/ACRE GROUND
AGRICULTURAL LIMESTONE	2000 LB/ACRE

TEMPORARY/PERMANENT SEEDING SCHEDULE DETAIL
N.T.S.



- TREE PROTECTION DETAIL
N.T.S.

Diagram illustrating the cross-section of a trench with filter fabric and steel posts. The diagram shows a trench with a sloped side and a flat bottom. The filter fabric is shown as a layer of material with a grid pattern, supported by steel posts. The backfill is shown as a layer of material above the filter fabric. The heavy duty plastic tie is shown as a layer of material on the sloped side of the trench. The diagram is labeled with the following text:

- 1.25 LB./LINEAR FT. STEEL POSTS
- MAXIMUM SPACING = 6 FT.
- SF —SF —
- HEAVY DUTY PLASTIC TIE FOR STEEL POSTS (RESTRICT TO TOP 8-INCHES OF FABRIC)
- BURY FABRIC
- USE EITHER FLAT-BOTTOM OR V-BOTTOM TRENCH SEE DETAILS
- RUNOFF
- BACKFILL TRENCH WITH COMPACTED EARTH
- FILTER FABRIC

1. **SILT FENCE GENERAL NOTES:** Silts fences should be installed in areas subject to concentrated flows or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
 - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach the new silt fence roll with heavy-duty plastic ties;
 - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Ties (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
 - Composed of a high strength steel with a minimum yield strength of 50,000 PSI.
 - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 48-inches.
 - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be covered with silt fence fabric.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
 - Be consisting of linear chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to the unfabricated polymer.
 - Free of any treatment or coating which might adversely alter its physical properties after installation;
 - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and
 - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL). Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and tied in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE	
STANDARD DRAWING NO. SC-03	Page 1 of 2
NOT TO SCALE	
FEBRUARY 2014 DATE	

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel between the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstal silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Remove damaged silt fence and reinstal new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

SILT FENCE	
STANDARD DRAWING NO. SC-03	PAGE 2 of 2
GENERAL NOTES	FEBRUARY 2014 DATE



SWPPP DETAILS

2 TALL OAK AVENUE
COMMERCIAL

TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

[illegible]

PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025
DRAWN BY: JSM
CHECKED BY: CBB
SCALE:

SHEET: C210

1. PROPERTY INFORMATION:
 - 1.1. CHARLESTON COUNTY TMS NO. 418-13-00-129
 - 1.2. OWNER: TALL OAK HQ, LLC
 - 1.3. ACREAGE: 0.13 ACRES
 - 1.4. ADDRESS: 2 TALL OAK AVENUE, CHARLESTON, SC 29407
 - 1.5. FLOOD ZONE: "SHADED X" PER FEMA MAP 45019C0511K, DATED 01/29/2021
 - 1.6. JURISDICTION: CHARLESTON COUNTY, SC

2.1. ZONED: URBAN RESIDENTIAL (UR)

2.2.1. CONDITIONAL USE WITHIN UR DISTRICT

2.2.1.1. HAIR, NAIL, & SKIN CARE SERVICES SHALL BE LIMITED TO A MAX. OF ONE CHAIR IN THOSE ZONING DISTRICTS IN WHICH THEY ARE ALLOWED AS A USE SUBJECT TO CONDITIONS, OTHERWISE THIS USE SHALL COMPLY WITH THE SPECIAL EXCEPTION PROCEDURES OF THIS ORDINANCE.

2.2.1.2. WHERE HAIR, NAIL, & SKIN CARE SERVICES ARE ALLOWED AS A USE SUBJECT TO CONDITIONS, THIS USE SHALL HAVE A MAX. FLOOR AREA OF 5,000 SF. OTHERWISE THIS USE SHALL COMPLY WITH THE SPECIAL EXCEPTION PROCEDURES OF THIS ORDINANCE.

2.2.1.3. HAIR, NAIL, & SKIN CARE SERVICES ARE ALLOWED AS HOME OCCUPATIONS IN ALL RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS WITH A MAX. OF ONE CHAIR.

2.3.1. FRONT: 15'
2.3.2. SIDE: 5'
2.3.3. REAR: 10'

2.4.1. RIGHT-OF-WAY BUFFERS (BUFFERS REQUESTED FOR STAFF LEVEL APPROVAL FOR REDUCTION BY 1/3)
2.4.1.1. MAGNOLIA ROAD: 15' TYPE B R/W BUFFER
2.4.1.2. TALL OAK AVE.: 15' TYPE B R/W BUFFER

RESIDENTIAL 1)

2.4.2.1. ADJACENT TO PARCEL 130: 15' TYPE B BUFFER

2.4.2.2. ADJACENT TO PARCEL 128: 15' TYPE B BUFFER

3.1. MAXIMUM: 50% OF LOT OR AS ALLOWED BY THE CURRENT
EDITION OF THE CHARLESTON COUNTY STORMWATER MANUAL
3.2. PROVIDED: 46.2 % (0.06 AC)

4.1. REQUIRED: 4 STORIES OR 50-FT, WHICHEVER IS LESS
4.2. PROVIDED: EXISTING 1-STORY BUILDING

5.1. HAIR, NAIL, & SKIN CARE SERVICE: 2 PER EMPLOYEE OR WORK STATION, WHICHEVER IS GREATER

5.2. TOTAL PARKING REQUIRED = 4 SPACES (1 ADA SPACE MIN.)
(2 CHAIRS x 2 SPACES/CHAIR)

5.3.1. REGULAR = 3 SPACES
5.3.2. HANDICAP = 1 SPACES
5.3.3. TOTAL = 4 SPACES

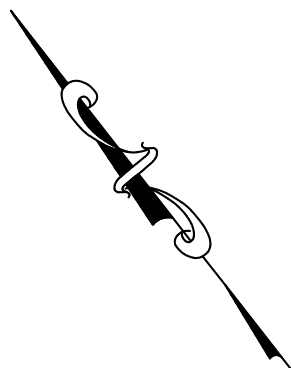
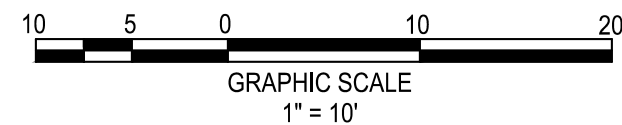
6. TRASH COLLECTION WILL BE HANDLED VIA ROLL-OFF PICK UP SERVICE AT THE CURB. A TRADITIONAL DUMPSTER IS NOT PROPOSED.

1. REQUEST SPECIAL EXCEPTION FROM SECTION 6.4.3 OF ZLDR TO ALLOW FOR TWO (2) CHAIRS.

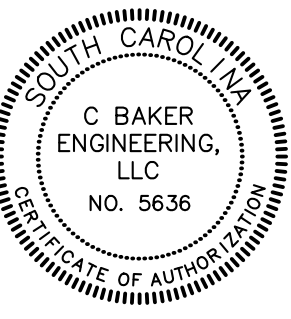
2. REQUEST VARIANCE FROM SECTION 9.3.2 OF ZLDR TO REDUCE THE REQUIRED AMOUNT OF PARKING FROM 4 TO 3 SPACES.

3. REQUEST VARIANCE FROM ARTICLE 9.3 OF ZLDR TO ALLOW A NON-TYPICAL "STACKED" PARKING CONFIGURATION.

4. REQUEST VARIANCE FROM SECTION 9.4.4 OF ZLDR TO ELIMINATE THE REQUIRED 15' TYPE B LAND USE BUFFERS. ADJACENT TO RESIDENTIAL PARCELS -128 AND -130.



PO BOX 81082
CHARLESTON, SC 29416
843.270.3185
CBAKERENGINEERING.COM



SITE LAYOUT PLAN
2 TALL OAK AVENUE
COMMERCIAL

TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

[illegible]

PROJECT NO.: 25.001

PROJECT DATE: 02/13/2025

DRAWN BY: JSM

CHECKED BY: CBB

SCALE: 1" = 10'

SHEET:

C300

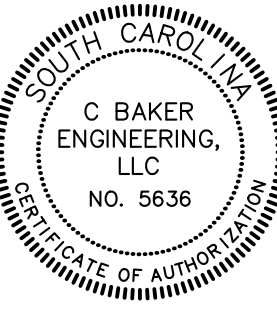
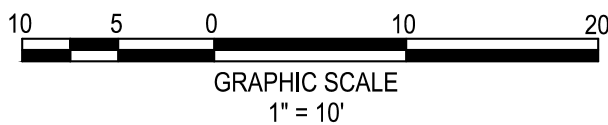
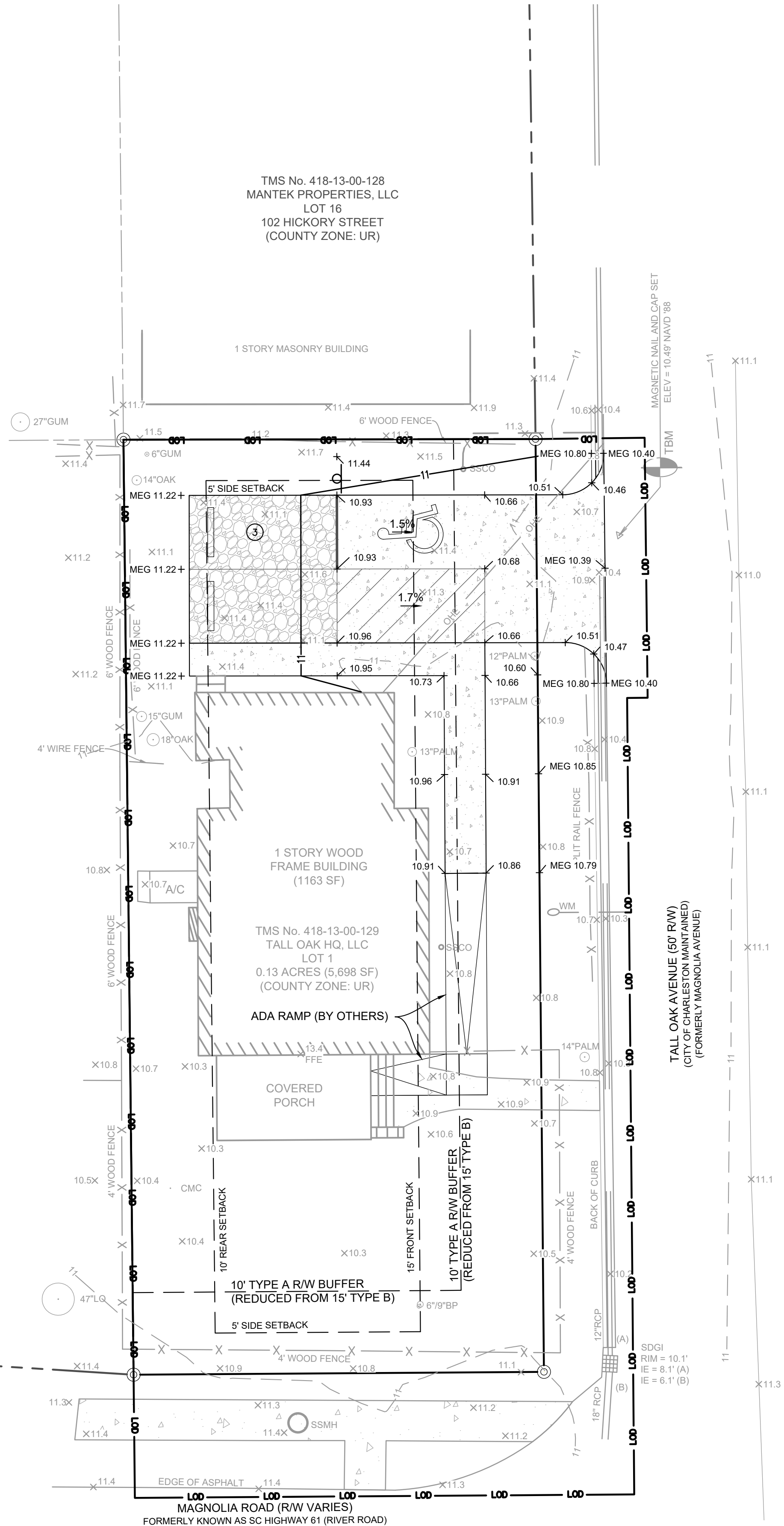
GRADING & DRAINAGE NOTES:

1. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES TO MATCH PROPOSED GRADES.
2. CONTRACTOR TO CONFIRM WITH OWNER AND SHALL BE RESPONSIBLE FOR GRADE TRANSITION FROM EXTERIOR CONCRETE PAVING AREAS TO FINISHED FLOOR.

TMS No. 418-13-00-127
CHARLES MARTIN ALEXANDER, JR.
LOT 15
104 HICKORY STREET
(CITY ZONING)

TMS No. 418-13-00-128
MANTEK PROPERTIES, LLC
LOT 16
102 HICKORY STREET
(COUNTY ZONE: UR)

TMS No. 418-13-00-130
TERESA DIANE DOUGLAS
LOTS 2 AND 3
105 MAGNOLIA ROAD
(COUNTY ZONE: UR)



GRADING & DRAINAGE PLAN
2 TALL OAK AVENUE
COMMERCIAL
TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

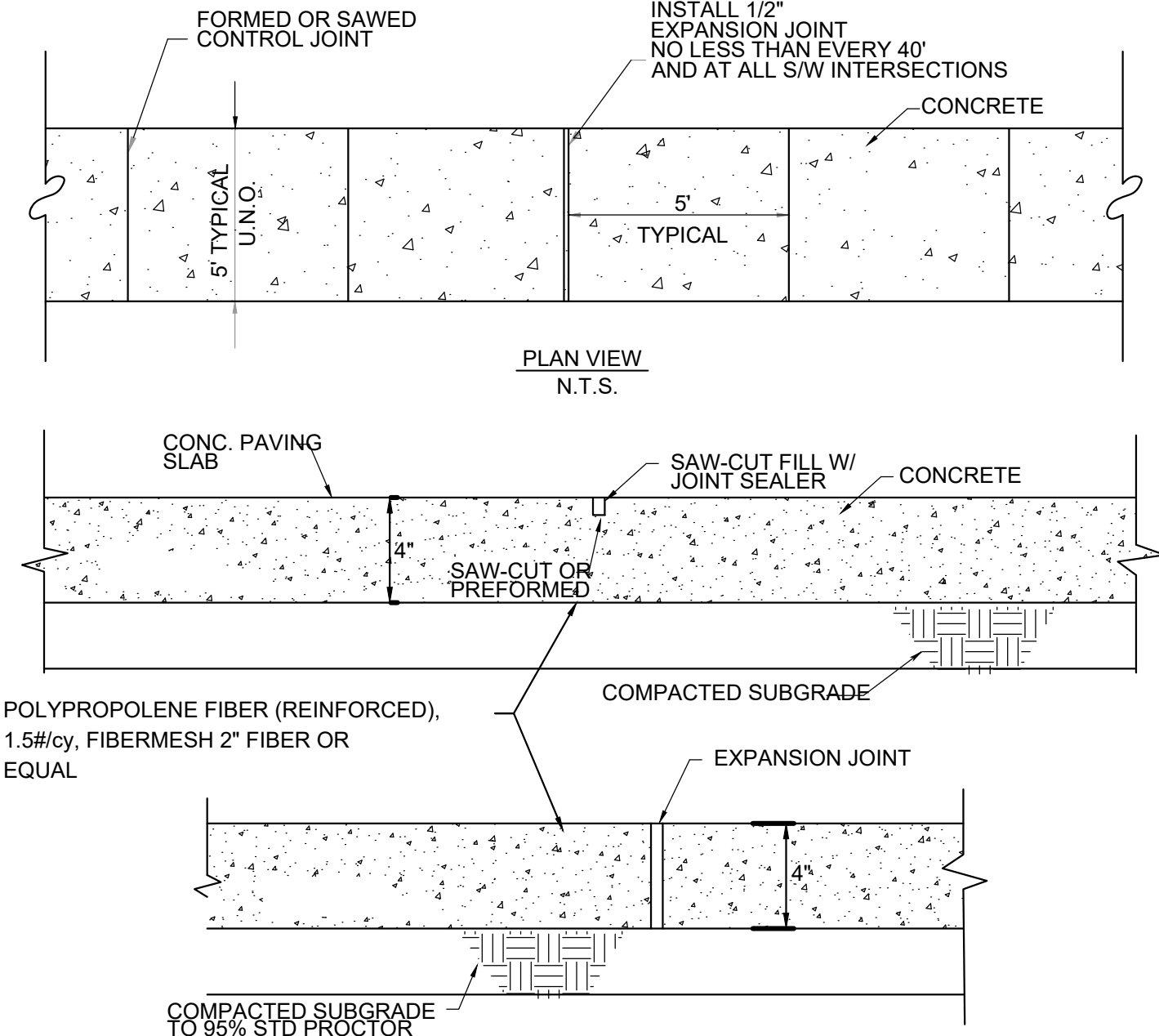
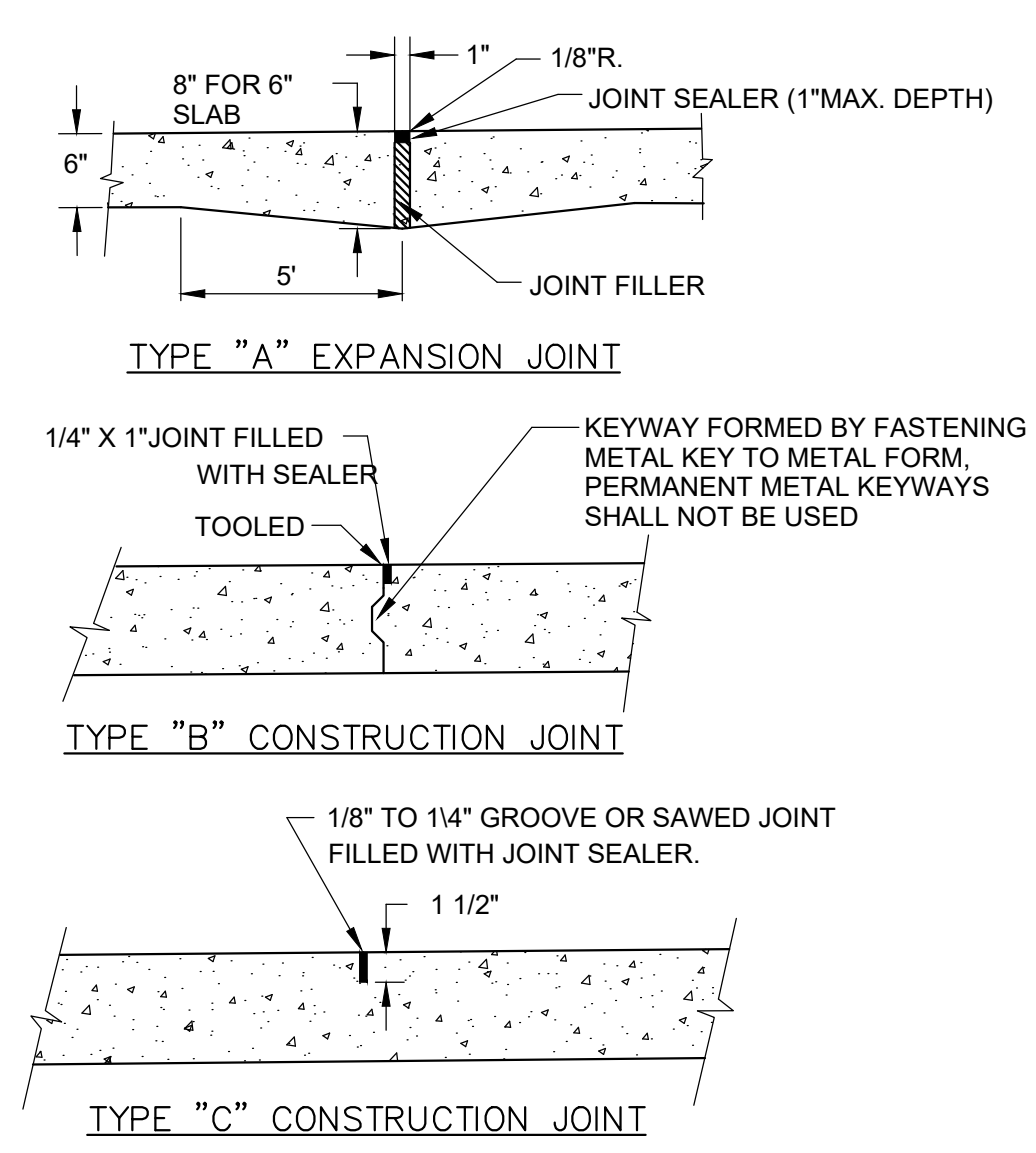
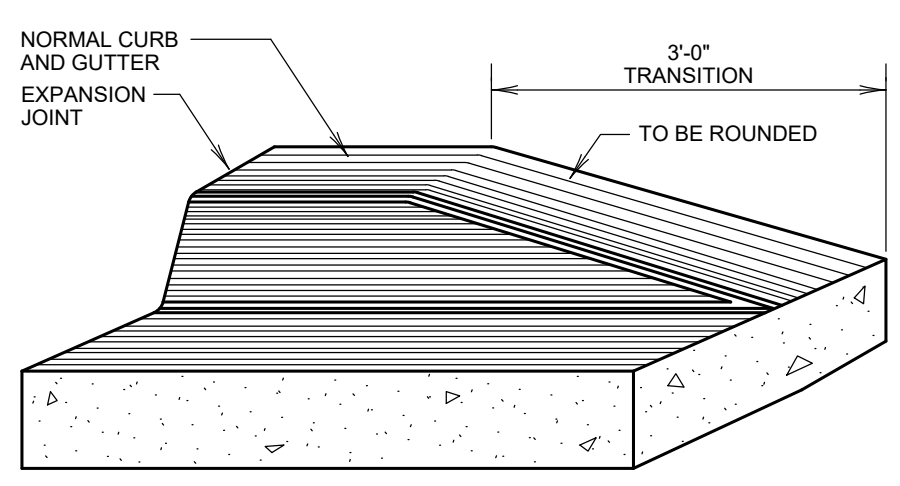
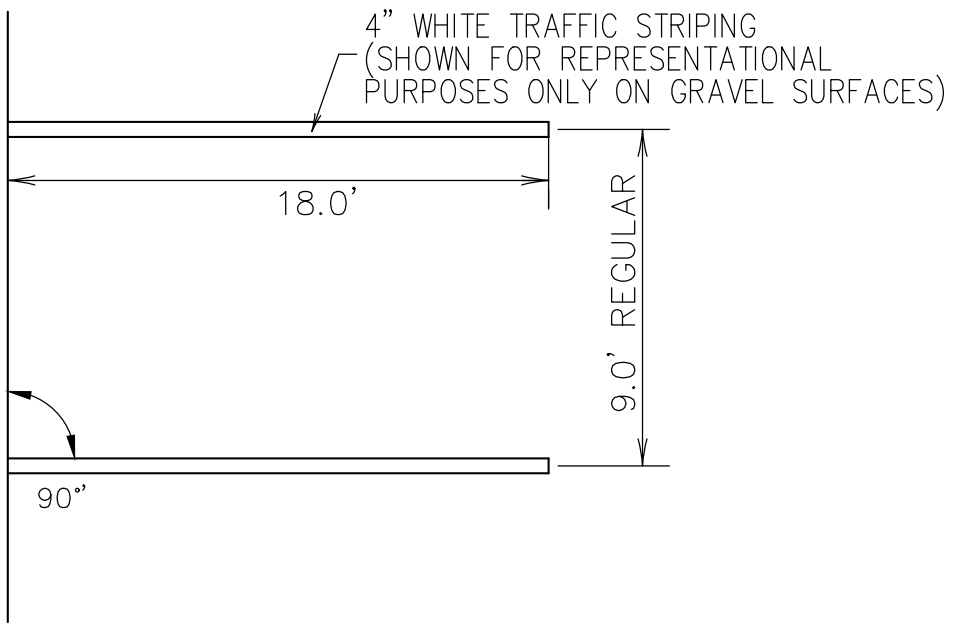
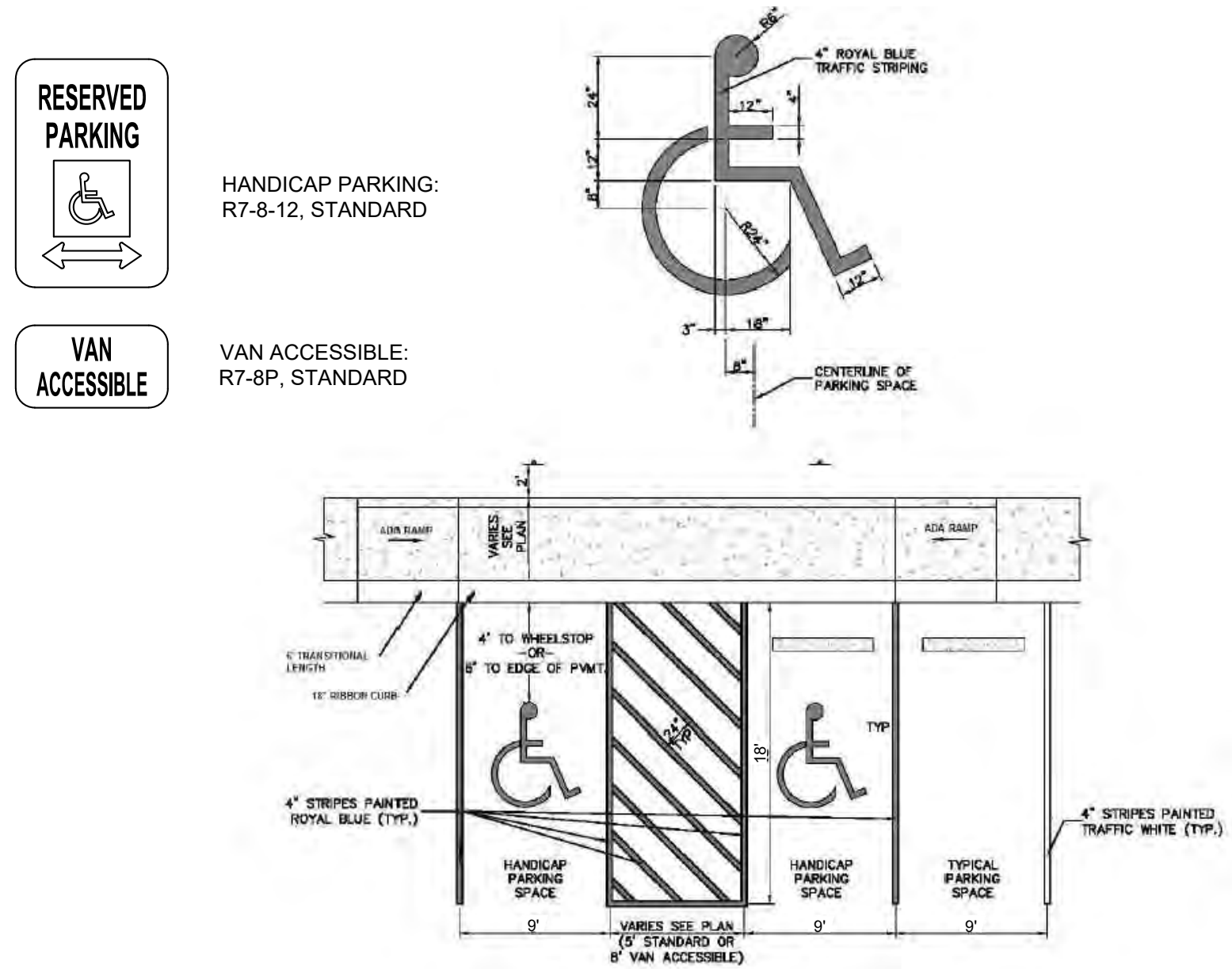
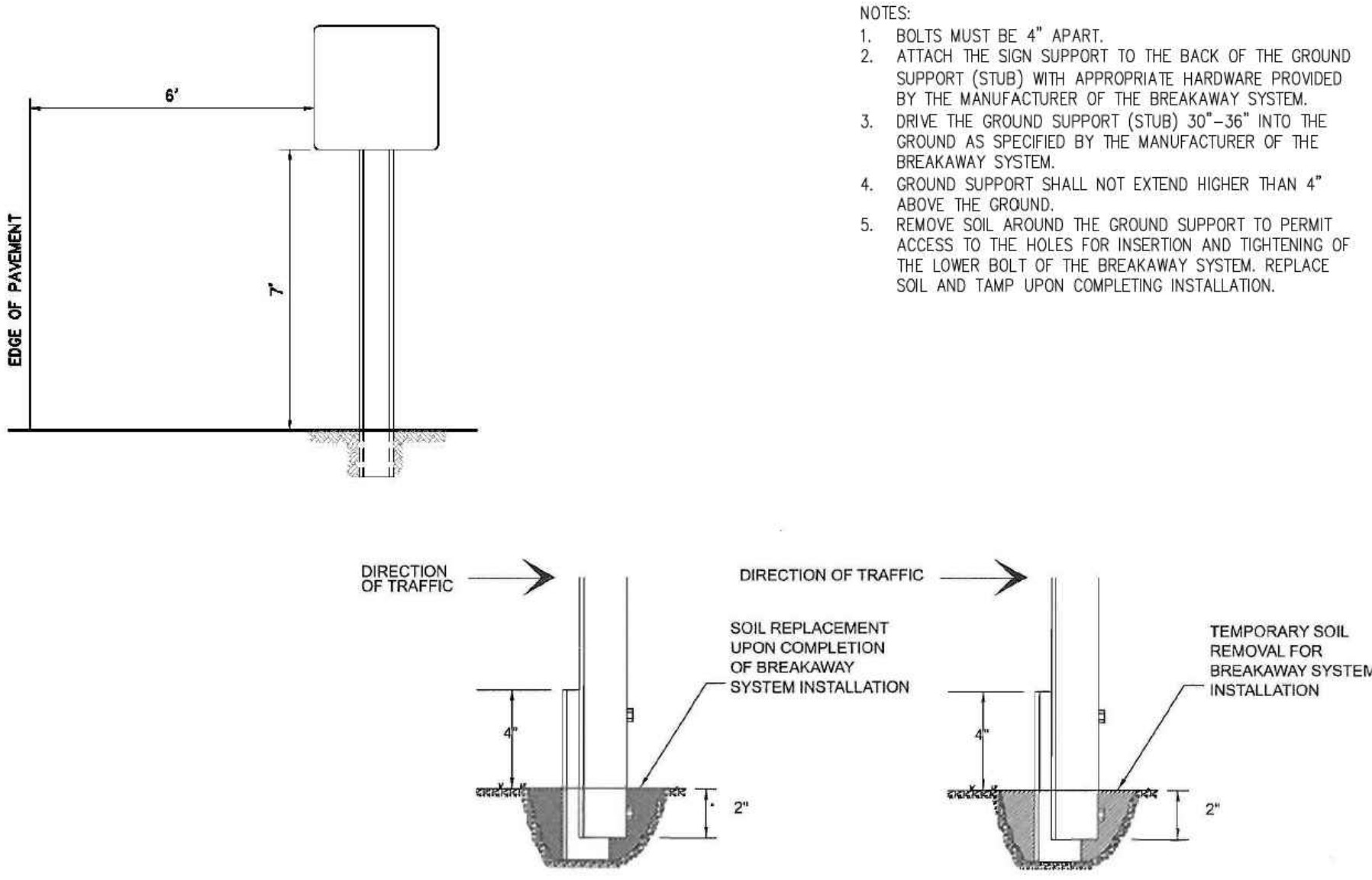
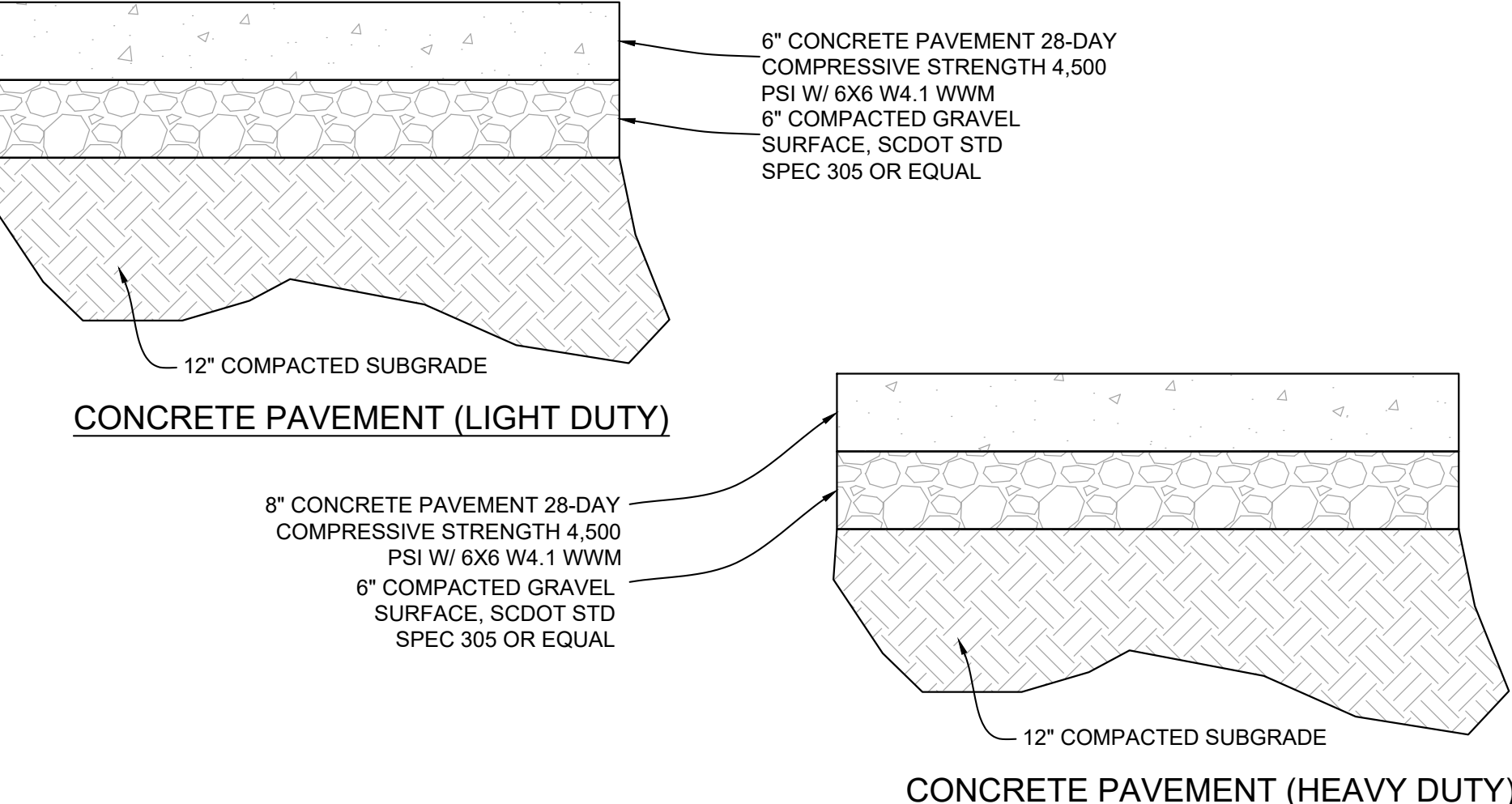
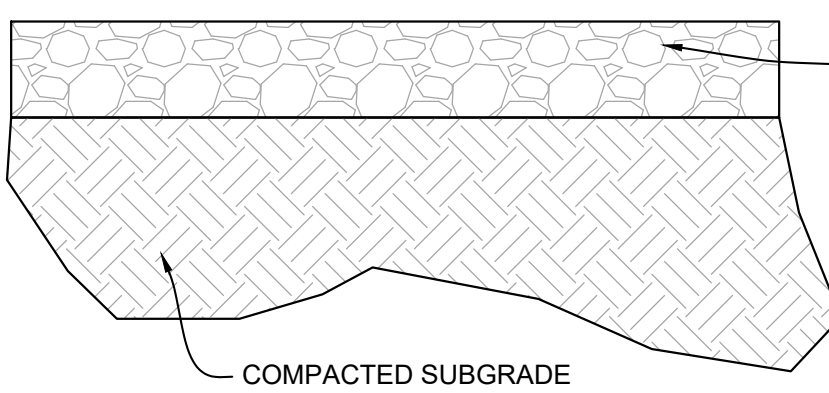
REV	DATE	DESCRIPTION
A	04/17/25	ISSUED FOR INITIAL PERMIT REVIEW
B	06/20/25	REVISED FOR RZA SUBMITTAL

PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025
DRAWN BY: JSM
CHECKED BY: CBB
SCALE: 1" = 10'

C400

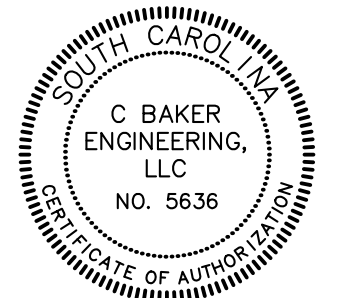
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C:\Full\04-19-2025\001 - 2 Tall Oak Avenue Commercial\Engineering\DWG\04-19-2025\001 - Details.dwg

								
A	CONCRETE SIDEWALK	NTS	B	CONCRETE JOINT	NTS	C	TAPERED CURB	NTS
								
D	TYPICAL PARKING SPACE	NTS	E	ADA PARKING SPACE	NTS	F	SIGN AND BREAKAWAY POST	NTS
NOTES: - SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL REPORT FOR THE PROPOSED DEVELOPMENT. - GRADED AGGREGATE BASE COURSE SHALL MEET SCDOT STANDARD SPECIFICATIONS SECTION 305, CURRENT EDITION. - THE SURFACE COURSE SHALL BE APPLIED NO LESS THAN 4 DAYS AND NO MORE THAN 7 DAYS AFTER THE APPLICATION OF THE PRIME COAT. - THE SURFACE COURSE SHALL MEET SCDOT STANDARD SPECIFICATIONS SECTION 400, CURRENT EDITION. - THE ASSUMED CBR VALUE OF AT LEAST 8 SHOULD BE CONFIRMED DURING GRADING BY ENGINEERING EVALUATION AND FIELD AND LABORATORY TESTING. 			 NOTE: CHARLESTON COUNTY REQUIRES CLEAN WASH #57 STONE WITH NO FINES (MINIMUM STONE SIZE 3/8") FOR GRAVEL TO BE CONSIDERED "PERVIOUS" AREA. AN OVERLAY OF #787 STONE MAY BE USED IF DESIRED.					
G	PAVEMENT SECTIONS	NTS	H	GRAVEL PAVEMENT	NTS	I	INTENTIONALLY LEFT BLANK	NTS



C BAKER ENGINEERING
843.270.3185
CHARLESTON, SC 29416
CBAKERENGINEERING.COM



SITE DETAILS

2 TALL OAK AVENUE
COMMERCIAL

TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

REV	DATE	DESCRIPTION
A	04/17/25	ISSUED FOR INITIAL PERMIT REVIEW
B	06/20/25	REVISED FOR BZA SUBMITTAL

PROJECT NO.: 25.001

PROJECT DATE: 02/13/2025

DRAWN BY: JSM

CHECKED BY: CBB

SCALE:

SHEET:

C900

1. LANDSCAPE BUFFER REQUIREMENTS		
1.1.	10' RIGHT-OF-WAY TYPE A BUFFER (TALL OAK AVENUE)	
1.1.1.	PROVIDE 2 CANOPY TREES, 3 UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF	
1.1.1.1.	TOTAL DISTANCE	= 114 LF
1.1.1.2.	CANOPY TREES	
1.1.1.2.1.	TOTAL REQUIRED	= 3 TREES
1.1.1.2.2.	TOTAL PROVIDED	= 3 TREES
1.1.1.3.	UNDERSTORY TREES	
1.1.1.3.1.	TOTAL REQUIRED	= 4 TREES
1.1.1.3.2.	TOTAL PROVIDED	= 4 TREES
1.1.1.4.	SHRUBS	
1.1.1.4.1.	TOTAL REQUIRED	= 23 SHRUBS
1.1.1.4.2.	TOTAL PROVIDED	= 23 SHRUBS
1.2.	10' RIGHT-OF-WAY TYPE A BUFFER (MAGNOLIA ROAD)	
1.2.1.	PROVIDE 2 CANOPY TREES, 3 UNDERSTORY TREES, AND 20 SHRUBS PER 100 LF	
1.2.1.1.	TOTAL DISTANCE	= 50 LF
1.2.1.2.	CANOPY TREES	
1.2.1.2.1.	TOTAL REQUIRED	= 1 TREE
1.2.1.2.2.	TOTAL PROVIDED	= 1 TREE
1.2.1.3.	UNDERSTORY TREES	
1.2.1.3.1.	TOTAL REQUIRED	= 2 TREES
1.2.1.3.2.	TOTAL PROVIDED	= 2 TREES
1.2.1.4.	SHRUBS	
1.2.1.4.1.	TOTAL REQUIRED	= 10 SHRUBS
1.2.1.4.2.	TOTAL PROVIDED	= 10 SHRUBS

- 2.1. A COMBINATION OF A HEDGE WITH TREES, SHRUBS, ORNAMENTAL GRASSES, SHALL BE USED TO FORM A CONTINUOUS LANDSCAPE SCREEN OF AT LEAST 3' IN HEIGHT (AT MATURITY).
- 2.2. ALL PORTIONS OF THE PERIMETER LANDSCAPE AREA NOT PLANTED WITH TREES OR SHRUBS SHALL BE PLANTED IN GRASS OR WOOD-BASED MULCH.

4. 50% OF ALL UNDERSTORY TREES MUST BE EVERGREEN

1. IF CONTRACTOR IS TO ADJUST THE PROPOSED LOCATIONS OF THE MITIGATION TREES THAT ARE TO BE RELOCATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO RELOCATING THE MITIGATION TREES.

1. SEE SHEET C102 FOR EXISTING TREE AND TREE REMOVAL SUMMARY.

- 2.1. PARCEL AREA = 0.13 ACRES
- 2.2. REQUIRED TREES = 3 TREES
0.13 ACRES X 20 TREES/ACRE
- 2.3. REQUIRED COMBINED DBH = 21 INCHES
0.13 ACRES X 160 INCHES/ACRE
- 2.4. TREES TO REMAIN = 9 TREES
- 2.4.1. THEREFORE, NO ADDITIONAL MITIGATION IS REQUIRED

LIVE OAK (NATIVE)

CABBAGE PALM (NATIVE)

AMERICAN HOLLY (EVERGREEN)

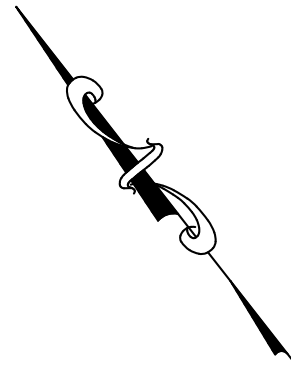
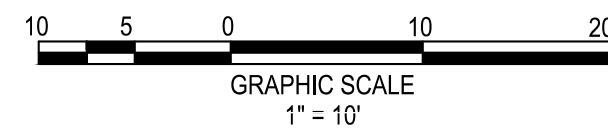
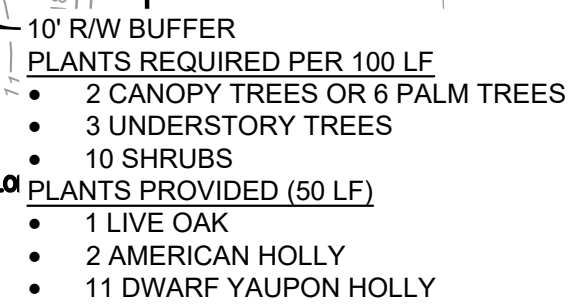
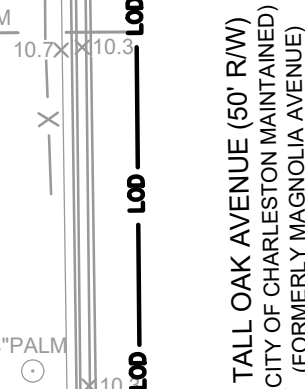
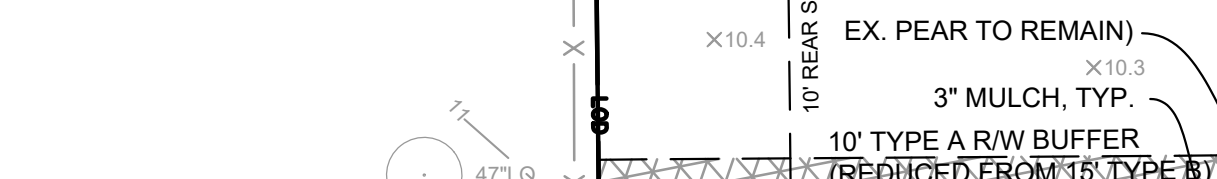
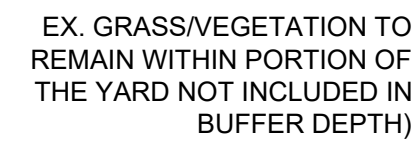
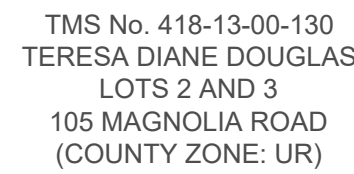
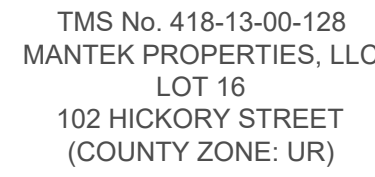
DWARF YAUPON HOLLY (NATIVE)

DWARF BURFORD HOLLY (NATIVE)

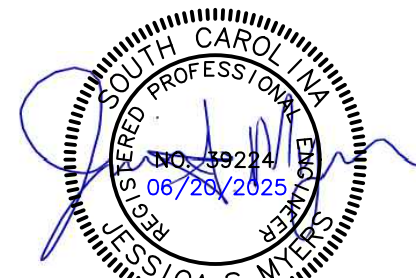
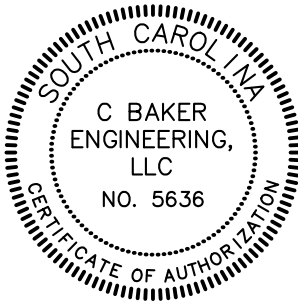
OAKLEAF HYDRANGEA (NATIVE)

SOD

3" DEEP MULCH PLANTING BED



PO BOX 81082
CHARLESTON, SC 29416
843.270.3185
CBAKERENGINEERING.COM



LANDSCAPE PLAN
2 TALL OAK AVENUE
COMMERCIAL

TALL OAK HQ, LLC
CHARLESTON COUNTY, SC
TMS NO. 418-13-00-129

[illegible]

PROJECT NO.: 25.001

PROJECT DATE: 02/13/2025

DRAWN BY: JSM

CHECKED BY: CBB

SCALE: 1" = 10'

[illegible]

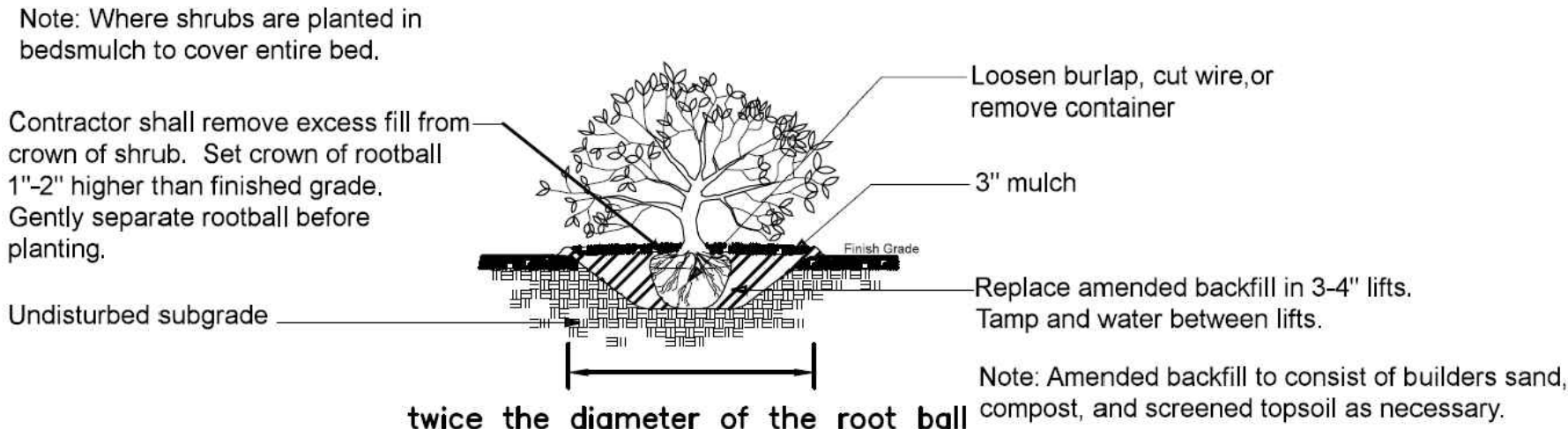
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SHEET: L100

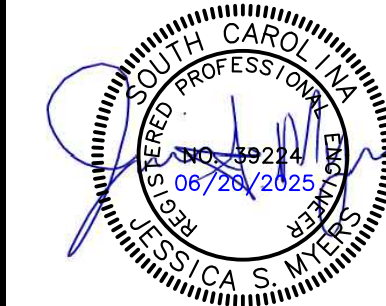
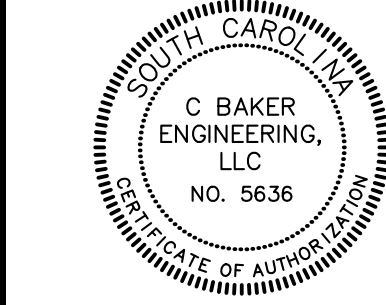
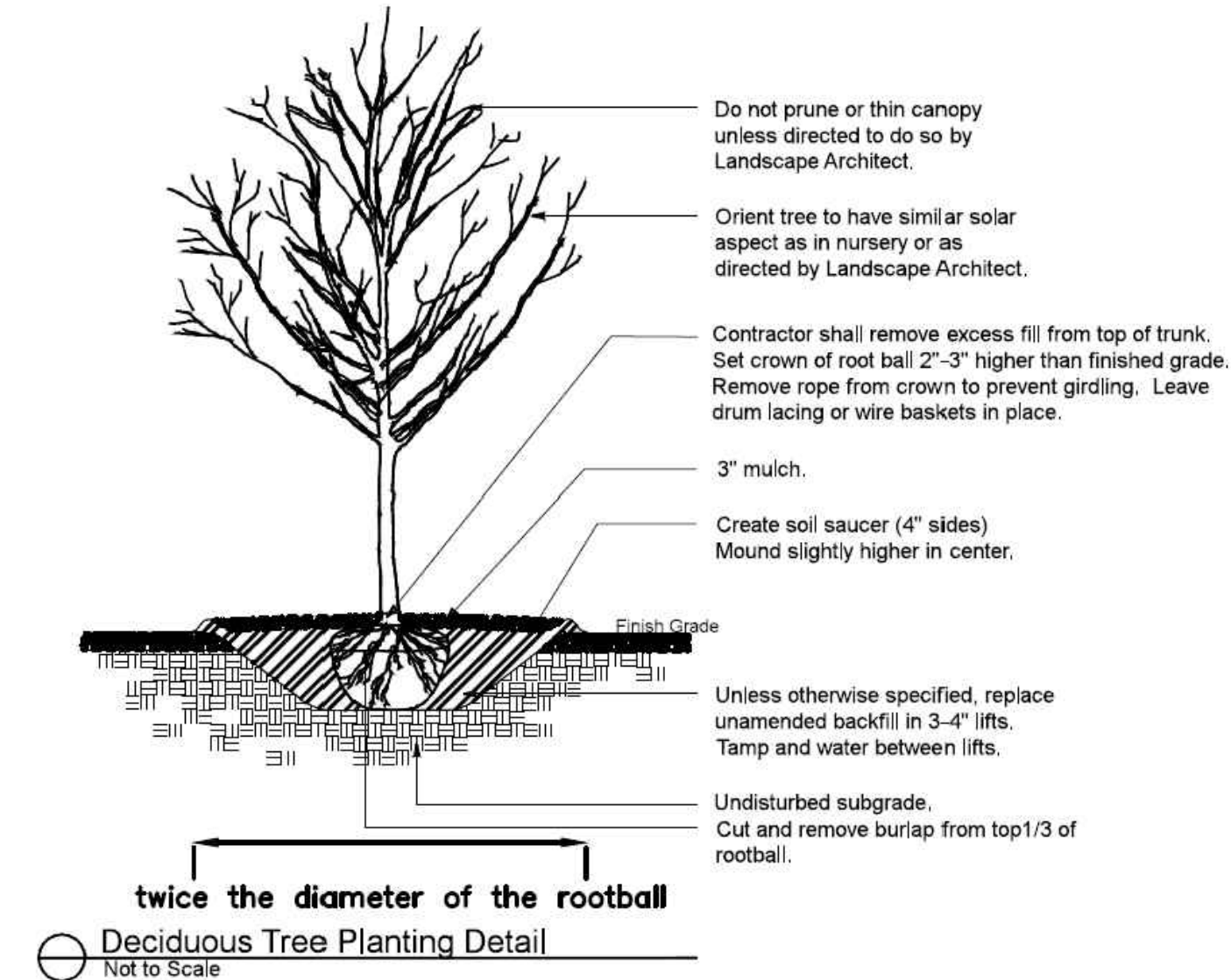
E:\Tall Oak HQ Commercial\Engineering\DWG\25.001 - Landscape.dwg

- LANDSCAPE NOTES:
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.
 - CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED AND TO REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
 - UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
 - ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED.
 - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
 - THE ENGINEER MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE PLAN.
 - THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THIS PLAN.
 - THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
 - THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ANY NECESSARY REPLACEMENTS REQUIRED DUE TO SICKNESS OR DISEASE BEFORE THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM, AS REQUIRED.
 - THE OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPEC'S.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING OF ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL, TRASH OR ASPHALT.
 - IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
 - MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR READILY AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIED IN A MANNER PRESCRIBED FOR OTHER VIOLATIONS.

PLANTING SCHEDULE						
BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/SIZE	SPACING	REMARKS
CANOPY TREES:						
QUERCUS VIRGINIANA	LIVE OAK	1	12' MIN.	2.5" CAL MIN.	AS SHOWN	HEALTHY AND FULL
SABAL PALMETTO	CABBAGE PALM	7	12' MIN.	2.5" CAL MIN.	AS SHOWN	HEALTHY AND FULL
UNDERSTORY TREES:						
ILEX OPACA	AMERICAN HOLLY	6	5' MIN.	3'-4' SPREAD	AS SHOWN	HEALTHY AND FULL
SHRUBS:						
ILEX VOMITORIA	DWARF YAUPON HOLLY	26	24" MIN.	3 GAL.	3' O.C. MIN, AS SHOWN	HEALTHY AND FULL
ILEX CORNUTA	DWARF BURFORD HOLLY	23	24" MIN.	3 GAL.	3' O.C. MIN, AS SHOWN	HEALTHY AND FULL
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24	24" MIN.	3 GAL.	3' O.C. MIN, AS SHOWN	HEALTHY AND FULL
GRASSING						
SOD	ALL DISTURBED AREAS TO BE SODDED WITH A PERMANENT STAND OF GRASS PRIOR TO PROJECT CLOSEOUT, OR APPROVED EQUAL					



Shrub Planting Detail
Not to Scale



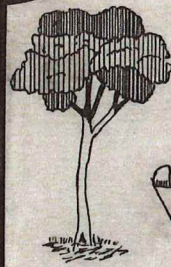
LANDSCAPE NOTES
2 TALL OAK AVENUE
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TMS NO. 418-13-00-129

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PROJECT NO.: 25.001
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DRAWN BY: JSM
CHECKED BY: CBB
SCALE: 1" = 30'

SHEET: L200





— PLAN —
— OF —

ASHLEY FOREST

Subdivision over the Ashley

In St. Andrews Parish, Charleston Co., S.C.

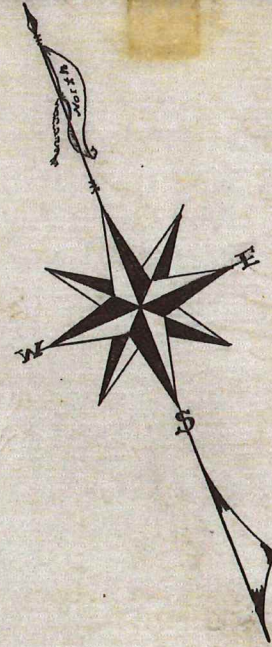
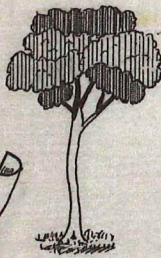
Made at the request of

J. C. LONG.

Aug. 1931, by Richard O. Rhett,

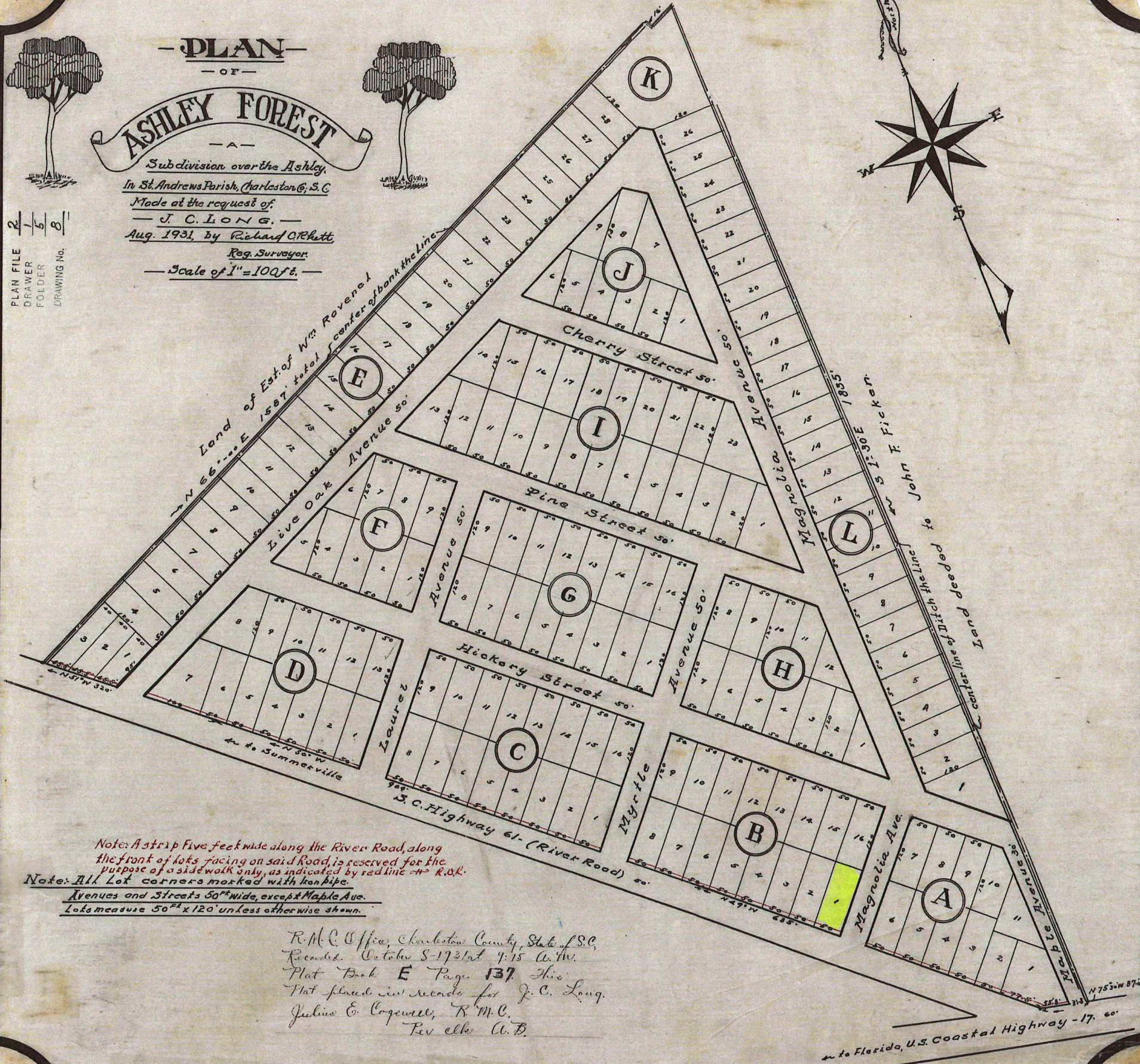
Reg. Surveyor.

Scale of 1" = 100 ft.



PLAN FILE
DRAWER
FOLDER
DRAWING No.

2
1
5
8



Note: A strip five feet wide along the River Road, along the front of lots facing on said Road, is reserved for the purpose of a sidewalk only, as indicated by red line on R.O.R.

Note: All lot corners marked with iron pipe.

Avenues and Streets 50' wide, except Maple Ave.

Lots measure 50' x 120' unless otherwise shown.

R.M.C. Office, Charleston County, State of S.C.
Recorded October 8-1931 at 9:15 A.M.
Plat Book E Page 137 This
Plat filed in records for J.C. Long.
Julius E. Cogswell, R.M.C.
Per clerk A.D.

to Florida, U.S. Coastal Highway - 17. 00.

Case # 8, 9, & 10

New Business

BZA-06-25-00875,

-00876, & -00877

Public Comments in Support

Received by

noon on 7/24



July 8, 2025

Charleston County
Board of Zoning Appeals
4045 Bridge View Drive
North Charleston, SC 29405

RE: Special Exception and Zoning Variance for 2 Tall Oak Avenue

Dear Members of the Board of Zoning Appeals,

As a business owner and Property Manager for neighboring properties at Tall Oak Avenue and Magnolia Road (9-29 Magnolia Road; 2 Magnolia Road; and 95 Tall Oak Avenue) I am writing to express my enthusiastic support for the Special Exception and Zoning Variances requested by Chrissy Nguyen and Ed Kronsberg, owners of Tall Oak HQ LLC for Anne Bonny's Lash & Skin Care Services. I believe that having Anne Bonny across the street will be a remarkable addition to our Avondale community.

I have managed the neighboring businesses along Tall Oak and Magnolia Road for almost 20 years and believe the granting of the special exception and the variances will be a positive not a detriment as the property already has a rear off-street parking area, there are several on-street spots on both sides of Tall Oak Avenue, and it is a small business, only serving one or two clients at a time.

2 Tall Oak sits on a short block with only one other building, 102 Tall Oak, a rental unit with shallow side by side parking, so without similar restrictions to the 2 Tall Oak property's exceptional deep driveway requiring stacked parking. I am unaware of another property on Tall Oak Avenue with the same restrictions.

I look forward to the opportunity to support Anne Bonny's Lash & Skin Care Services and am excited about the positive impact it will have on our neighborhood. We urge the Board to grant the requested Special Exception and Zoning Variances, as it will undoubtedly contribute to the growth and enrichment of our community.

Thank you for considering my support for this endeavor.

Sincerely,

Courtenay N. Brack, CPM®
President, Property Manager in Charge
Charleston Green Commercial, LLC
As Agent for Ashley Shoppes, LLC

July 21, 2025

Charleston County
Board of Zoning Appeals

RE: Special Exception and Zoning Variance for 2 Tall Oak Avenue

Dear Members of the Board of Zoning Appeals,

As the adjoining neighbor to 2 Tall Oak Avenue, I am writing in support of the Special Exception and Zoning Variances requested by Chrissy Nguyen and Ed Kronsberg, owners of Tall Oak HQ LLC for Anne Bonny's Lash & Skin Care Services. I believe that the intended use for skin care services with only two chairs is a good use for the property and the Avondale community.

I have owned my home at 105 Magnolia Road since 1999, and I have shared a property line with 2 Tall Oak Avenue. The property has been a rental property for several years and its driveway is on the Tall Oak Avenue side, across from a shopping center, so I do not believe there will be any added traffic or noise issues. The property has had a storage shed and stacked parking for many years. I do not see an issue with the continued stacked parking, as the property is horizontal and it is necessary. I am unaware of another property on Tall Oak Avenue with the same restrictions.

I support the owners' requests and believe Anne Bonny's Lash & Skin Care Services will be a good use.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Teresa Douglas".

Teresa Douglas
105 Magnolia Road