

Case # BZA-06-25-00877

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 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.

Requirement:

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.



CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.4 LANDSCAPING, SCREENING, AND BUFFERS

Sec. 9.4.4 Landscape Buffers

A. Right-of-Way Buffers.

- 1. Applicability. Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for agricultural and Residential Uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.
- 2. Buffer Types by Roadway. Landscape Buffers are required along Roadways in accordance with Table 9.4.4-1, Buffer Types by Roadway. Streets, Rights-of-Way, and ingress/egress Easements not indicated in this table shall comply with the Type B buffer requirements.
- 3. Development within Buffer Areas.
 - a. No Development, storage, or display may occur within required buffer areas except for sidewalks and permitted drives and Signs;
 - b. All buffer areas shall accommodate the required Plant materials;
 - c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and when they meander through the buffer in a natural manner; and

d. Stormwater ponds and swales may not occupy more than 25 percent of the buffer depth.

Table 9.4.4-1, Buffer Ty		•	
Abbapoola Road	G	Main Road (Limehouse Bridge to Maybank Hwy.)	1
Ashley Hall Road	В	Main Road Corridor Overlay Zoning District	[3]
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	В	Main Road (Bees Ferry Road to Limehouse Bridge)	G
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	E	Manse Road	G
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	I	Mark Clark Expressway	1
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1]	J	Mary Ann Point Road	E
Bears Bluff Road	ı	Mathis Ferry Road [1]	G
Bees Ferry Road	G	Maybank Highway Corridor Overlay Zoning District [Johns Island]	[2]
Belvedere Road	G	Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	ı	Maybank Highway (Main Road to Rockville)	1
Bohicket Road [1]	ı	Meeting Street	В
Botany Bay Road [1]	ı	Murraywood Road	G
Brownswood Road	G	Old Georgetown Road	G
Cane Slash Road	G	Liberia Road	G



Chisolm Road	G	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	В
Chuck Dawley Boulevard	В	Old Jacksonboro Road	G
Coleman Boulevard	В	Old Pond Road	G
Doar Road	G	Old Towne Road	В
Dorchester Road	А	Orange Grove Road	В
Eddingsville Beach Road	G	Orleans Road	В
Edenvale Road	G	Parkers Ferry Road	G
Fort Johnson Road [1]	Ε	Patton Avenue/Fickling Hill Road	G
Hamlin Road	Е	Peters Point Road	G
Harborview Road	В	Pine Landing Road	G
Highway 162	G	Plow Ground Road	G
Highway 165	G	Raccoon Island Road	G
Highway 17 (Hwy. 41 to County Line)	ı	Rifle Range Road	Е
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	G	River Road [1]	ı
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	В	Riverland Drive [1]	G
Highway 17 (west of Isle of Palms Connector including bypass)	В	Rivers Avenue	В
Highway 174 (Highway 164 to Edisto Beach) [1]	ı	Rutledge Road	G
Highway 174 (Highway 17 to Highway 164)	Ε	Saint Andrews Boulevard	В
Highway 41	G	Savannah Highway [Bees Ferry Rd. to County Line] otherwise C	Е
Highway 45	G	Seewee Road	G
Humbert Road	Е	South Santee Road	G
Hyde Park Road	G	Steamboat Landing Road (Jenkins Hill to Steamboat Creek)	G
James Island Bridge/Highway 61 Connector	С	Tibwin Road	G
James Island Expressway	G	Toogoodoo Road	G
Liberia Road	G	Venning Road	Е
Long Point Road (SPA Wando Terminal to I-526)	В	Wappoo Road	В
Long Point Road (Outside of MP-O District) [1]	G	Wescott Road	G
Magwood Road	E	Willtown Road	G



- [1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all Trees 6 inches or greater in Diameter Breast Height (DBH) which are located within Rights-of-Way.
- [2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.
- [3] Buffer type as described in the Main Road Corridor Overlay District.
- [4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.
- 4. Buffer Depth and Planting Standards. (See Table 9.4.4-3)
 - 5. The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:
 - a. A required Right-of-Way buffer not within an Overlay Zoning District may be reduced by up to one-third its depth when the following circumstance exist:
 - 1. The Parcel is located on a Corner Lot with required Right-of-Way buffers of 35 feet or more; or
 - 2. The area of all the required buffers, including land use buffers and Tree protection areas, exceeds 30 percent of the site.
 - b. A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:
 - 1. When no parking or vehicular use area is located between the building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
 - 2. When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, *Architectural and Landscape Design Standards*.
 - 3. Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and Tree preservation requirements of this Ordinance.
 - 4. Buffers are not required along newly created internal Rights-of-Way and ingress/egress Easements on Parcels containing exclusively Duplex, Triplex, Fourplex, or Single Family Attached Dwellings.
 - c. The Zoning and Planning Director may require additional site improvements., including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and density when a buffer reduction is granted.

B. Land Use Buffers.

- 1. *Applicability.* Land use buffers shall be provided in accordance with the standards of this Section. In the case of conflict between the land use buffer requirements of this section and those contained in CHAPTER 6, *Use Regulations*, of this Ordinance, the land use buffer requirements contained in CHAPTER 6, *Use Regulations*, shall govern.
- 2. Single-Family Detached Dwelling Units on individual Lots are exempt from the land use buffer requirements of this Section.
- 3. The Zoning and Planning Director is authorized to modify or waive the buffer or landscape planting requirements and may require that additional plant material be added within remaining buffers or elsewhere on the site, as described below:
 - a. When buffers will not serve any useful purpose due to the location of the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses; vehicles; buildings; structures; or storage; parking; loading; display or service areas; or
 - b. The Zoning and Planning Director is authorized to allow a one-third reduction of required buffers, if all required buffers would exceed 25 percent of the site proposed for Development.
- 4. *Determination of Required Buffers.* The following procedure shall be used in determining which of the buffer types in Table 9.4.4-2, *Land Use Buffers*, apply:
 - a. Determine the type of proposed use for the site being developed. (Column 1);
 - b. Determine the residential use type (if residential) or the Zoning District that exists on the adjacent Parcel. This is the "Adjacent Site's Use or Zoning";



- c. At the intersection of the proposed use and the use or zoning of the adjacent site, identify the land use buffer type (A, B, C, D, E, or F) required along the developing site's boundary(ies); and
- d. Lastly, refer to Table 9.4.4-3, *Buffer Depth and Landscaping Standards*, for the applicable buffer type.
- 5. Land Use Buffer Table. Land use buffers are required along Side and Rear Yards in accordance with the requirements of the following table:

				Table 9.4.4-2, Land	d Use Buffers				
				Use	or Zoning of A	djacent Site			
Proposed Use	Residential Type		Гуре	Civic/Institutional	Commerci	al Type	Industr	ial Type	Agricultural
	1	2	3	Civic/institutional	1	2	1	2	Agricultural
Agricultural	В	В	В	-	-	-	-	-	-
Residential Type 1	-	-	-	-	-	-	-	-	-
Residential Type 2	А	-	Α	В	В	С	E	F	В
Residential Type 3	В	А	-	Α	В	С	Е	F	В
Civic/Institutional	В	В	Α	-	В	С	D	E	В
Commercial Type 1	В	В	В	A	-	С	D	Е	В
Commercial Type 2	D	D	С	D	-	-	D	D	D
Industrial Type 1	Н	Н	Н	F	Е	В	-	А	G
Industrial Type 2	J	J	J	J	G	В	А	-	Ī

General Notes:

Residential Use Types:

Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks

Commercial Use Types:

Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses

Industrial Use Types:

Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.

6. Buffer Denth and Landscapina Standards.

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Table 9.4.4-3, Buffer Depth and Landsca	ping S	tanda	rds							
Chandrad					Buff	er Typ	е			
Standard	Α	В	С	D	E	F	G	Н		J
MINIMUM BUFFER DEPTH (feet from property line) [1]	10	15	20	25	35	40	50	60	75	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants pe	r 100 l	inear	feet)	[2] [3]						
Canopy Trees [4]	2	2	2	3	4	5	6	7	9	12
Understory Trees (at least 50 percent evergreen)	3	3	4	4	6	7	9	10	12	15
Shrubs	20	25	30	35	40	45	50	55	60	75



TABLE NOTES:

- 1. Buffers may be traversed by permitted driveways and pedestrian ways.
- 2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.
- 3. Bradford Pears cannot be used to fulfill any of the Tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.
- 4. Palmetto Trees may be substituted to fulfill the Canopy Tree requirements. These Trees are to be planted at a ratio of three Palmetto Trees for each Canopy Tree and are to be planted in groupings of three.

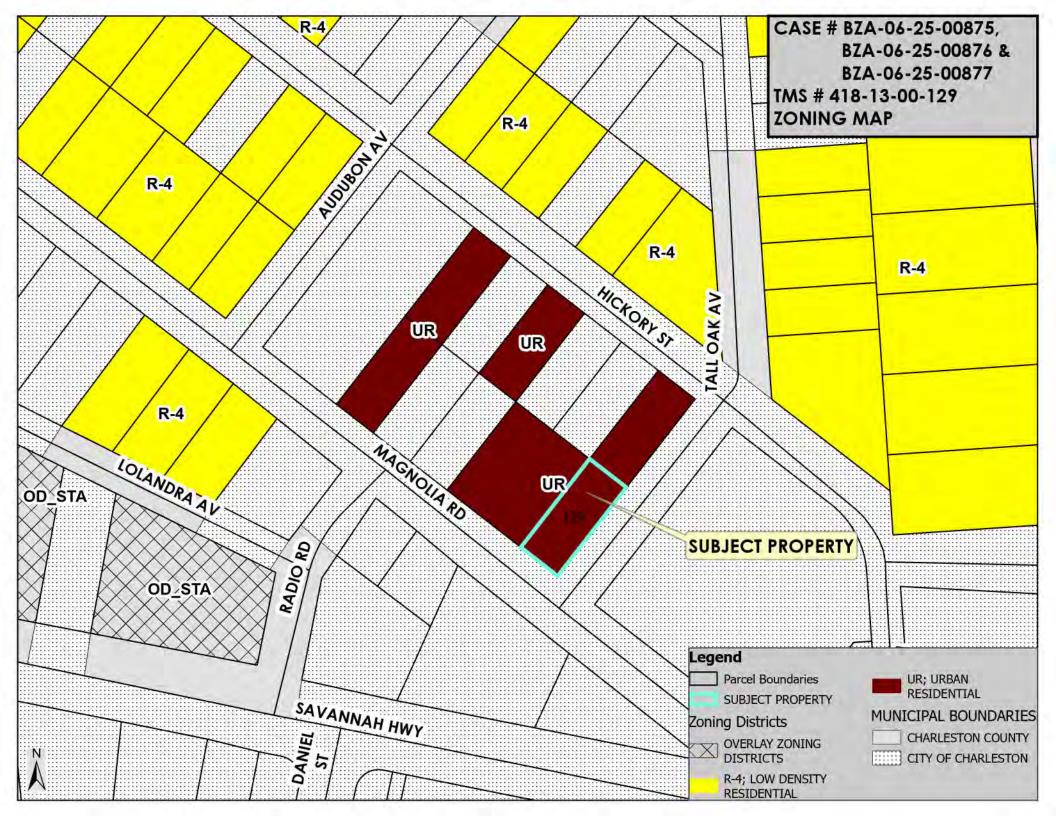
GENERAL NOTES:

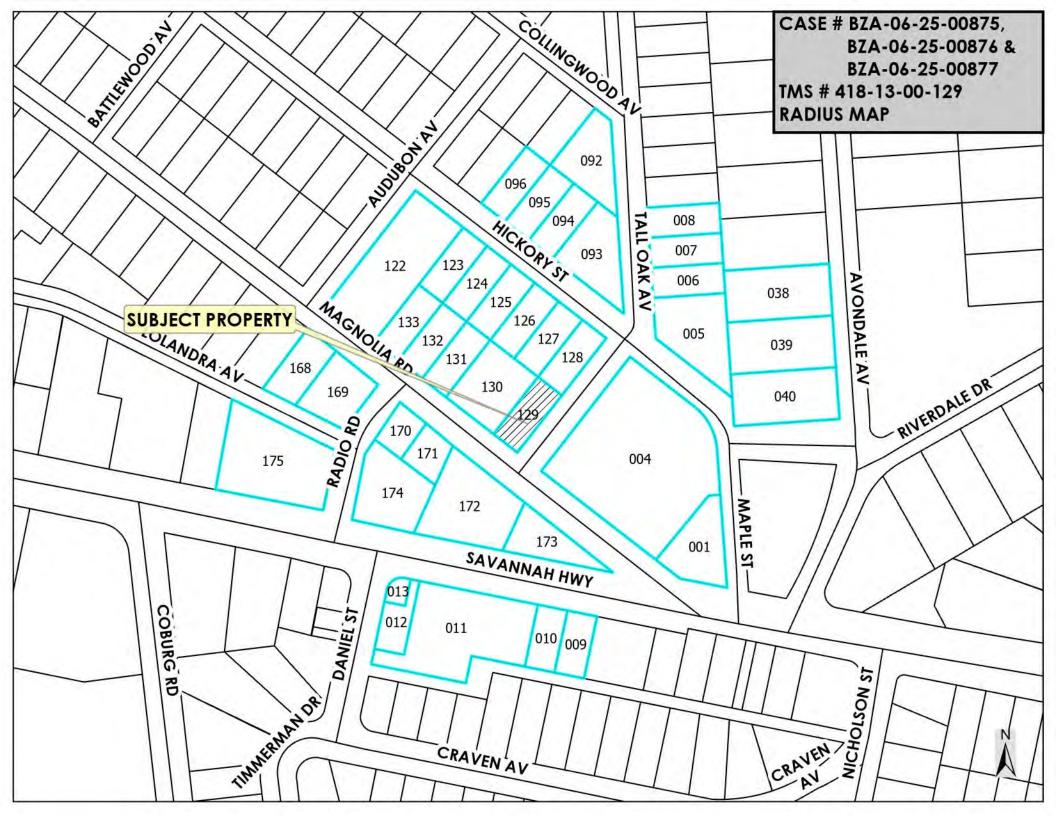
- 1. The Zoning and Planning Director shall be authorized to require the installation of Berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.
- 2. All Trees with a Diameter Breast Height (DBH) of eight inches or greater within buffers shall be preserved.

C. General.

- 1. Location of Buffers. Buffers shall be located along the perimeter of a Lot or Parcel and shall extend to the boundary of the Lot or Parcel. They shall not be located on any portion of public Right-of-Way. Where drainage or other utility Easements exist along property lines, required Landscape Buffers shall be located adjacent to the Easement and may be reduced in width by the width of the Easement, but in no case shall the buffer width be less than 10 feet and shall be located adjacent to the Easement. Required buffers shall be noted on all Plats, plans and permit requests submitted for review and approval under this Ordinance.
- 2. Plant Material within Buffers. Plant material shall be selected and spaced properly to allow the Plants to thrive considering site specific conditions. Plant materials located adjacent to public Drainage Easements and Right-of-Ways shall be selected and placed so as not to impede access or maintenance, including low-lying lateral branches. Additionally, plant material within required buffers that contain Utility Easements shall be selected and located to minimize pruning for future maintenance and clearance of such Utilities. All selections are subject to the review and approval of the Zoning and Planning Director and may also require modifications (substitutions and relocation) of plant materials on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or Rights-of-Way and to preserve the public health, safety, and welfare.
- 3. *Use of Buffers.* The Zoning and Planning Director is authorized to allow On-Premises Signs, Fences, Walls, Berms, mailboxes, access to community Boat Ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Zoning and Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse effect on adjacent property.

Effective on: 12/6/2022, as amended









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 reentering 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."

<u>Applicable ZLDR requirement Case # BZA-06-25-00877:</u>

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): Response: These conditions do not generally apply to other property in the vicinity; 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): Response: The need for the variance is not the result of the applicant's own actions; 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 Av	e, Charleston, SC	29407		
Tax Map Number(s): 418-13-00-129				
Current Use of Property: Developed - R	esidential			
Proposed Use of Property: Hair, Nail, &	Skin Care Service	S		
Zoning Variance Description: Commerc	ial			
Applicant Information (Required)				
Applicant Name (please print): Edward K	ronsberg			
Name of Company (if applicable): Tall Oal	K HQ LLC			
Mailing Address:				
City:	State:			Zip Code:
Email Address:			Phone #:	
Applicant Signature:				Date: 06/20/2025
Representative Information (Complete	e only if applicable. Atto	rney, Builder,	Engineer, Surv	veyor etc.)
Print Representative Name and Name of Con	npany: Jessica My	ers, PE (C	Baker Eng	gineering, LLC)
Mailing Address:				
City:	State:		Zip	Code:
Email Address:			Phone #:	
Designation of Agent (Complete only if	the Applicant listed abo	ve is not the P	roperty Owne	r.)
I hereby appoint the person named as Applic	ant and/or Representa	tive as my (our	r) agent to rep	resent 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 Zon Application #: B74 - Ox 25 Ox	Ridery (5)	Date	Filed 2	Fee Paid 250
Application #: B74 - Op-25-00	877ms#: 4/8	13-00	-129	Staff Initials:

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 concerted 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 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. Therefore, we are requesting an variance from Section 9.4.4 to eliminate the landscape buffers between the site and the adjacent parcels -130 and -128.

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 in conjunction with the required landscape buffers would unreasonably restrict the site's usage.

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.

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 landscape buffers cannot be applied to this property based on the constraints of the existing structure and the small dimensions/area of the property.

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:
authorization of a variance to eliminate the landscape buffers adjacent to Parcels -130 and -128 would not have a stantial detriment to adjacent property or to the public good. The character of the UR Zoning District will not be harmed.
ditionally, the proposed condition plans to keep existing fences currently in place between Parcels -130 and -128. Not only the adjacent parcels continue to be screened as they exist today, we are proposing to infill landscaping where possible to her enhance the site.
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?
proposed "Hair, Nail, and Skin Care Service" use is conditionally allowed within the UR Zoning District. The proposed ness complies with the conditions for use pending a Special Exception for allowing two (2) chairs. As the property exists y, the site cannot be used for the intended personal service, because the required landscape buffers unreasonably restrict use onsite.
Is the need for the variance the result of your own actions? Explain:
The property dimensions/area are an existing condition.
Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain
The proposed use and variance requests do not conflict with the Charleston County Comprehensive Plan or the purpose

CONSTRUCTION PLANS FOR:

2 TALL OAK AVENUE COMMERCIAL

TALL OAK HQ, LLC

CHARLESTON COUNTY, SC TMS NO. 418-13-00-129

PROJECT INFORMATION:

1. PROJECT NAME: 2 TALL OAK AVENUE COMMERCIAL 2. PROJECT ADDRESS: 2 TALL OAK AVENUE CHARLESTON, SC 29407

3. PARCEL ID: TMS NO. 418-13-00-129 4. PARCEL ACREAGE: 0.13 ACRES CHARLESTON COUNTY 5. JURISDICTION: URBAN RESIDENTIAL (UR) ZONING: HAIR, NAIL, & SKIN CARE SERVICES PROPOSED USE: 8. DISTURBED AREA: 0.2 ACRES

PROJECT CONTACT INFORMATION:

DEVELOPER

TALL OAK HQ, LLC CONTACT: EDWARD KRONSBERG PO BOX 31607 CHARLESTON, SC 29417

843.830.5756

C BAKER ENGINEERING, LLC CONTACT: CAMERON BAKER, PE PO BOX 81082 CHARLESTON, SC 29416

843.270.3185

843.202.7215

REGULATORY CONTACT INFORMATION:

PLANNING/ZONING:

CHARLESTON COUNTY CONTACT: SALLY BROOKS, PLA. ISA 4045 BRIDGE VIEW DRIVE NORTH CHARLESTON, SC 29405

2 FNGINFFRING/MS4

2. ENGINEER:

CHARLESTON COUNTY CONTACT: CHRIS WANNAMAKER, PE 4045 BRIDGE VIEW DRIVE NORTH CHARLESTON, SC 29405

NPDES: SCDES CONTACT: SHANNON HICKS, PE

1362 MCMILLAN AVENUE, SUITE 300 CHARLESTON, SC 29405 843.953.0150

4. WATER SYSTEM:

CHARLESTON WATER SYSTEM CONTACT: LYDIA OWENS 103 ST. PHILIP STREET CHARLESTON, SC 29403 843.727.6869

CHARLESTON WATER SYSTEM SEWER SYSTEM: CONTACT: LYDIA OWENS

103 ST. PHILIP STREET CHARLESTON, SC 29403 843.727.6869

6. ELECTRIC PROVIDER: DOMINION ENERGY

DOMINION ENERGY GAS PROVIDER:

	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

1. 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.

- 2. 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,
- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR
- CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS.
- CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS 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
- 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.
- 6. 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
- 7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR 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
- 8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING 22. GRADE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE TO EXISTING OR NEW DRAINAGE FACILITIES. CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- 9. 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 CAN'T 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
- 10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH 26. INVERTS SHOWN ON PLAN DRAWING ARE PIPE INVERTS. 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.
- RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- 12. 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.
- 13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL 14. 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: 15. 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.).
- 16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED: 16.1. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- 16.2. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; 16.3. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION
- AND MAINTENANCE; AND 16.4. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- 17. 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.
- 18. 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.
- 19. 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

- 1. CONTRACTOR SHALL PROTECT EXISTING BENCHMARKS, MONUMENTS, ROADWAYS, AND FACILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION PERIOD.
- 2. 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 CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION
- 10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF UNDERGROUND UTILITIES WITH APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL 12. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF FEDERAL, STATE, COUNTY AND
- 13. CONTRACTOR SHALL VERIFY THAT ALL NECESSARY CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO THE START OF THE PROJECT.
- 14. 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.
- 16. CONTRACTOR SHALL OVERSEE INSTALLATION OF UTILITIES AND COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS.
- 17. 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. 18. 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 19. CONTRACTOR SHALL REMOVE ALL STRIPPING DEBRIS AND EXCESS EXCAVATED MATERIAL FROM THE SITE.
- 20. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATIONS AND GRADING INCLUDING FURNISHING OFF-SITE BORROW AS REQUIRED TO MEET PLAN GRADES. INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL 21. 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.
 - 23. ALL FINISHED SURFACES SHALL BE FREE FROM SURFACE IRREGULARITIES.
 - 24. 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.
 - 25. 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
 - 27. TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS SHALL BE PLACED AT ALL INLETS AND PIPES UNTIL
 - SOIL STABILIZATION IS COMPLETE. 28. CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PREVENT SEDIMENTATION OF ADJOINING WETLANDS OR PROPERTIES.
- 11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE 29. ANY SUBSTITUTION FOR MATERIALS OR PROCEDURES MUST HAVE PRIOR WRITTEN APPROVAL OF OWNER
 - 30. PIPE LENGTHS SHOWN ARE 2D LENGTH FROM CENTER TO CENTER OF STRUCTURE
 - DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF 31. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERATIVE ROUTE MUST BE PROVIDED.

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.

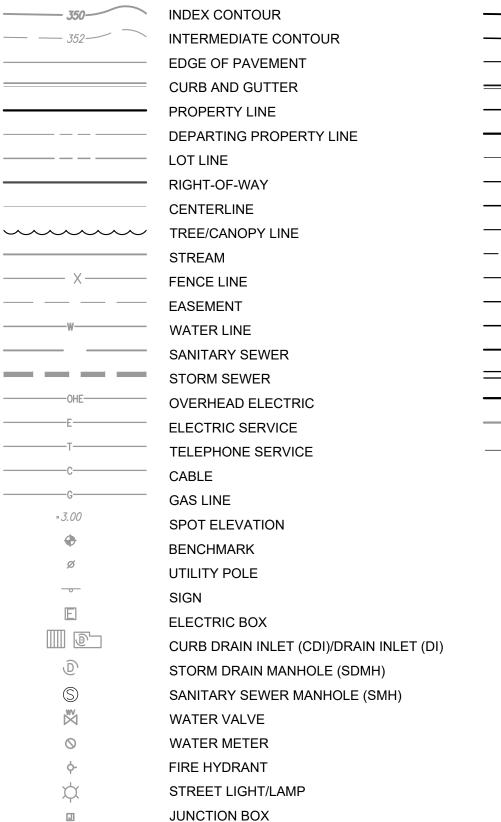
SCDES CERTIFICATION STATEMENT:

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).



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

EXISTING LEGEND



TREE TRUNK

END SECTIONS

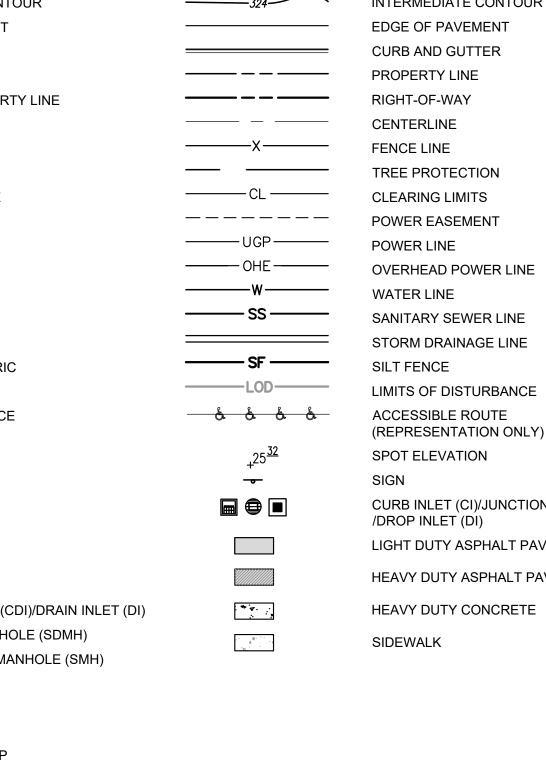
EAST OAK

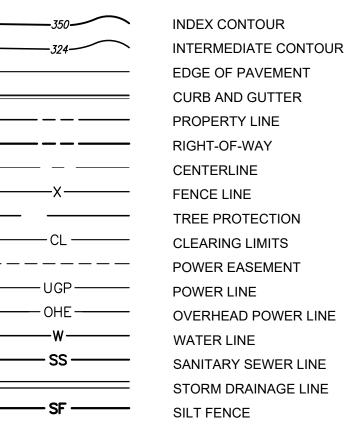
FOREST

CONCRETE

○ 18" OAK

PROPOSED LEGEND





LIMITS OF DISTURBANCE **ACCESSIBLE ROUTE**

CURB INLET (CI)/JUNCTION BOX (JB)

LIGHT DUTY ASPHALT PAVING HEAVY DUTY ASPHALT PAVING

HEAVY DUTY CONCRETE



Ashdale Dr

School 17

Charlestowne Rd South

3t Andrews

Elementary

LOCATION MAP

APPROXIMATE SCALE: 1" = 1,000'

Park

Forest

Craven Ave

Byrnes Downs

Avondate

St Andrews

Center

Lolondra Ave

Cavalier

Parkwood

Estates

0

C BAKER

ENGINEERING,

LLC

NO. 5636

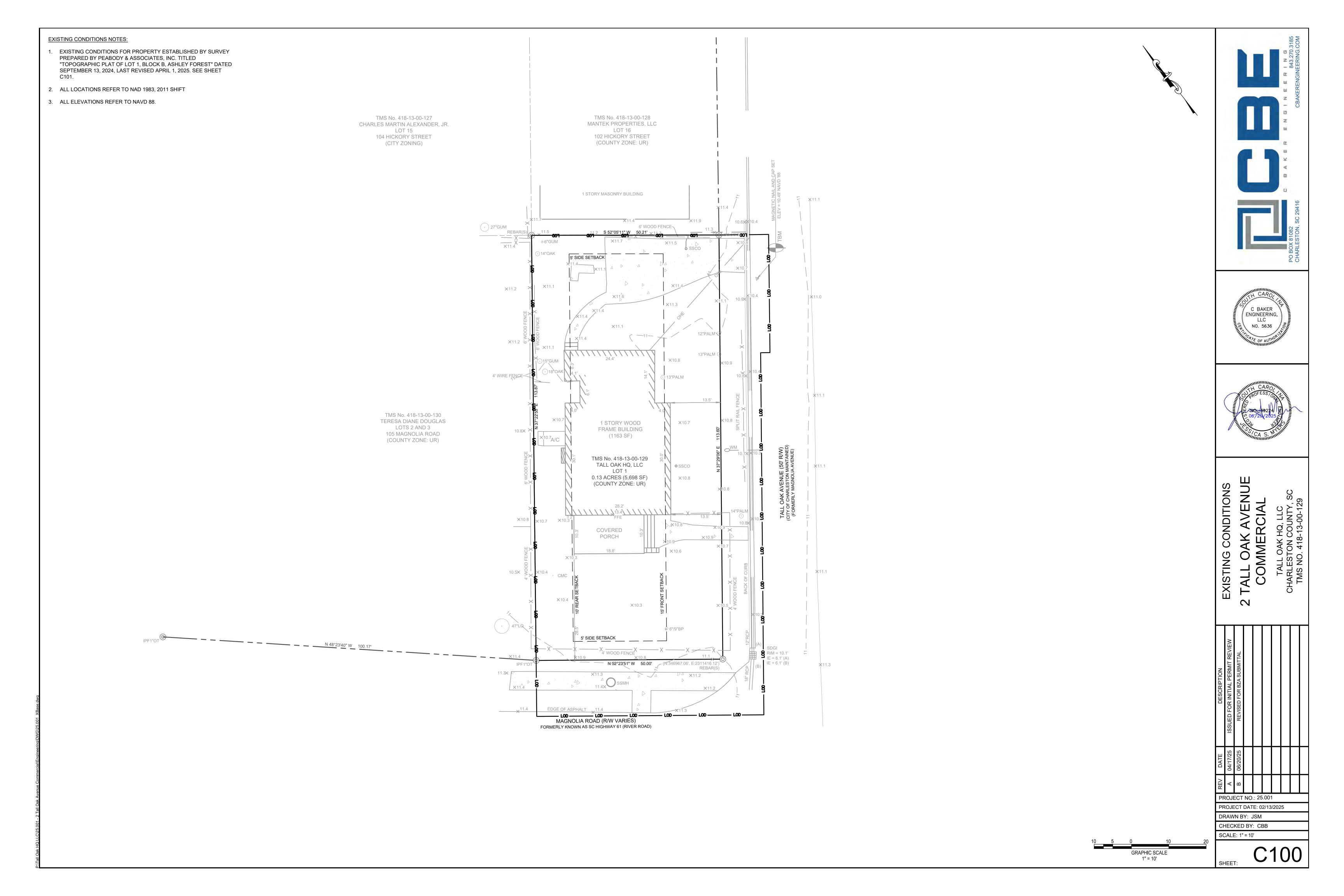
MORELAND Savannah P PROJECT NO.: 25.001

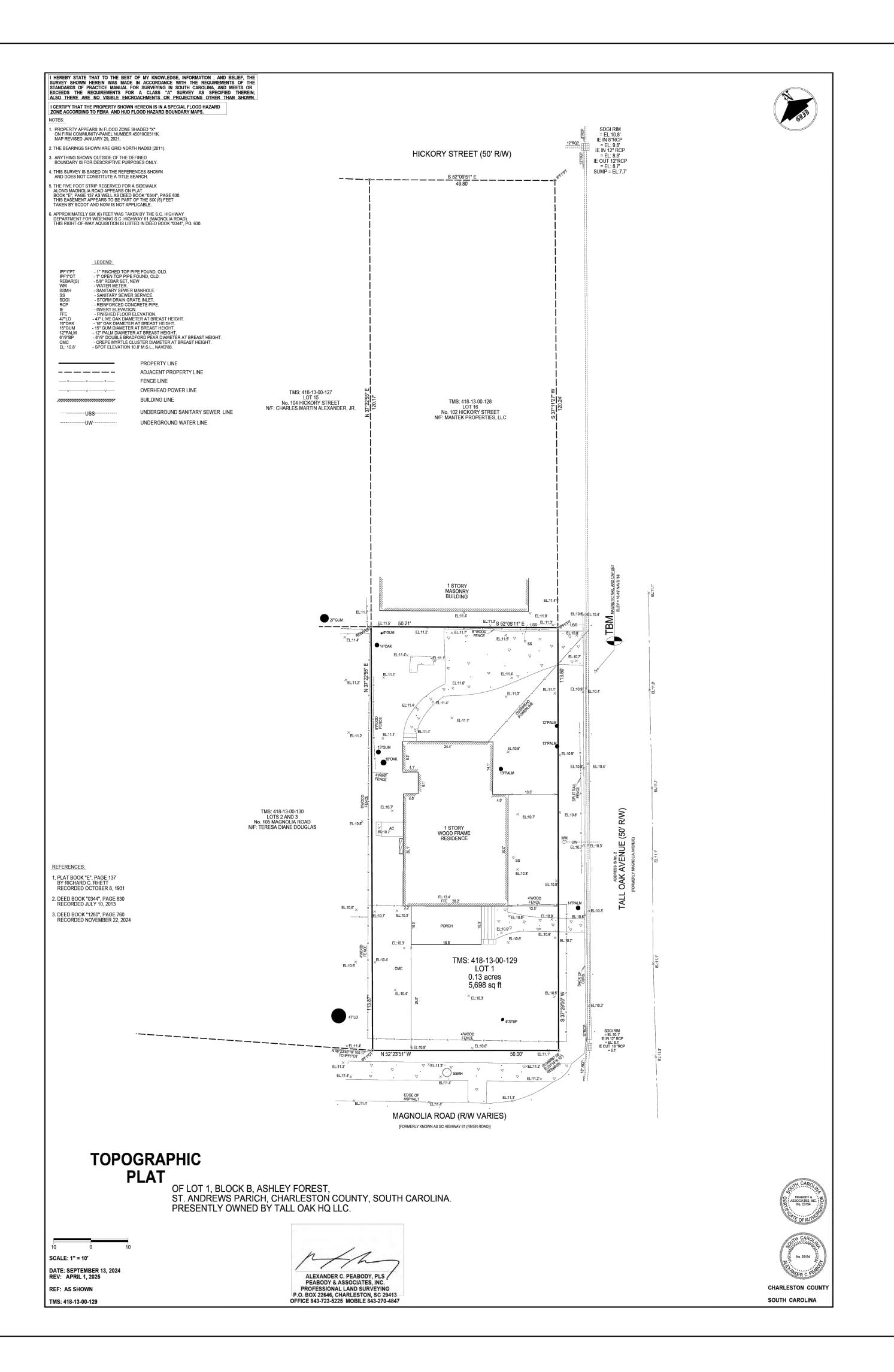
PROJECT DATE: 02/13/2025

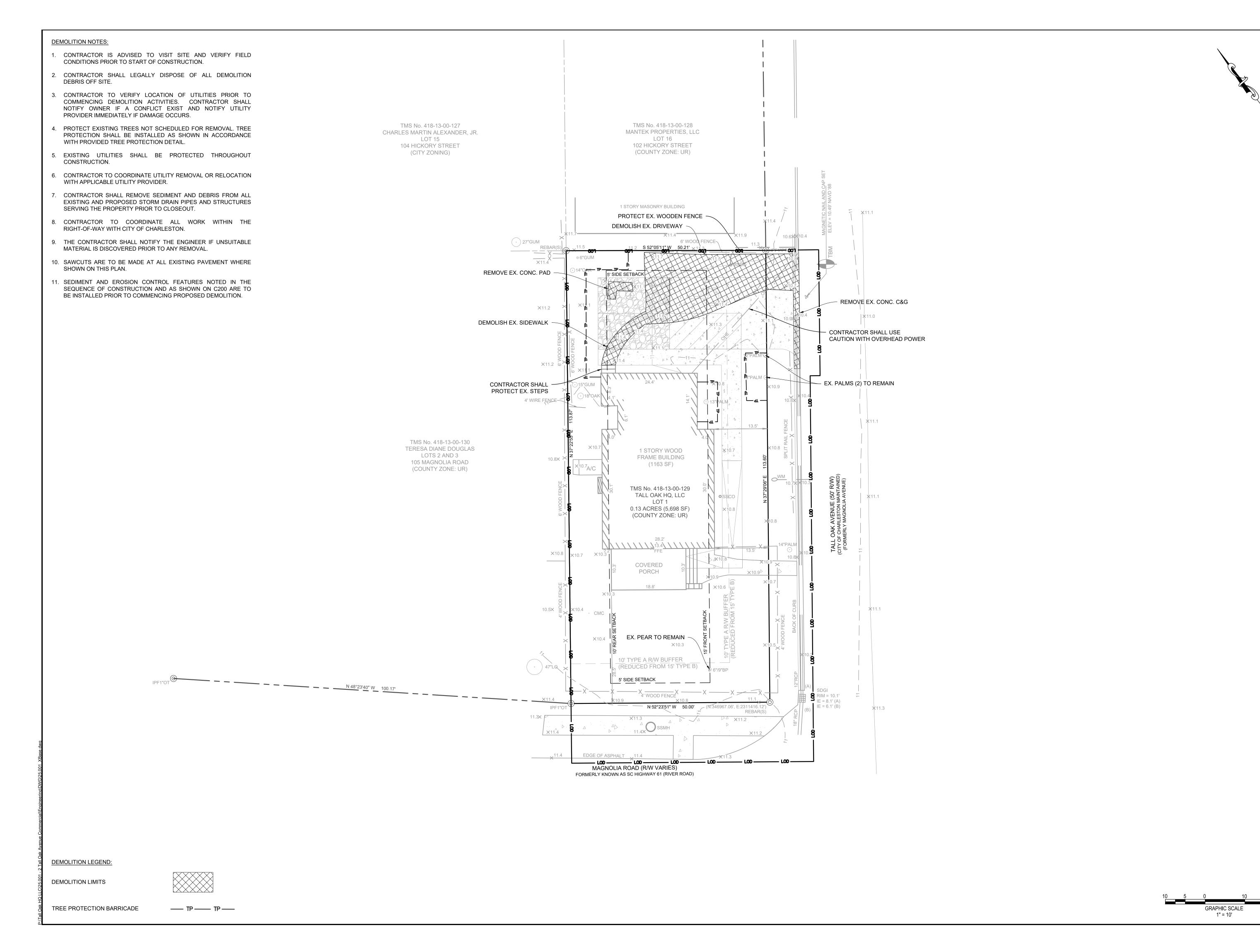
DRAWN BY: JSM

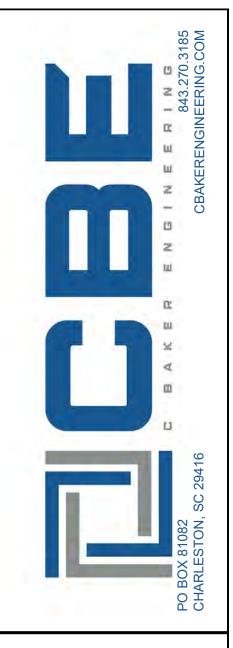
CHECKED BY: CBB

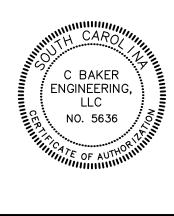
SCALE:











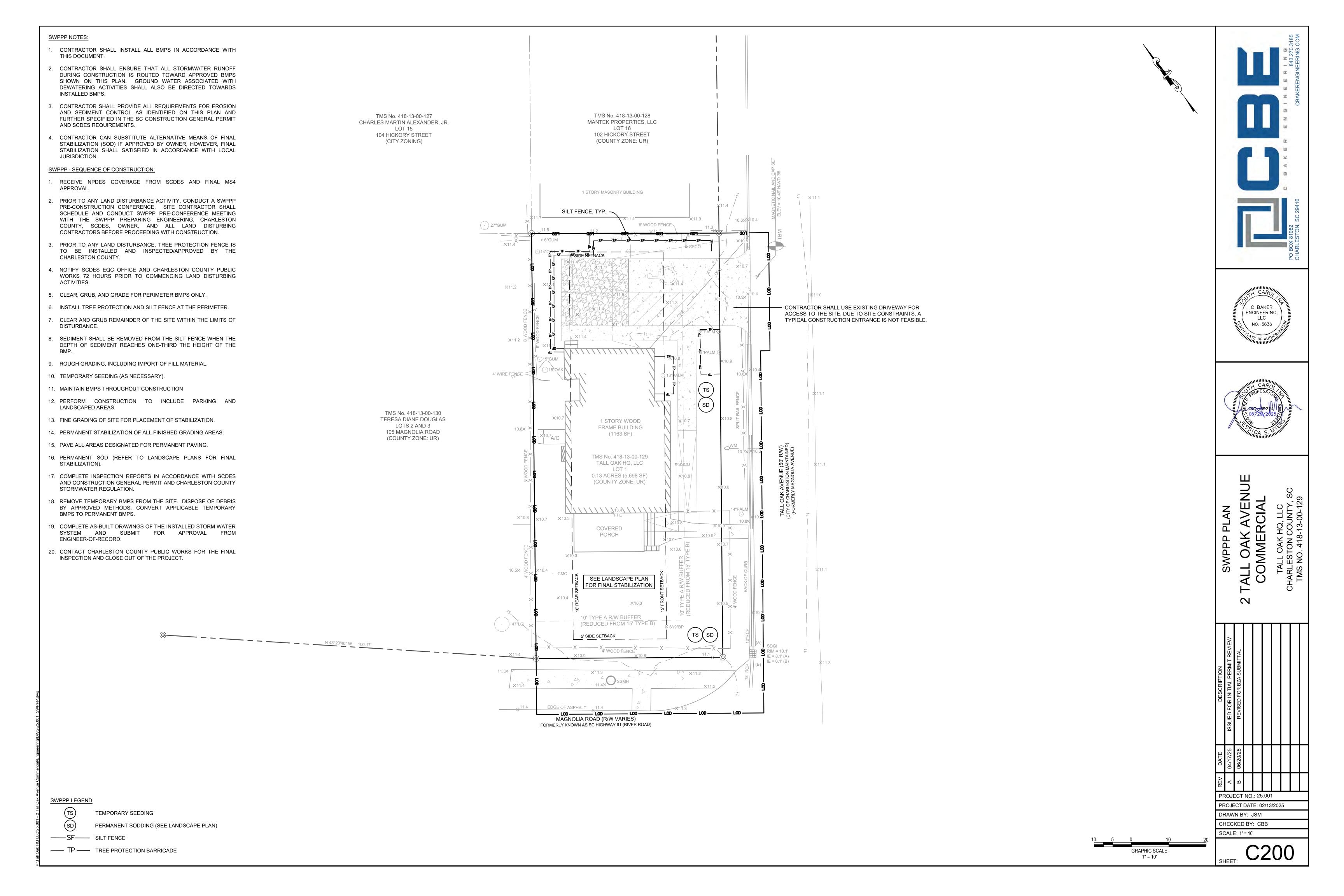


DEMO & TREE REMOVAL

PROJECT NO.: 25.001

PROJECT DATE: 02/13/2025 DRAWN BY: JSM CHECKED BY: CBB

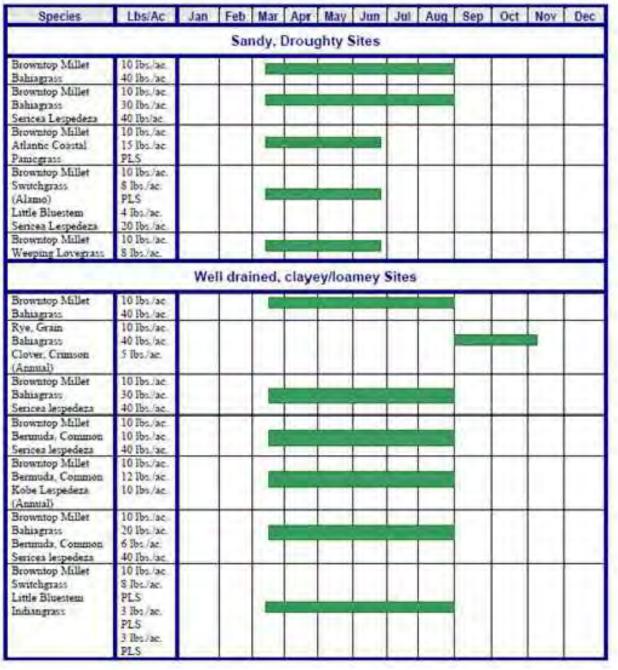
SCALE: 1" = 10'



Temporary Seeding - Coastal

Species	Lbs/Ac	Jan Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		San	dy, Di	rough	ty Si	tes						
Browntop Millet	40 lbs./ac.											
Rye, Grain	56 lbs/ac.											
Ryegrass	50 lbs/ac.											
	- 1	Well drain	ed, c	layey	/loan	ey S	ites					
Browntop Millet or Japanese Millet	40 lbs/ac											
Rye, Grain or Oats	56 lbs/ac. 75 lbs/ac.			_								
Ryegrass	50 Ibs./ac		-									

Permanent Seeding - Coastal



SURFACE STABILIZATION MEASURES

SEEDING WILL BE COMPLETED IMMEDIATELY FOLLOWING SITE RECLAMATION AND PRIOR TO PROJECT COMPLETION. TEMPORARY OR INTERMEDIATE SEEDING, MULCHING, MATTING, OR OTHER SURFACE STABILIZATION MEASURES WILL BE PLACED ON DISTURBED AREAS FOLLOWING INITIAL SOIL DISTURBANCE. PRIOR TO SEEDING, ALL SURFACES SHALL BE SCARIFIED TO A DEPTH OF FOUR TO SIX INCHES TO ENHANCE SEED GERMINATION AND HELP IMPEDE STORMWATER RUNOFF. SEEDING MIXTURES WILL BE TAILORED TO SITE-SPECIFIC CONDITIONS, STEEPNESS OF SLOPES, CLIMATE, LOCATION, AND ELEVATION.

IN THE ABSENCE OF SOIL TESTS, FERTILIZER AND LIME WILL GENERALLY

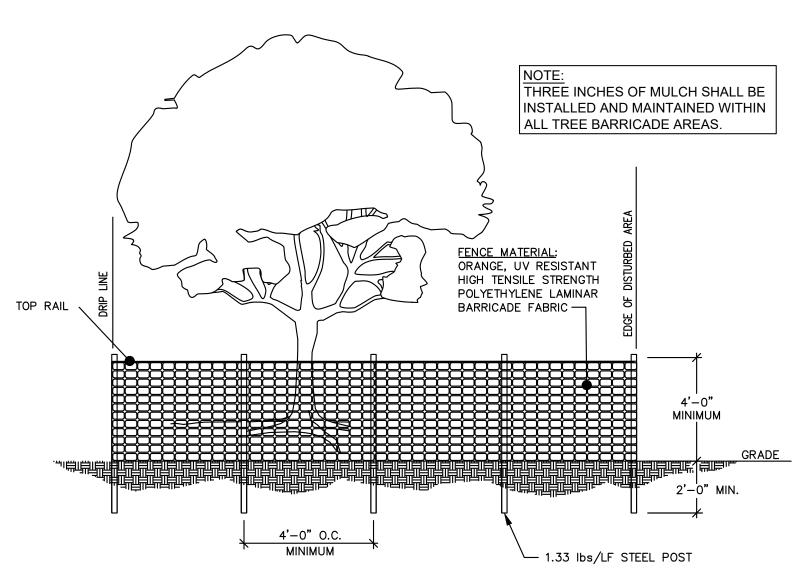
BE APPLIED AT THE FOLLOWING RATES: 10-10-10 FERTILIZER

AGRICULTURAL LIMESTONE

500 LB/ACRE GROUND 2000 LB/ACRE

LIQUID LIME OR ALTERNATIVE FERTILIZERS MAY BE SUBSTITUTED IN VARIOUS SITUATIONS. MULCH OR MATTING SHALL BE APPLIED TO ALL SEEDED AREAS TO AID IN THE ESTABLISHMENT OF VEGETATION AND HELP IMPEDE EROSION. VEGETATIVE MULCH, TYPICALLY WHEAT OR OAT STRAW, SHALL BE APPLIED AT THE RATE OF 3,000 TO 4,000 LBS/ACRE.

TEMPORARY/PERMANENT SEEDING SCHEDULE DETAIL

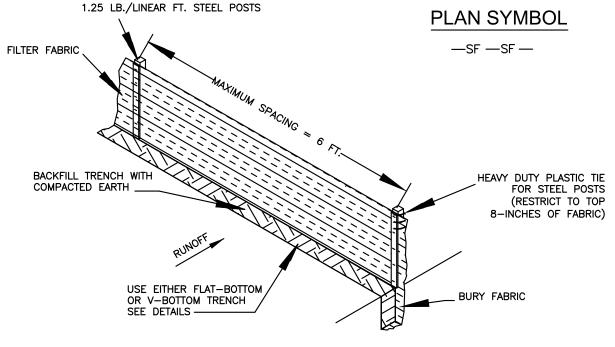


1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.

- 2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA OR A MINIMUM OF 1.5 FT X THE DBH OF THE TREE, WHICHEVER IS GREATER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 3. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- 4. THERE SHALL BE NO GRADING PERFORMED WITHIN ANY TREE PROTECTION ZONE
- 5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

TREE PROTECTION DETAIL





SILT FENCE — GENERAL NOTES

1. Do not place silt fence across channels 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.

SILT FENCE — POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum,

- Composed of a high strength steel with a minimum yield strength of

2. Posts shall be equipped with projections to aid in fastening of filter fabric.

Install posts to a minimum of 24-inches. A minimum height of 1- to 2-

. 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

inches above the fabric shall be maintained, and a maximum height of 3 feet

Silt fence must be composed of woven geotextile filter fabric that consists of

— Composed of fibers consisting of long 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

- Free of any treatment or coating which might adversely alter its physical

- Free of any defects or flaws that significantly affect its physical and/or

Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.

. 12—inches of the fabric should be placed within excavated trench and toed in

. Filter Fabric shall be purchased in continuous rolls and cut to the length of

5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL),

- Include a standard "T" section with a nominal face width of 1.38-inches

the following physical characteristics.

and a nominal "T" length of 1.48—inches.

5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

Weigh 1.25 pounds per foot (± 8%)

shall be maintained above the ground.

the following requirements:

properties after installation;

when the trench is backfilled.

the barrier to avoid joints.

filtering properties; and,

- Have a minimum width of 36-inches.

- 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 - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy—duty plastic ties; or, - Overlap entire width of each silt fence roll from one support post to the next support post.
- 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.
- Install Silt Fence Checks (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

SILT FENCE - INSPECTION & MAINTENANCE

- and, as recommended, within 24-hours after each rainfall even that produces
- 3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when

FLAT-BOTTOM TRENCH DETAIL

V-SHAPED TRENCH DETAIL

South Carolina Department of

SILT FENCE

standard drawing no. SC-03 Page 1 of 2

NOT TO SCALE

Health and Environmental Control

RUNOFF

COMPACTED

RUNOFF

HEAVY DUTY PLASTIC TIES

(MINIMUM)

- 5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated. . Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff
- 7. Check for tears within the silt fence, areas where silt fence has begun to ineffective. Removed damaged silt fence and reinstall new silt fence
- 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

1. The key to functional silt fence is weekly inspections, routine maintenance, and

2. Regular inspections of silt fence shall be conducted once every calendar week

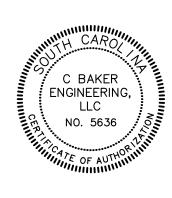
4. Remove accumulated sediment when it reaches 1/3 the height of the silt

- overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence,
- decompose, and for any other circumstance that may render the silt fence

South Carolina Department of Health and Environmental Control

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





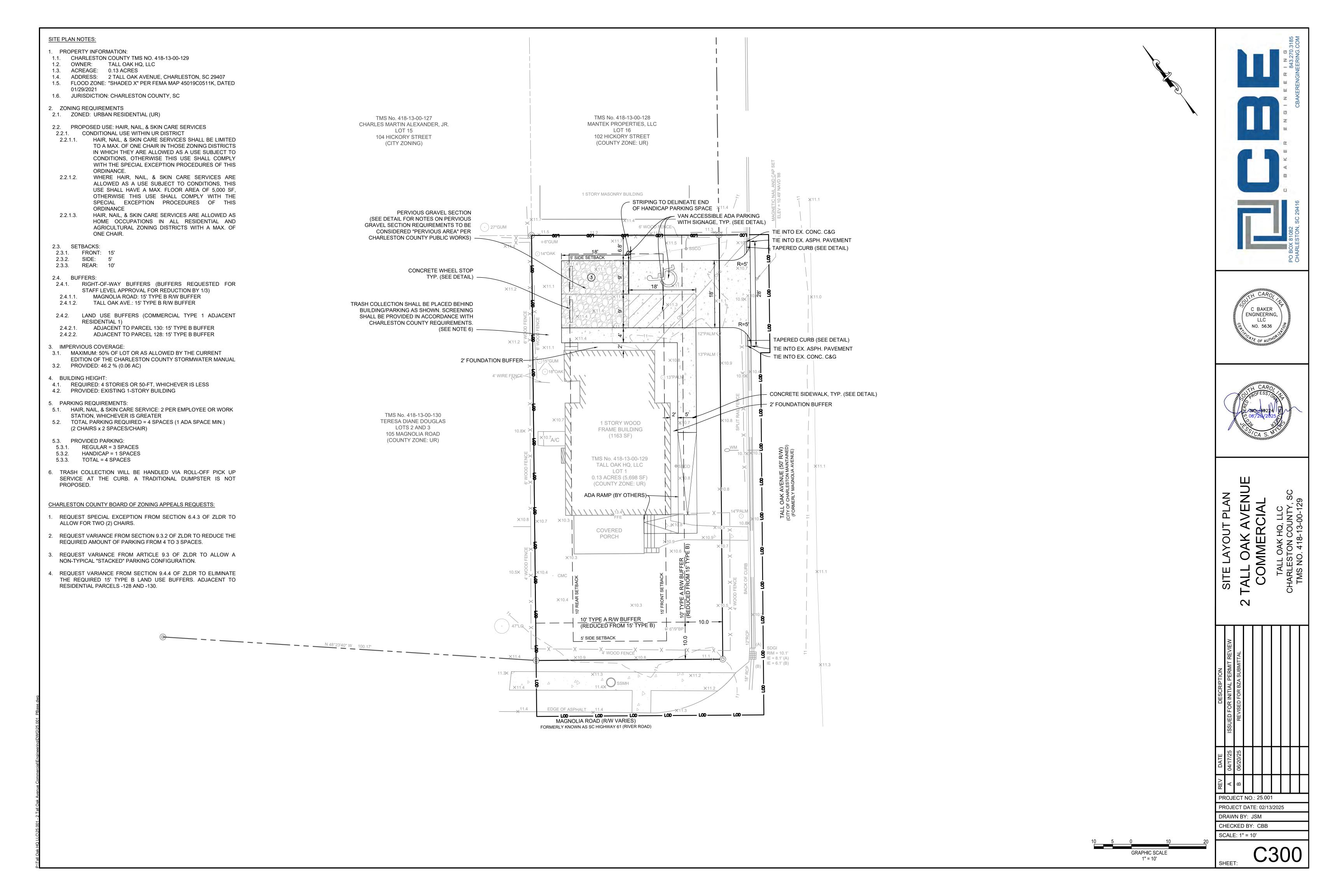


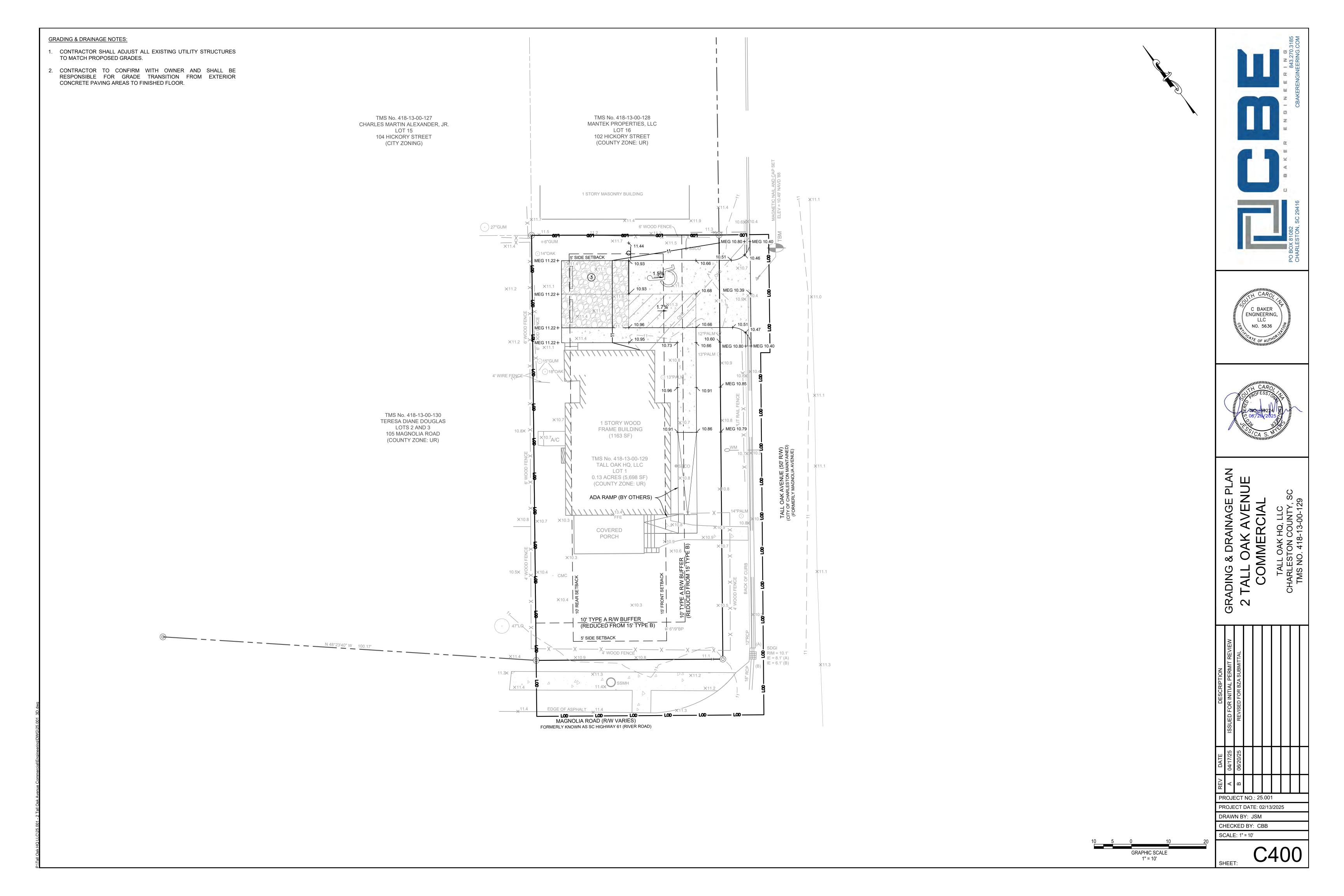
OMME SWPPP

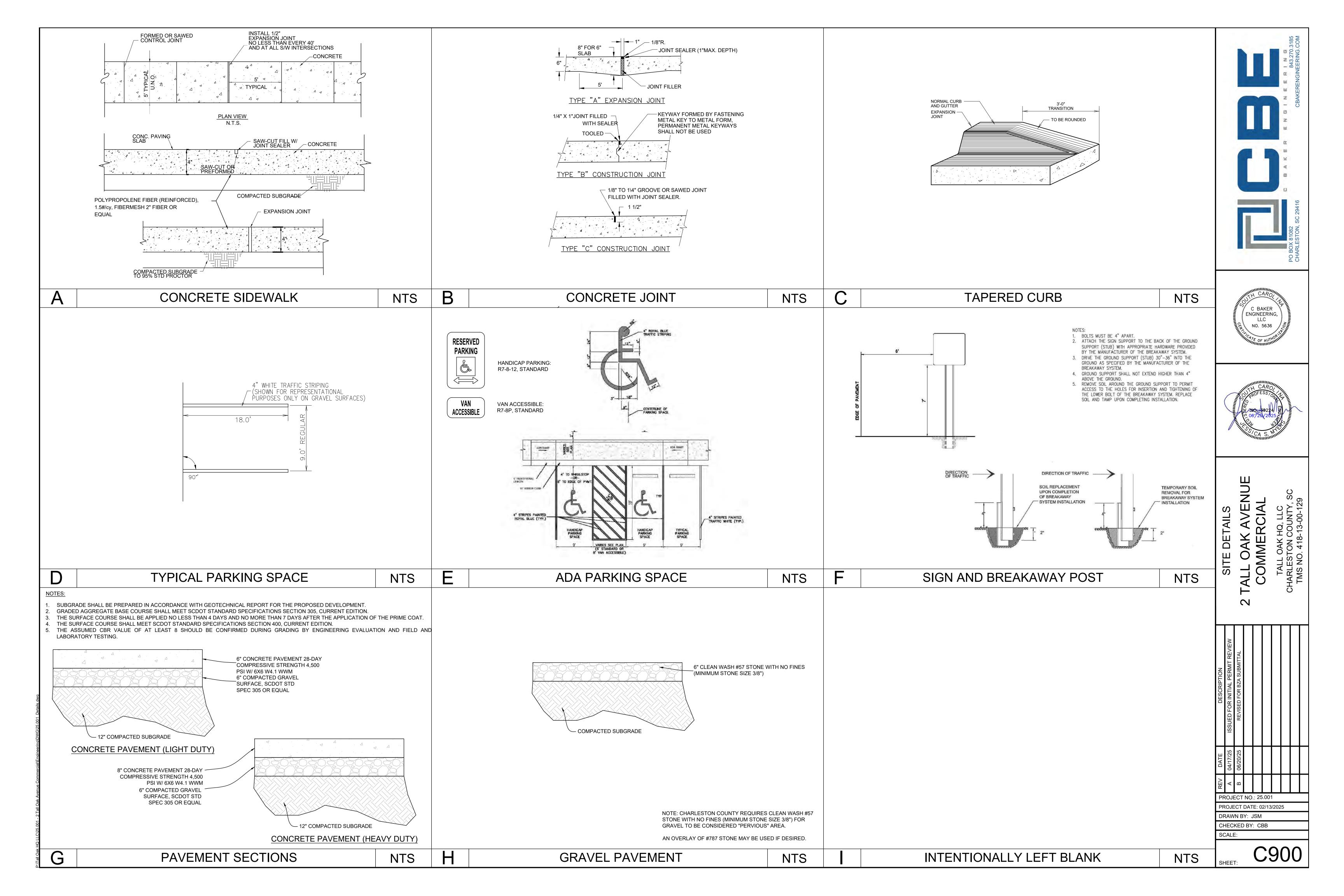
PROJECT NO.: 25.001 PROJECT DATE: 02/13/2025

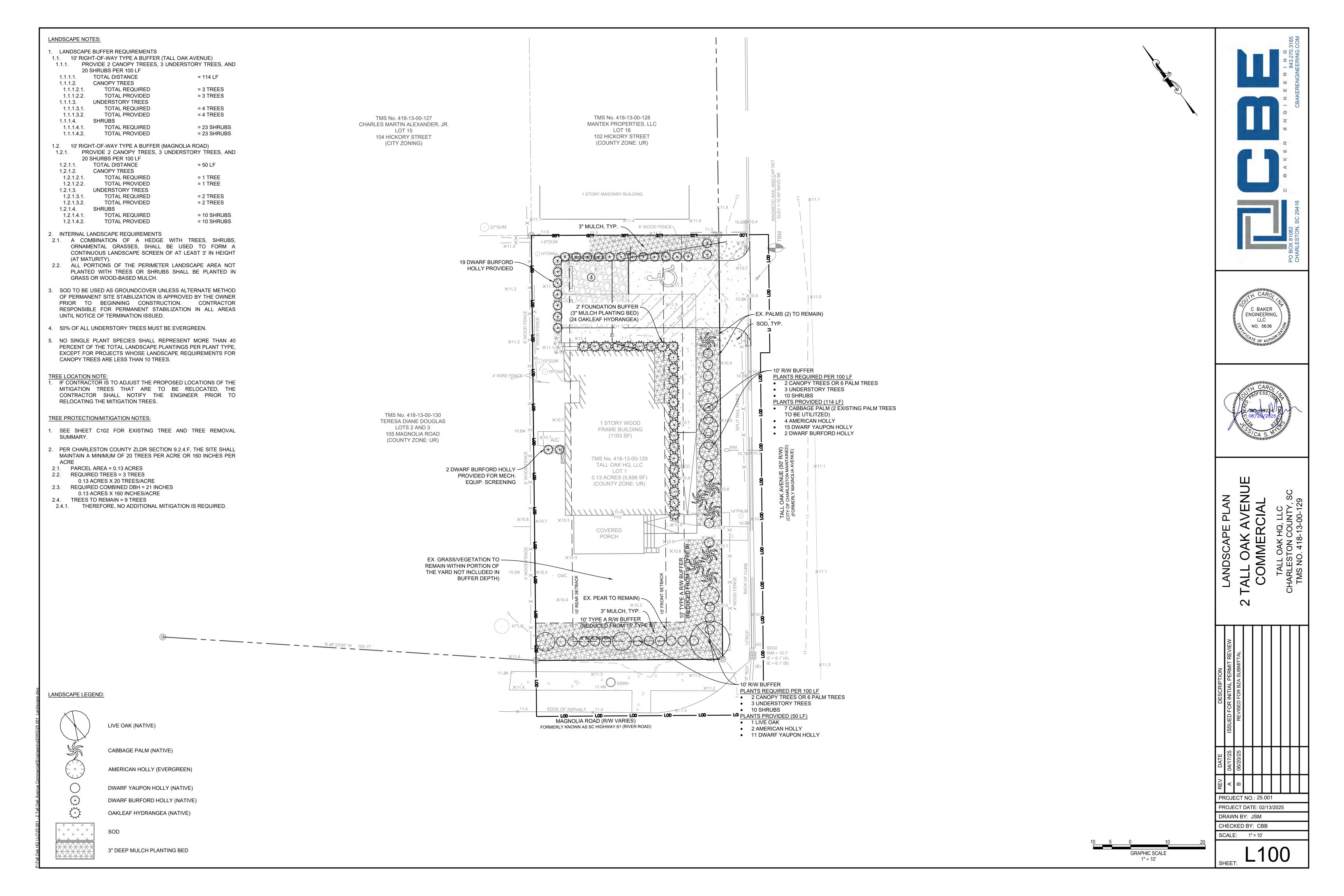
DRAWN BY: JSM CHECKED BY: CBB

SCALE:





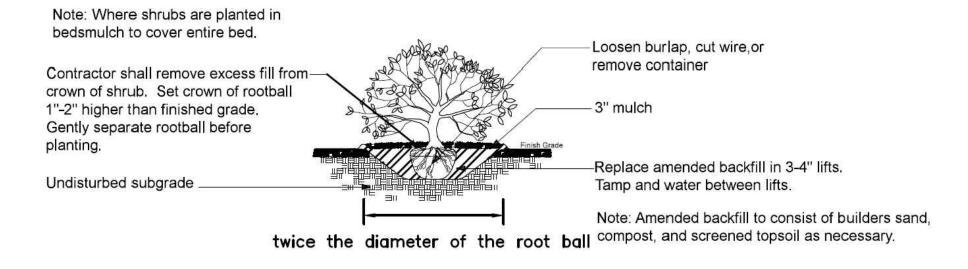




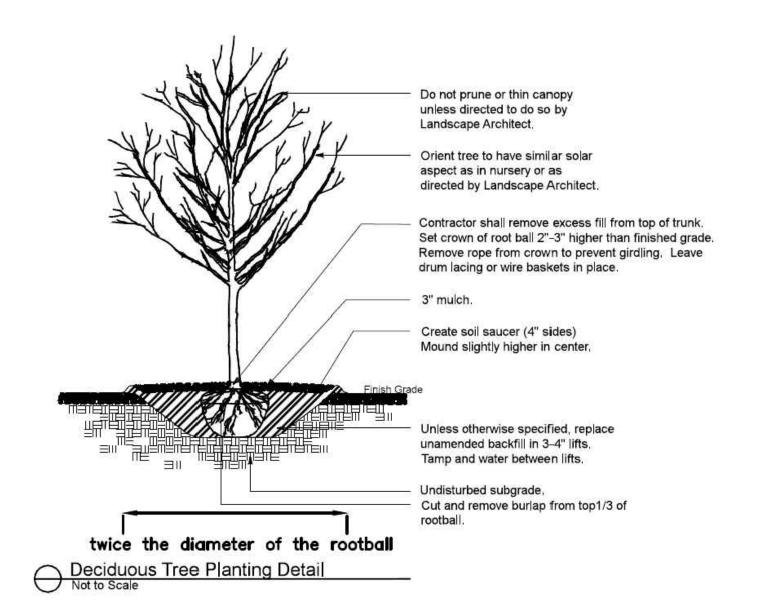
LANDSCAPE NOTES:

- 1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.
- 2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED AND TO REPAIR ANY AND ALL DAMAGE TO EXISTING UTILITIES.
- 3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- 4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED.
- 5. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
- 6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- 7. THE ENGINEER MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE PLAN.
- 8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- 9. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THIS PLAN.
- 10. 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.
- 11. 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).
- 12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM, AS REQUIRED.
- 13. THE OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
- 14. 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.
- 15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- 16. 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.
- 17. 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.
- 18. 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.

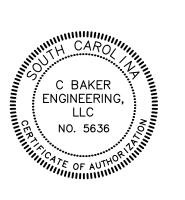
			PLANTING SCHEDULI			
BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/SIZE	SPACING	REMARKS
OANODY TREES						
CANOPY TREES:				T		
QUERCUS VIRGINIANA	LIVE OAK	1	12' MIN.	2.5" CAL MIN.	AS SHOWN	HEALTHY AND FULL
SABAL PALMETTO	CABBAGE PALM	7	12' MIN.	2.5" CAL MIN.	AS SHOWN	HEALTHY AND FULL
UNDERSTORY 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
	·			1	1	
GRASSING						
SOD	ALL DISTURBED AREAS TO BE SOD	DED WITH A PERMANE	NT STAND OF GRASS	PRIOR TO PROJECT CL	OSEOUT, OR APPROVED EQUAL	













LANDSCAPE NOTES

TALL OAK AVENUE

COMMERCIAL

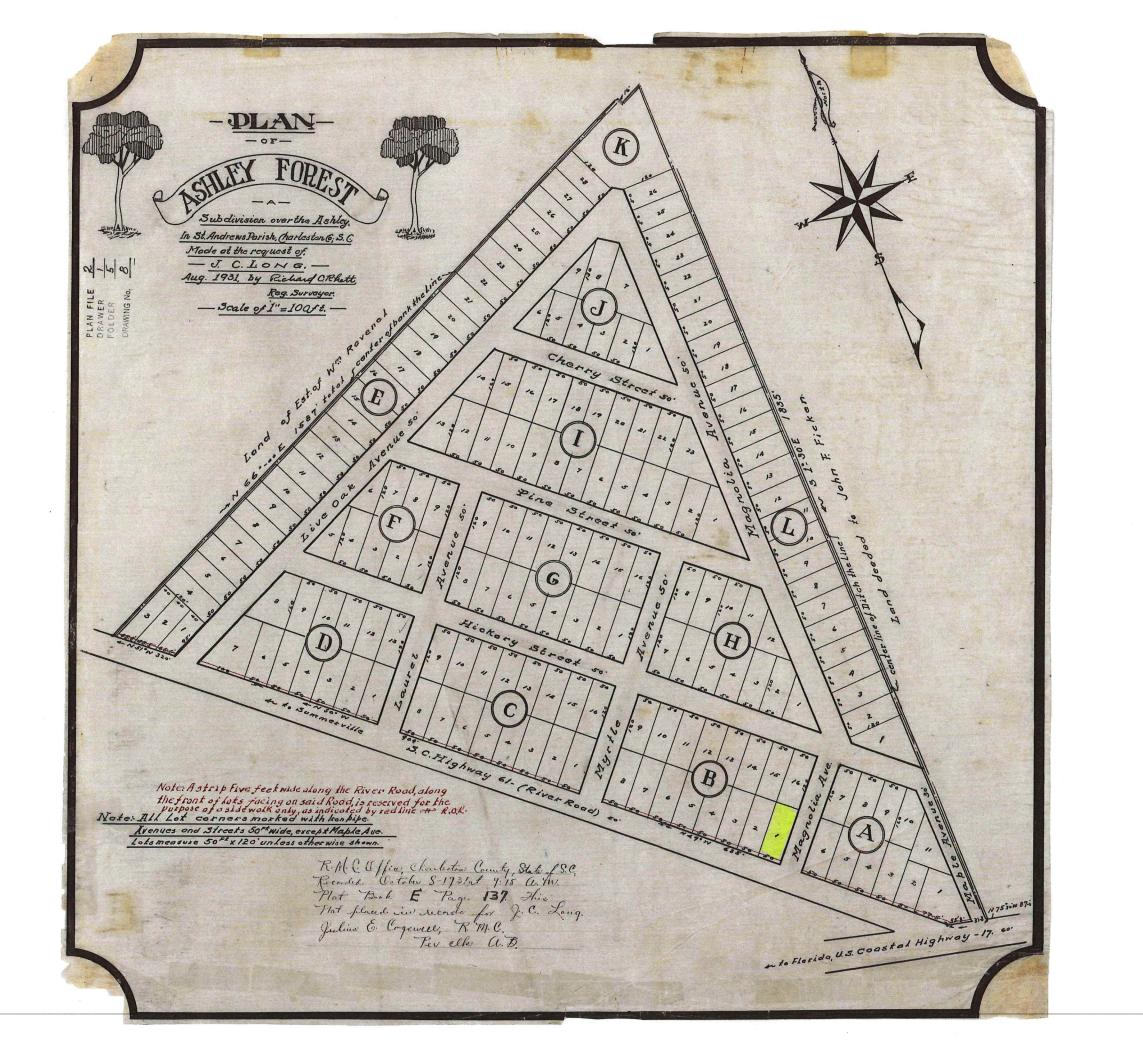
REV DATE DESCRIPTION
A 04/17/25 ISSUED FOR INITIAL PERMIT REVIEW
B 06/20/25 REVISED FOR BZA SUBMITTAL

PROJECT NO.: 25.001
PROJECT DATE: 02/13/2025

DRAWN BY: JSM
CHECKED BY: CBB

SCALE: 1" = 30'

L20



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,

Teresa Douglas

105 Magnolia Road