



Case # BZA-09-25-00904

Charleston County BZA Meeting of November 3, 2025

Applicant/Property Owner: Donald E. Benjamin, Jr. of Charleston Water System

Representative: John Weldon of AECOM

Property Location: 1136 Old Towne Road – St. Andrews Area

TMS#: 418-06-00-109

Zoning District: St. Andrews Area Overlay (Community Commercial [CC])
Zoning District

Request:

Variance request to waive the requirement to install a sidewalk along N Hillside Drive for a proposed wastewater pump station.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.11 Pedestrian Ways

A. Where Required. Pedestrian ways shall:

- 1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and*
- 2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.*



CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.11 Pedestrian Ways

- A. **Where Required.** Pedestrian ways shall:
 - 1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and
 - 2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.
- B. **Placement.** Pedestrian ways within public Rights-of-Way shall conform to the construction details for sidewalks contained in Appendix A, *Charleston County Road and Drainage Construction Standards*.
- C. Pervious and low-impact surfaces are encouraged. Alternative-surface walkways may be used when deemed appropriate to surrounding development characteristics by the Zoning and Planning Director. All pedestrian ways must comply with ADA requirements.

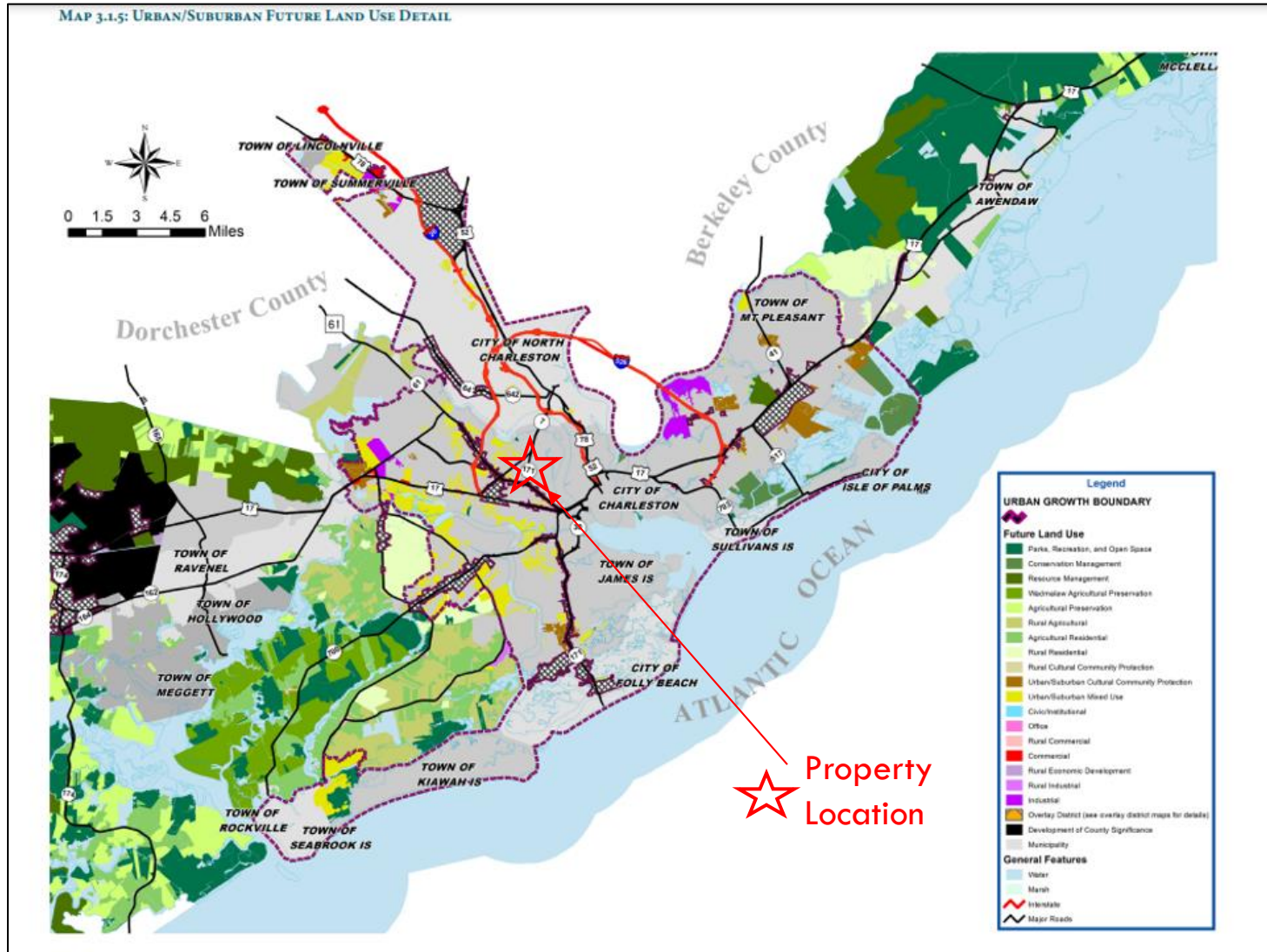


Map 5.9



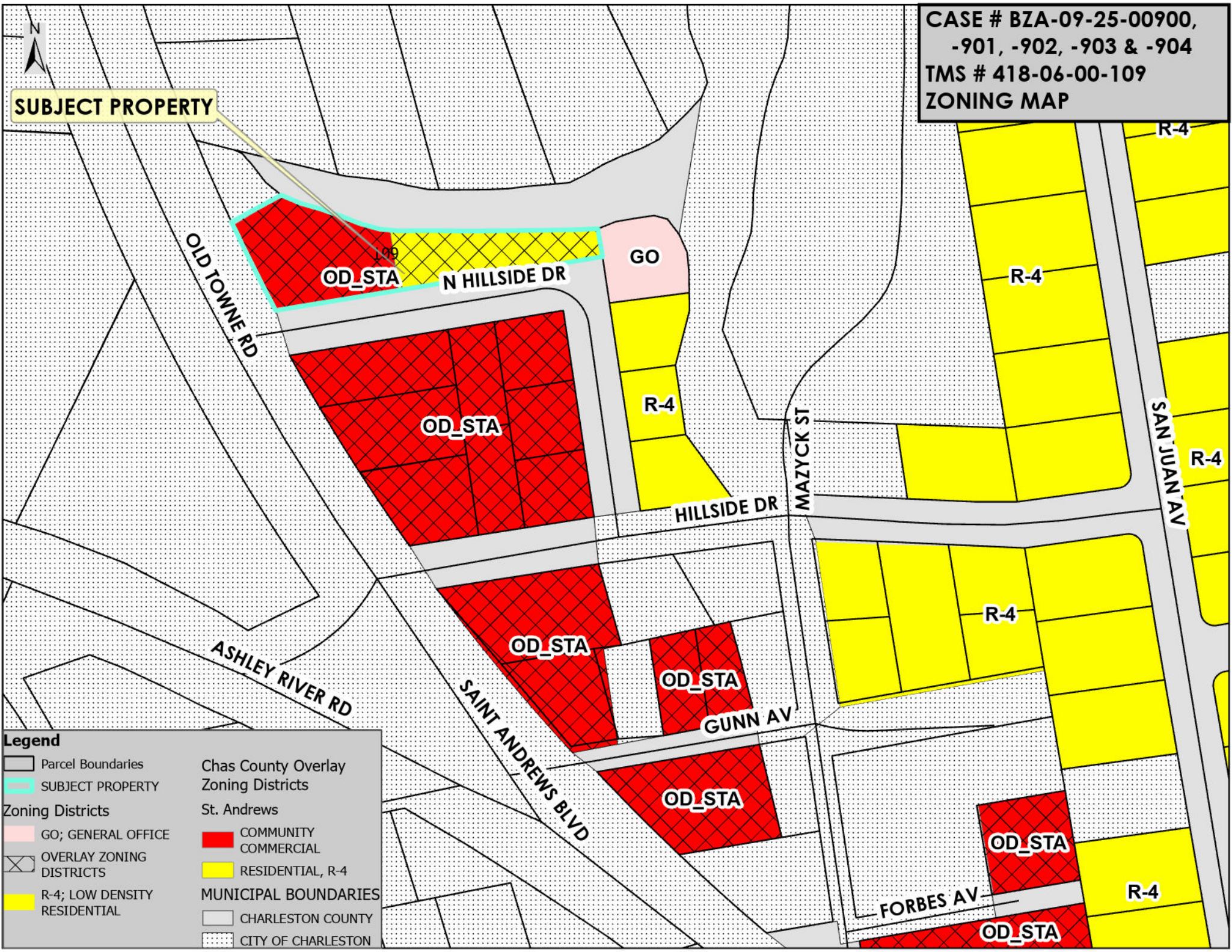
Location Map

Old Towne Road – St. Andrews Area



CASE # BZA-09-25-00900,
-901, -902, -903 & -904
TMS # 418-06-00-109
ZONING MAP

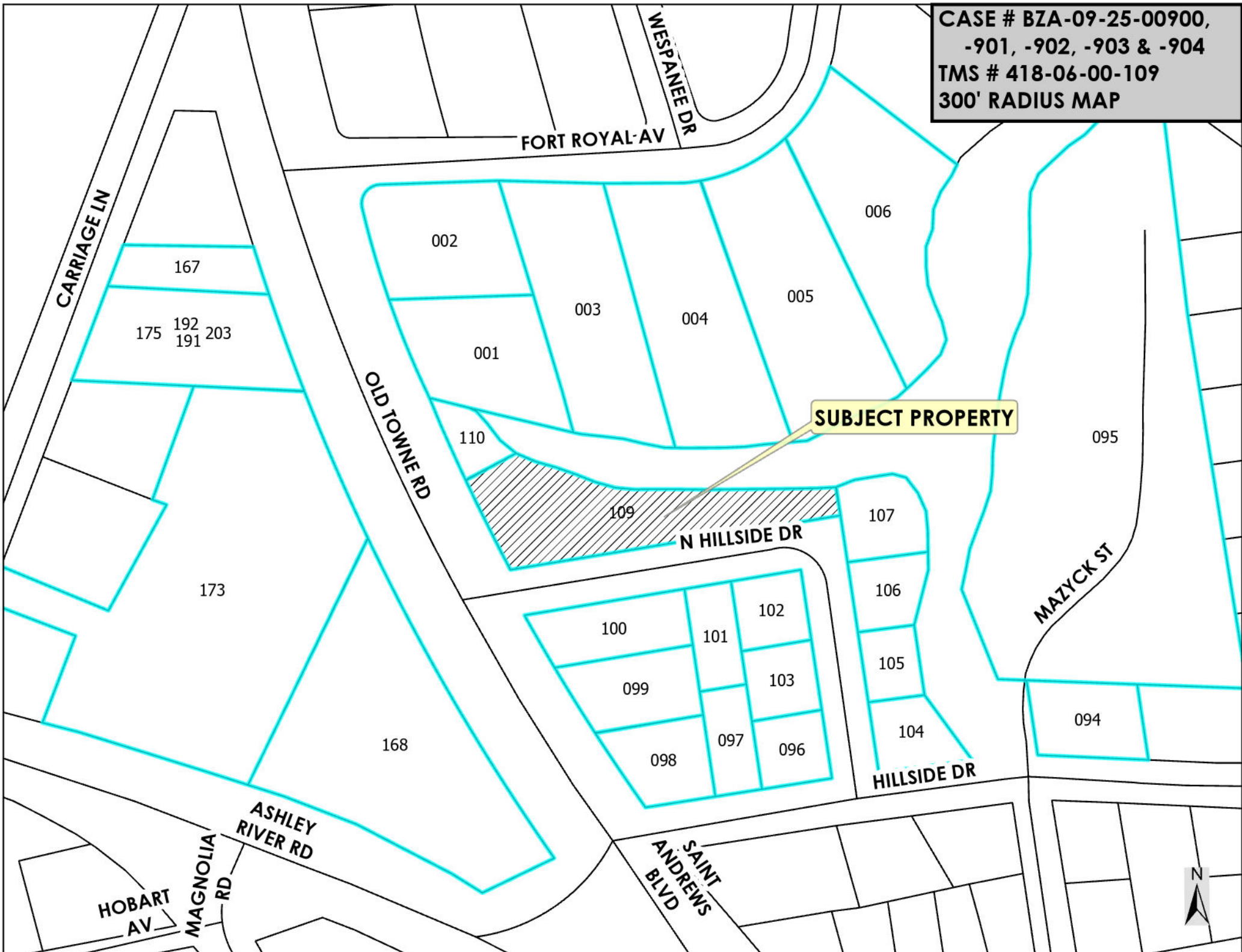
SUBJECT PROPERTY



Legend

Parcel Boundaries	Chas County Overlay Zoning Districts
SUBJECT PROPERTY	St. Andrews COMMUNITY COMMERCIAL
Zoning Districts	RESIDENTIAL, R-4
GO; GENERAL OFFICE	MUNICIPAL BOUNDARIES
OVERLAY ZONING DISTRICTS	CHARLESTON COUNTY
R-4; LOW DENSITY RESIDENTIAL	CITY OF CHARLESTON

CASE # BZA-09-25-00900,
-901, -902, -903 & -904
TMS # 418-06-00-109
300' RADIUS MAP



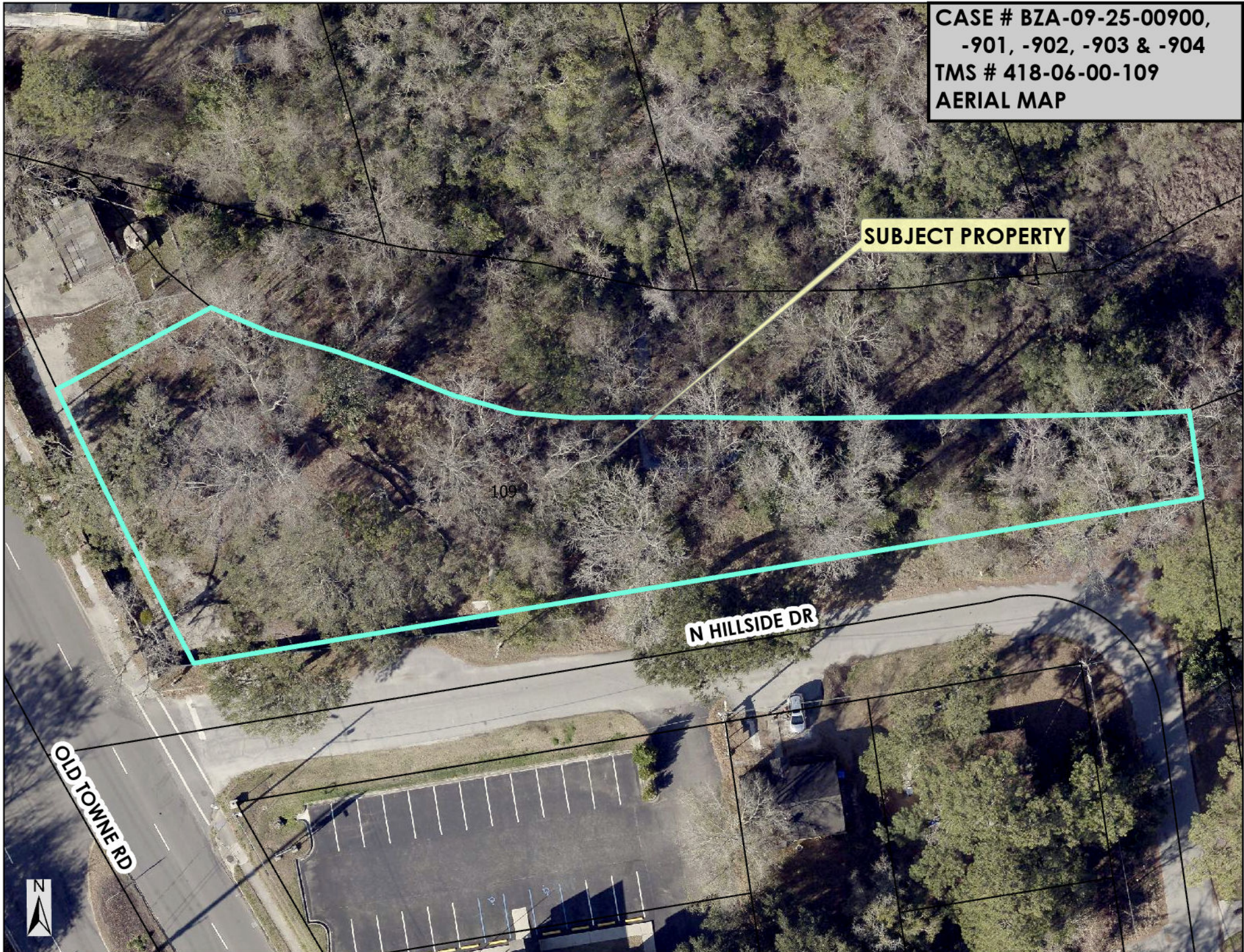
CASE # BZA-09-25-00900,
-901, -902, -903 & -904
TMS # 418-06-00-109
AERIAL MAP

SUBJECT PROPERTY

109

N HILLSIDE DR

OLD TOWNE RD



CASE # BZA-09-25-00900,
-901, -902, -903 & -904
TMS # 418-06-00-109
AERIAL MAP

SUBJECT PROPERTY

OLD TOWNE RD

109

N HILLSIDE DR

MAZYCK ST

HILLSIDE DR



Case # BZA-09-25-00900

BZA Meeting of November 3, 2025

Subject Property: 1136 Old Towne Road – St. Andrews Area

Proposal: Variance to encroach more than 25% of the protected root zone of a 48" DBH Grand Live Oak Tree for construction of a driveway serving a proposed wastewater pump station.



Encroach 48" DBH Live Oak B Grade per Staff Arborist



Encroach 48" DBH Live Oak B Grade per Staff Arborist



Subject Property



Adjacent Property – Existing Regional Pump Station to be Demolished



Old Towne Road



North Hillside Road



Case # BZA-09-25-00901

BZA Meeting of November 3, 2025

Subject Property: 1136 Old Towne Road – St. Andrews Area

Proposal: Variance to allow a curb cut less than 75 feet from the intersection of N Hillside Drive and Old Towne Road.



Case # BZA-09-25-00902

BZA Meeting of November 3, 2025

Subject Property: 1136 Old Towne Road – St. Andrews Area

Proposal: Variance to reduce the required 25-foot vegetated buffers.



Case # BZA-09-25-00903

BZA Meeting of November 3, 2025

Subject Property: 1136 Old Towne Road – St. Andrews Area

Proposal: Variance to allow a 6-foot chain-linked fence within the required right-of-way buffer.



Case # BZA-09-25-00904

BZA Meeting of November 3, 2025

Subject Property: 1136 Old Towne Road – St. Andrews Area

Proposal: Variance to waive the requirement to install a sidewalk along N Hillside Drive.



Staff Review:

The applicant and property owner, Donald E. Benjamin, Jr. of Charleston Water System, represented by John Weldon of AECOM, has submitted variance requests for the property identified as TMS # 418-06-00-109, located at 1136 Old Towne Road in the St. Andrews Area of Charleston County, South Carolina. The requests are associated with the development of a proposed wastewater pump station.

The applicant requests the following variances:

BZA-09-25-00900: Encroach more than 25% of the protected root zone of a 48" DBH Grand Live Oak Tree for construction of a driveway;

BZA-09-25-00901: Allow a curb cut less than 75 feet from the intersection of N Hillside Drive and Old Towne Road for access;

BZA-09-25-00902: Reduce the required vegetated buffers for the construction of a major utility service use as follows:

- North Hillside Drive: Reduce the required 25-foot buffer by 10 feet (resulting in a 15-foot buffer)
- Old Towne Road: Reduce the required 25-foot buffer by 15 feet (resulting in a 10-foot buffer);

BZA-09-25-00903: Allow a 6-foot chain-linked fence within the required right-of-way buffer to secure the pump station; and

BZA-09-25-00904: Waive the requirement to install a sidewalk along N Hillside Drive.

The subject property is currently under Site Plan Review (ZSPR-02-25-01125) for the proposed wastewater pump station. The parcel and adjacent properties to the south are located within the St. Andrews Area Overlay Zoning District, with an underlying Community Commercial (CC) zoning designation. The adjacent property to the north (TMS #418-06-00-110) lies within the City of Charleston's jurisdiction and contains an existing wastewater pump station that will be demolished upon completion of the new facility.

The applicant's letter of intent explains, "Charleston Water System (CWS) is proposing to demolish and relocate the existing regional Pump Station 39 (PS 39) on adjacent parcels along Old Towne Road in West Ashley, SC to provide reliable and essential wastewater service to the surrounding community. PS 39 is a critical public utility facility that must be located near the existing pump station to continue to serve the existing system, protect public health, and support future growth. Due to the unique size, configuration, and location of the parcels, as well as the engineering and operational requirements of a regional pump station, several zoning variances are necessary to accommodate the project. Granting these variances will allow Charleston

Water System to construct and operate essential public infrastructure on the subject property while minimizing impacts to surrounding properties and maintaining consistency with the overall intent of the zoning ordinance and Comprehensive Plan."

Applicant's request -00900:

Tree/LO Encroachment — The requested variance for the tree protection limits, and no disturbance zone are shown on the plans. See sheet COO.30. The 3 times DBH no disturbance zone can be adhered to but the 1' per DBH tree protection cannot be due to the width of the driveway. CWS is requesting a variance to place the tree protection at 3 times DBH along with the no disturbance zone. Minor encroachment into the buffer zone is required to accommodate essential infrastructure. Tree protection measures will be implemented to minimize impacts.

ZLDR requirement -00900:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.4.E. Required Tree Protection states, "Limited encroachments into the area located within Tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA. Any paving, Grading, trenching, or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance, and may require specific construction techniques to preserve the health of the Tree. When grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean."

Applicant's request -00901:

Curb Cut Setback — CWS is requesting a variance for the curb cut 75' from the street intersection on N Hillside Dr at Old Towne Rd for the proposed PS 39 entrance. The proposed driveway is located approximately 40' east from the Old Towne Rd. The proposed driveway radius must be large enough for a semi- truck to drive through the site for staging during weather emergencies. Shifting the proposed driveway 75' from the intersection would require the 48" LO tree to be removed. The proposed site will not have daily traffic since no employees will be working there on a daily basis.

ZLDR requirement -00901:

Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.9 St. Andrews Area Overlay Zoning District, Sec. 5.9.6 Development Standards and Requirements, A. Vehicle Access,

2. Proposed new access drives shall be located a minimum distance of 75 feet from any existing street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius.

Applicant's request -00902:

Landscape Buffer Reduction — CWS is requesting a variance to reduce the setback requirements. CWS proposes a 15' setback along North Hillside Drive and a 10' setback along Old Towne Road with landscape buffers included. See sheet L01.00. Due to the site constraints, including the presence of wetlands, significant slopes, the necessity to avoid designated flood zones and keeping the electrical equipment out of the flood plain, the available space to construct this critical infrastructure is extremely limited. These factors make it challenging to accommodate the required 25' landscape buffer while ensuring the facility operates efficiently and remains accessible for maintenance and emergency response.

ZLDR requirement -00902:

Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.2 Uses Subject to Conditions,

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.6 Table 6-1-1, Use Table and Article 6.4 Use Conditions: The table indicates that Major Utility Service is a use subject to conditions in the Community Commercial (CC) Zoning District.

Sec. 6.4.17.B.2. Utility Service, Major: Above ground Structures that have a cumulative area of greater than 100 square feet established in connection with Utility Substations, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Lines, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property lines, or the minimum Setback of the base Zoning District, whichever is greater.

"Utility Service, Major" Facilities and Structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal Development, such as Electric or Gas Power Generation Facilities, Electrical or Telephone Switching Facilities, Utility Substations, Utility Pumping Stations, Sewage Collection or Disposal Facilities, Water or Sewage Treatment Plants, Water Storage Tanks, Sewage Collector or Trunk Lines, Water Mains, Wind Farms, and similar facilities. This definition does not include Solar Farms as defined by this Ordinance.

Treatment Plants, Water Storage Tanks, Sewage Collector or Trunk Lines, Water Mains, Wind Farms, and similar facilities. This definition does not include Solar Farms as defined in this Ordinance.

Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, Table 9.4.4-3, Buffer Depth and Landscaping Standards

Applicant's request -00903:

Fencing within Buffer — CWS is requesting a variance for the 6' tall site fencing that would be relocated on the proposed variance buffer line. The fence height is required to prevent unauthorized personnel access to the critical infrastructure. There will be green vinyl slats between the chain links.

ZLDR requirement -00903:

Chapter 9 Development Standards, Article 9.5 Architectural and Landscape Design Standards, Sec. 9.5.2. Architectural Design Guidelines, H. Fencing

1. Any proposed Fencing that will be constructed within a Right-of-Way Buffer shall not exceed four feet in height. Chain-link, wire, and barbed wire Fencing are prohibited within the Right-of-Way Buffers. An architectural detail and Fence location plan shall be submitted to the Zoning and Planning Director for review and approval for all such Fencing.

Applicant's request -00904:

Sidewalk Requirement — CWS is requesting a variance for the sidewalk along Hillside Drive to not install one. The proposed pump station will not have daily employees on site and the residential neighborhood adjacent to the site doesn't currently have any sidewalks.

ZLDR requirement -00904:

Chapter 9 Development Standards, Article 9.3 Off-Street Parking and Loading, Sec. 9.3.11 Pedestrian Ways

- A. Where Required. Pedestrian ways shall:
 1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and
 2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.

A site visit was conducted by staff on October 14, 2025. Additional information pertaining to this request is provided in the attached materials.

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 0.52-acre subject property. The parcel contains multiple site-specific constraints, including the presence of a 48-inch DBH Grand Live Oak Tree, limited frontage at a key intersection, and mandatory vegetated buffers that significantly reduce the developable area. These constraints are unique due to the property's location, existing natural features, and the

functional design requirements associated with constructing a wastewater pump station. The applicant's letter of intent states, *"The subject property is uniquely constrained due to its limited size, irregular topography, and the necessity to accommodate essential public utility infrastructure to the West Ashley area. Unlike typical private development, the placement and design of a pump station is dictated by engineering, hydraulics, and public health requirements, rather than site preference. Existing gravity sewer and force main lines go to the existing PS site already and relocating them on a property "down the street", isn't a viable option. An adjacent parcel is required to build the proposed PS and keep the existing PS operational during construction. The existing PS 39 is old, deteriorating and has to be replaced soon to maintain sewer services to the surrounding West Ashley Area."* 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 properties in the vicinity. The combination of a large, protected 48-inch DBH Grand Live Oak Tree, limited site frontage, proximity to a roadway intersection, and infrastructure placement requirements for a major utility service facility make this property distinct. Adjacent parcels are not similarly constrained by the presence of significant protected trees or the operational limitations inherent to siting essential wastewater infrastructure. The applicant's letter of intent states, "These conditions are unique to the subject property and project. Other properties in the vicinity do not have critical public wastewater infrastructure built on them nor can this project be built on them since the existing sewer system already flows there by gravity." 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 to the subject property would unreasonably restrict the utilization of the property. Strict compliance with vegetated buffer requirements, tree protection standards, and access regulations would prevent or severely constrain the construction and operation of the proposed wastewater pump station. The requested variances are therefore necessary to allow for essential public utility infrastructure. The applicant's letter of intent states, "The County's ordinances would prevent the property from being used as a public utility pump station. The variances requested would allow the property to be used as essential infrastructure and provide a workable layout for future**

maintenance. Without the variances being approved, the project could not proceed, and the property would not serve its intended public purpose of providing sanitary sewer to the surrounding West Ashley area." 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: **Authorization of these variance requests is not expected to cause substantial detriment to adjacent properties or to the public good, nor is it anticipated to harm the character of the zoning district. The proposed wastewater pump station is a major utility service facility with minimal daily occupancy. The requested variances, including tree encroachment, reduced buffers, curb cut proximity, fence placement, and sidewalk waiver, are designed to maintain safety. Staff finds no evidence that granting these variances would substantially harm adjacent properties or the surrounding zoning district. The applicant's letter of intent states, "Granting the proposed variances will not harm adjacent properties, the public good, or the character of the zoning district. The pump station and related improvements will improve public health, safety, and wastewater service reliability. Impacts such as fencing and buffer encroachment will be minimized and mitigated through landscaping and tree protection measures. The existing PS 39 is already located there, and the proposed PS 39 will be constructed on the adjacent property." Therefore, the request meets 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 requested variances do not allow a use that is not permitted in this zoning district, nor do they extend physically a nonconforming use of land or change the zoning district boundaries. 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 requested variances is not the result of the applicant's own actions. The applicant's letter of intent states, "The need for the**

variances is not the result of the applicant's own actions, but rather the result of the parcel's constraints, engineering requirements, and the site requirements needed for the construction of a new PS. The new PS must be located near the existing PS, meet the design regulations of the permitting agencies, have a construct-able design and meet the operational requirements needed to keep wastewater services functioning for the West Ashley area." Therefore, the request meets 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 the requested variances does not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Zoning Ordinance. The Comprehensive Plan encourages the provision of essential public utilities. Staff finds no substantial conflict with the Comprehensive Plan or the Zoning Ordinance purposes. In addition, the applicant's letter of intent states, "The variances requested do not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance. The Comprehensive Plan prioritizes public health, safety, and provision of reliable infrastructure, all of which are furthered by this project. The variances requested are minor, site-specific adjustments that allow the project to proceed while maintaining the overall intent of the ordinance." Therefore, the request meets 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-09-25-00900, -00901, -00902, -00903, and -00904 [Variance requests for the proposed wastewater pump station at 1136 Old Towne Road (TMS # 418-06-00-109) 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 conditions:

- 1. Prior to zoning permit approval, the applicant shall complete the site plan review process.**
- 2. Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40 feet of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the ZLDR.**
- 3. The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees within 40 feet of disturbance throughout construction. A copy of the Tree Preservation Plan shall be submitted to Zoning Staff for review and approval prior to Zoning Permit issuance.**
- 4. If the 48-inch DBH Live Oak Tree dies within three (3) years from the date the wastewater pump station is constructed, the applicant shall mitigate the tree as follows:**
 - (a) Submit a mitigation plan for review and approval indicating the installation of canopy trees no smaller than 2.5 inches in caliper, providing inch-for-inch replacement;**
 - (b) Deposit funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR; or**
 - (c) A combination of (a) and (b).****Mitigation shall be completed prior to the removal of the dead tree.**
- 5. The applicant shall work with staff to explore materials other than chain-link fencing to provide opaque screening that is visually compatible with the surrounding residential areas.**

Staff Recommendation:

Based on the review of the applicant's request and analysis of the §3.10.6 Variance Approval Criteria, staff finds that the requested variances for the proposed wastewater pump station at 1136 Old Towne Road (TMS #418-06-00-109) generally meet the criteria for approval.

The property is uniquely constrained by site-specific conditions, including the presence of a 48-inch DBH Grand Live Oak Tree, limited frontage at a key intersection, mandatory vegetated buffers, and the operational requirements of a public utility facility. Strict adherence to all zoning standards would limit or prevent the construction and operation of the pump station, which is necessary to maintain public health, safety, and sanitary sewer services to the West Ashley area. Ultimately, approving the variances supports the Charleston County Comprehensive Plan by facilitating the development of essential public infrastructure.

Therefore, staff recommends approval of the variances, subject to conditions that ensure the project proceeds in a manner that protects trees and provides appropriate screening and oversight consistent with County standards.

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

Property Information			
Subject Property Address: 1208 Old Towne Road & 1136 Old Towne Road, Charleston, SC 29407-6063			
Tax Map Number(s): 418-06-00-109 & 418-06-00-110			
Current Use of Property: Existing regional PS 39 owned and maintained by CWS (TMS #418-06-00-110)			
Proposed Use of Property: Install new regional PS 39 (TMS#418-06-00-109) and demolish the existing PS (TMS #418-06-00-110)			
Zoning Variance Description: See Attached. Appendix A.			
Applicant Information (Required)			
Applicant Name (please print): Donald E. Benjamin, Jr.			
Name of Company (if applicable): Charleston Water System			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>[Signature]</i>			Date: 8/21/25
Representative Information (Complete only if applicable. Attorney, Builder, <u>Engineer</u> , Surveyor etc.)			
Print Representative Name and Name of Company: AECOM			
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: CD-STA	Flood Zone: AE-11 (511K)	Date Filed: 9/29/25	Fee Paid: \$250
Application #: BZA-09.25-00904	TMS #: 418-06-00-109	Staff Initials: <i>jio</i>	

Description of Request

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

Several variances are being proposed. See Appendix A.

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:

Yes. The subject property is uniquely constrained due to its limited size, irregular topography, and the necessity to accommodate essential public utility infrastructure to the West Ashley area. Unlike typical private development, the placement and design of a pump station is dictated by engineering, hydraulics, and public health requirements, rather than site preference. Existing gravity sewer and force main lines go to the existing PS site already and relocating them on a property "down the street", isn't a viable option. An adjacent parcel is required to build the proposed PS and keep the existing PS operational during construction. The existing PS 39 is old, deteriorating and has to be replaced soon to maintain sewer services to the surrounding West Ashley Area.

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

These conditions are unique to the subject property and project. Other properties in the vicinity do not have critical public wastewater infrastructure built on them nor can this project be built on them since the existing sewer system already flows there by gravity.

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:

Yes. The County's ordinances would prevent the property from being used as a public utility pump station. The variances requested would allow the property to be used as essential infrastructure and provide a workable layout for future maintenance. Without the variances being approved, the project could not proceed and the property would not serve its intended public purpose of providing sanitary sewer to the surrounding West Ashley area.

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:

No. Granting the proposed variances will not harm adjacent properties, the public good, or the character of the zoning district. The pump station and related improvements will improve public health, safety, and wastewater service reliability. Impacts such as fencing and buffer encroachment will be minimized and mitigated through landscaping and tree protection measures. The existing PS 39 is already located there and the proposed PS 39 will be constructed on the adjacent property.

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?

Yes. The proposed variances do not permit a new or prohibited use, extend a nonconforming use, or change zoning boundaries. The proposed use is a permitted public utility facility and remains consistent with the zoning designation.

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

No. The need for the variances is not the result of the applicant's own actions, but rather the result of the parcel's constraints, engineering requirements, and the site requirements needed for the construction of a new PS. The new PS must be located near the existing PS, meet the design regulations of the permitting agencies, have a construct-able design and meet the operational requirements needed to keep wastewater services functioning for the West Ashley area.

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

No. The variances requested do not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the ordinance. The Comprehensive Plan prioritizes public health, safety, and provision of reliable infrastructure, all of which are furthered by this project. The variances requested are minor, site-specific adjustments that allow the project to proceed while maintaining the overall intent of the ordinance.

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.

Variances Requested
Pump Station No. 39 Replacement
Charleston Water System
CPW Job No. 2022000370; AECOM Project No. 60695962

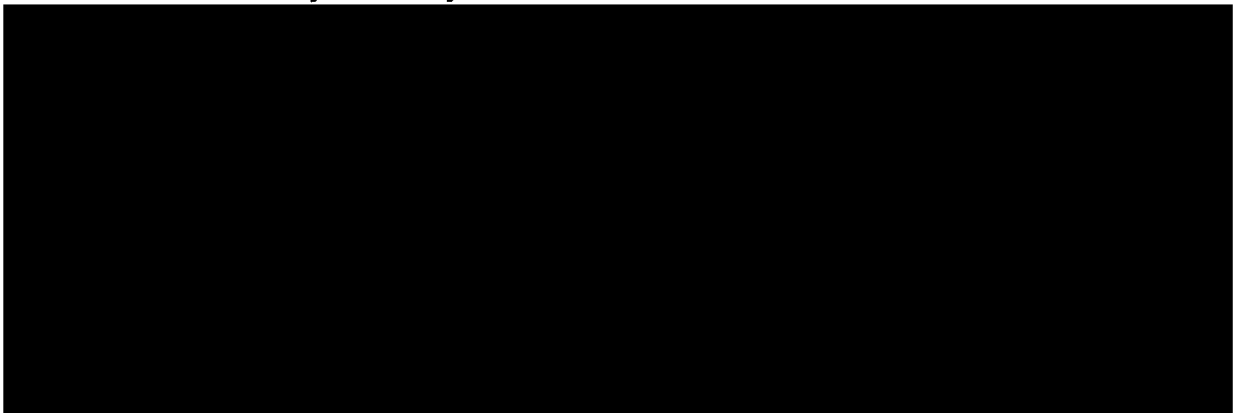
Charleston Water System (CWS) is proposing to demolish and relocate the existing regional Pump Station 39 (PS 39) on adjacent parcels along Old Towne Road in West Ashley, SC to provide reliable and essential wastewater service to the surrounding community. PS 39 is a critical public utility facility that must be located near the existing pump station to continue to serve the existing system, protect public health, and support future growth.

Due to the unique size, configuration, and location of the parcels, as well as the engineering and operational requirements of a regional pump station, several zoning variances are necessary to accommodate the project. The variances being requested for approval include the following:

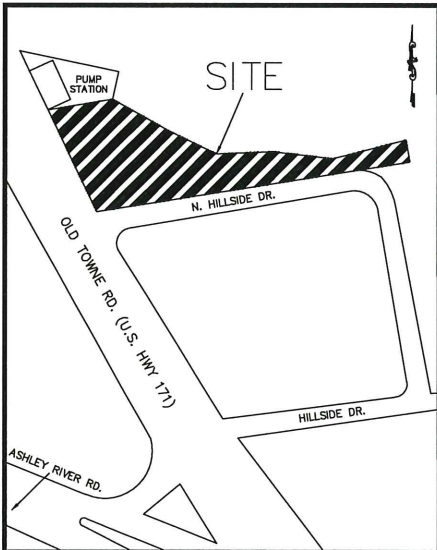
1. **Tree/LO Encroachment** – The requested variance for the tree protection limits, and no disturbance zone are shown on the plans. See sheet C00.30. The 3 times DBH no disturbance zone can be adhered to but the 1' per DBH tree protection cannot be due to the width of the driveway. CWS is requesting a variance to place the tree protection at 3 times DBH along with the no disturbance zone. Minor encroachment into the buffer zone is required to accommodate essential infrastructure. Tree protection measures will be implemented to minimize impacts.
2. **Curb cut Setback** – CWS is requesting a variance for the curb cut 75' from the street intersection on N Hillside Dr at Old Towne Rd for the proposed PS 39 entrance. The proposed driveway is located approximately 40' east from the Old Towne Rd. The proposed driveway radius must be large enough for a semi-truck to drive through the site for staging during weather emergencies. Shifting the proposed driveway 75' from the intersection would require the 48" LO tree to be removed. The proposed site will not have daily traffic since no employees will be working there on a daily basis.
3. **Landscape Buffer Reduction** – CWS request a variance to reduce the setback requirements. CWS proposes a 15' setback along North Hillside Drive and a 10' setback along Old Towne Road with landscape buffers included. See sheet

L01.00. Due to the site constraints, including the presence of wetlands, significant slopes, the necessity to avoid designated flood zones and keeping the electrical equipment out of the flood plain, the available space to construct this critical infrastructure is extremely limited. These factors make it challenging to accommodate the required 25' landscape buffer while ensuring the facility operates efficiently and remains accessible for maintenance and emergency response.

4. **Fencing within Buffer** – CWS is requesting a variance for the 6' tall site fencing that would be relocated on the proposed variance buffer line. The fence height is required to prevent unauthorized personnel access to the critical infrastructure. There will be green vinyl slats between the chain links.
5. **Sidewalk Requirement** – CWS is requesting a variance for the sidewalk along Hillside Drive to not install one. The proposed pump station will not have daily employees on site and the residential neighborhood adjacent to the site doesn't currently have any sidewalks.



Granting these variances will allow Charleston Water System to construct and operate essential public infrastructure on the subject property while minimizing impacts to surrounding properties and maintaining consistency with the overall intent of the zoning ordinance and Comprehensive Plan.

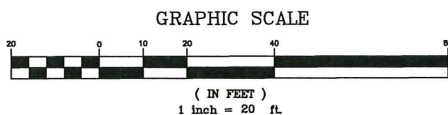


LOCATION MAP NOT TO SCALE

LEGEND

FRESHWATER WETLAND LINE	---
CALCULATED POINT	△
IRON PIPE SET	○
IRON PIPE FOUND	●
SEWER LINE	SS
OVERHEAD WIRE	OHW
WATER METER	⊗
SEWER MANHOLE	⊙
WATER VALVE	⊕
FIRE HYDRANT	⊗
POWER POLE	PP
GUY WIRE	GW
TREE (AS DESCRIBED)	①
CRIMP TOP PIPE FOUND	CTPF
REBAR FOUND	RBF
OPEN PIPE FOUND	OPF
6" CHAIN LINK FENCE	—○—
4" CHAIN LINK FENCE	—○—

LINE TABLE					
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N09° 17' 33" W	25.82	L11	N67° 32' 20" W	18.43
L2	S30° 53' 15" E	6.16	L12	S54° 04' 48" W	22.44
L3	N59° 52' 17" W	37.81	L13	N48° 04' 08" W	10.89
L4	N66° 52' 47" W	19.61	L14	N75° 17' 50" W	8.15
L5	N68° 01' 06" W	33.48	L15	S82° 05' 56" W	29.23
L6	N69° 07' 35" W	18.91	L16	S82° 58' 11" W	20.80
L7	N82° 48' 42" W	25.85	L17	S75° 47' 06" W	12.90
L8	N85° 11' 31" W	38.29	L18	S45° 19' 42" W	16.29
L9	S85° 06' 04" W	18.13	L19	N63° 30' 57" W	6.92
L10	N86° 35' 55" W	11.36	L20	N60° 32' 11" W	10.43



GENERAL PROPERTY SURVEY (TOPOGRAPHIC)

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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein.

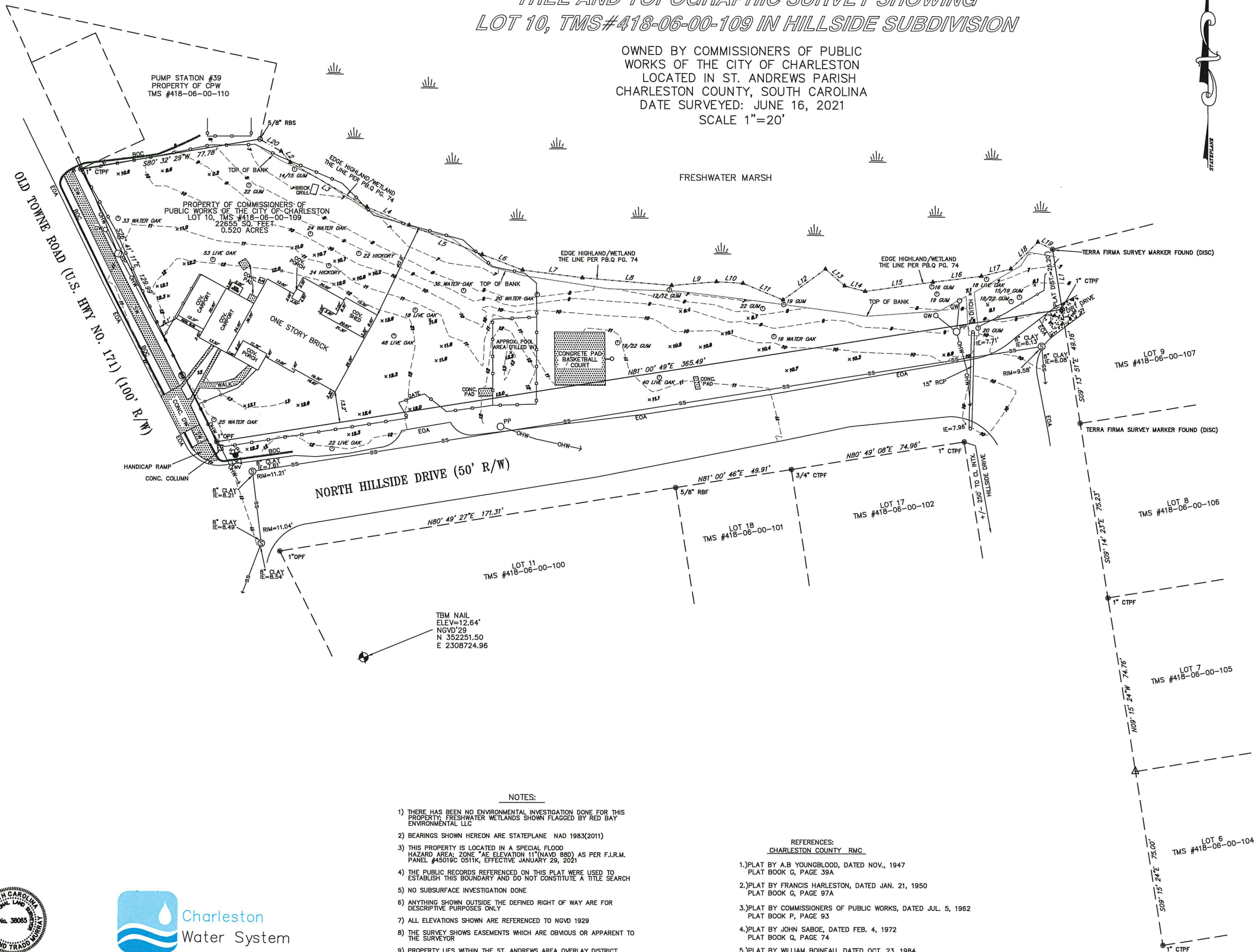
C.T. Murray
04/28/2022

COURTLAND T. MURRAY, P.L.S. S.C. No. 38065
COMMISSIONERS OF PUBLIC WORKS, CITY OF CHARLESTON
P.O. DRAWER B, 103 ST. PHILIP ST. CHARLESTON, S.C. 29402 (843) 727-6859



TREE AND TOPOGRAPHIC SURVEY SHOWING
LOT 10, TMS#418-06-00-109 IN HILLSIDE SUBDIVISION

OWNED BY COMMISSIONERS OF PUBLIC
WORKS OF THE CITY OF CHARLESTON
LOCATED IN ST. ANDREWS PARISH
CHARLESTON COUNTY, SOUTH CAROLINA
DATE SURVEYED: JUNE 16, 2021
SCALE 1"=20'

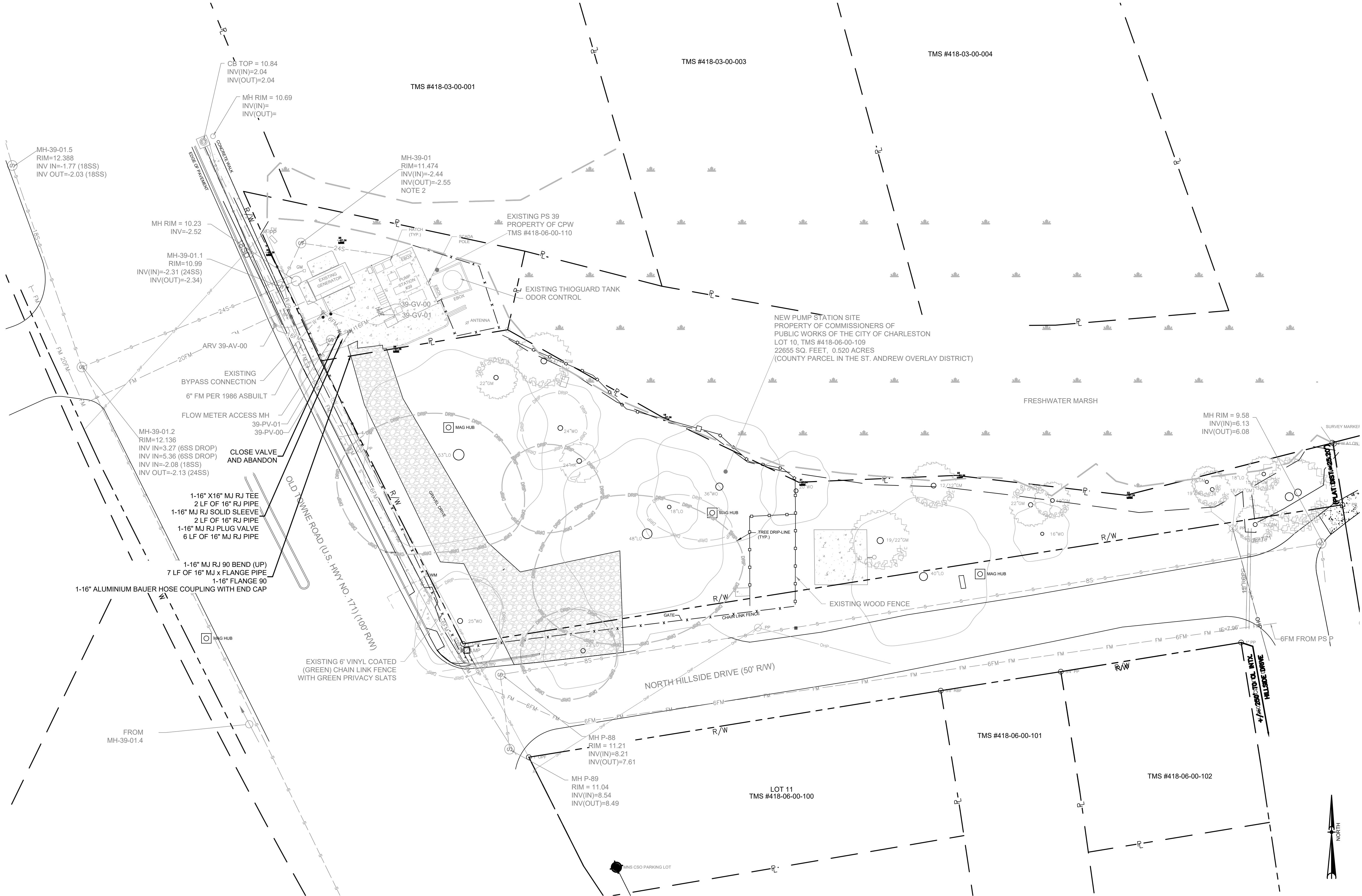


- NOTES:
- 1) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR THIS PROPERTY. FRESHWATER WETLANDS SHOWN FLAGGED BY RED BAY ENVIRONMENTAL LLC
 - 2) BEARINGS SHOWN HEREON ARE STATEPLANE NAD 1983(2011)
 - 3) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA: ZONE "AE ELEVATION 11"(NAVD 88) AS PER F.I.R.M. PANEL #45019C 051K, EFFECTIVE JANUARY 29, 2021
 - 4) THE PUBLIC RECORDS REFERENCED ON THIS PLAT WERE USED TO ESTABLISH THIS BOUNDARY AND DO NOT CONSTITUTE A TITLE SEARCH
 - 5) NO SUBSURFACE INVESTIGATION DONE
 - 6) ANYTHING SHOWN OUTSIDE THE DEFINED RIGHT OF WAY ARE FOR DESCRIPTIVE PURPOSES ONLY
 - 7) ALL ELEVATIONS SHOWN ARE REFERENCED TO NGVD 1929
 - 8) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
 - 9) PROPERTY LIES WITHIN THE ST. ANDREWS AREA OVERLAY DISTRICT (ZONING SPLIT BETWEEN COMMUNITY COMMERCIAL (CC) AND SINGLE FAMILY RESIDENTIAL (R-4). SETBACKS AND BUFFERS WILL ADHERE TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS OF THE ST. ANDREWS OVERLAY DISTRICT AS NOTED THEREIN.

REFERENCES:
CHARLESTON COUNTY RMC

- 1.) PLAT BY A.B. YOUNGBLOOD, DATED NOV., 1947
PLAT BOOK G, PAGE 39A
- 2.) PLAT BY FRANCIS HARLESTON, DATED JAN. 21, 1950
PLAT BOOK G, PAGE 97A
- 3.) PLAT BY COMMISSIONERS OF PUBLIC WORKS, DATED JUL. 5, 1962
PLAT BOOK P, PAGE 93
- 4.) PLAT BY JOHN SABOE, DATED FEB. 4, 1972
PLAT BOOK Q, PAGE 74
- 5.) PLAT BY WILLIAM BOINEAU, DATED OCT. 23, 1984
PLAT BOOK BD, PAGE 127

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PROJECT
Pump Station No. 39
Replacement

CLIENT
CHARLESTON WATER
SYSTEM
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1	11/8/2024	60% SUBMITTAL
I/R	DATE	DESCRIPTION

KEY PLAN

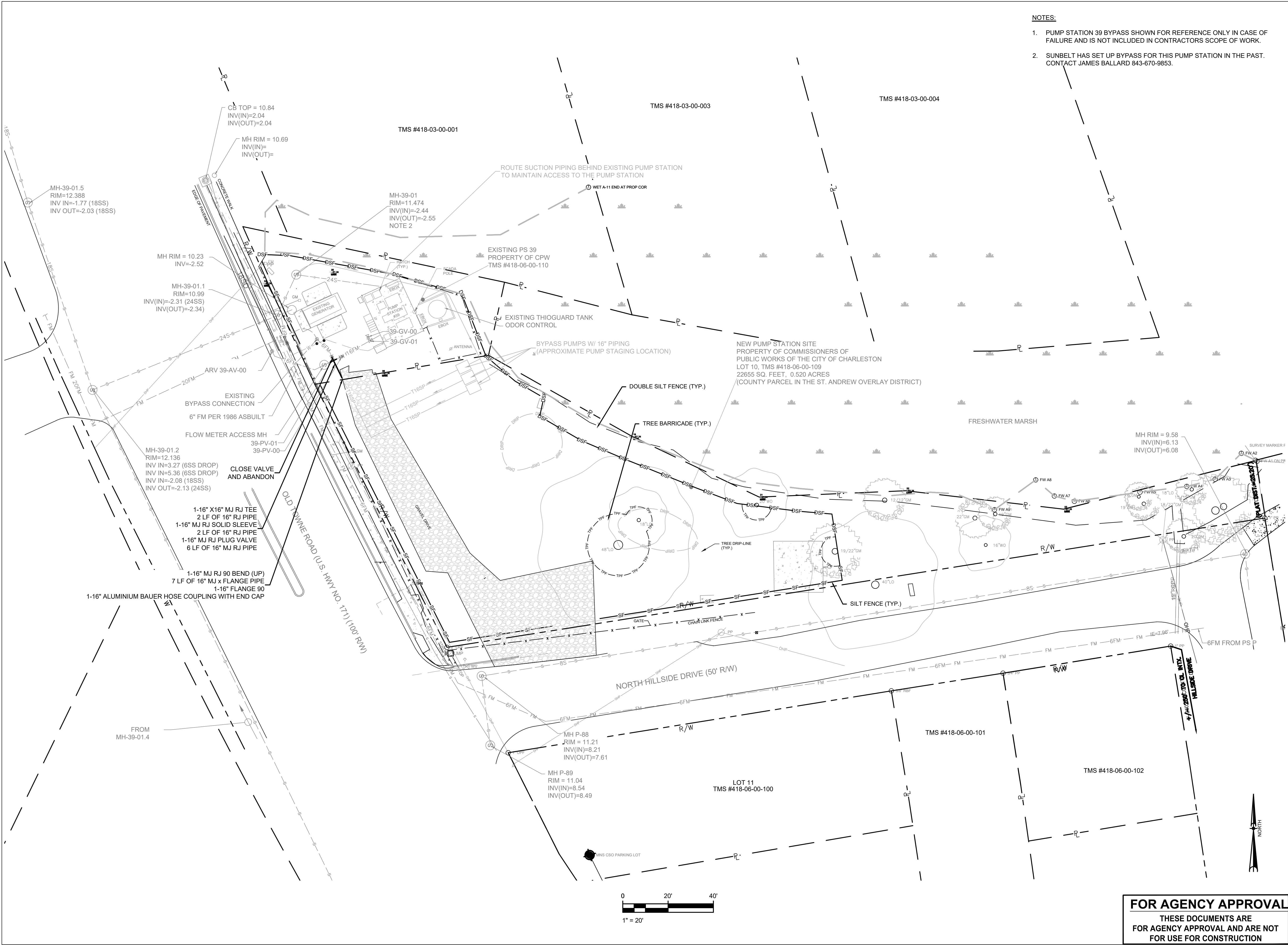
PROJECT NUMBER
60695962
SHEET TITLE
EXISTING PUMP STATION NO.39
EXISTING CONDITIONS
SHEET NUMBER
C00.11

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ANSI D 22" x 34" Approved JWW Designer: JWW Checked: DH Project Management Initials: JWW

Last saved by: LESLIE MORRISON(2025-08-14) Last Plotted: 2025-08-14
Filename: C:\USERS\LESLIE.MORRISON\ONEDRIVE - AECOM\DESKTOP\LINKS\CWS_PS_39\90% PLANS\06095962-C00-10.DWG

Printed on % Post-Consumer Recycled Content Paper



- NOTES:
- PUMP STATION 39 BYPASS SHOWN FOR REFERENCE ONLY IN CASE OF FAILURE AND IS NOT INCLUDED IN CONTRACTORS SCOPE OF WORK.
 - SUNBELT HAS SET UP BYPASS FOR THIS PUMP STATION IN THE PAST. CONTACT JAMES BALLARD 843-670-9853.



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KEY PLAN

PROJECT NUMBER

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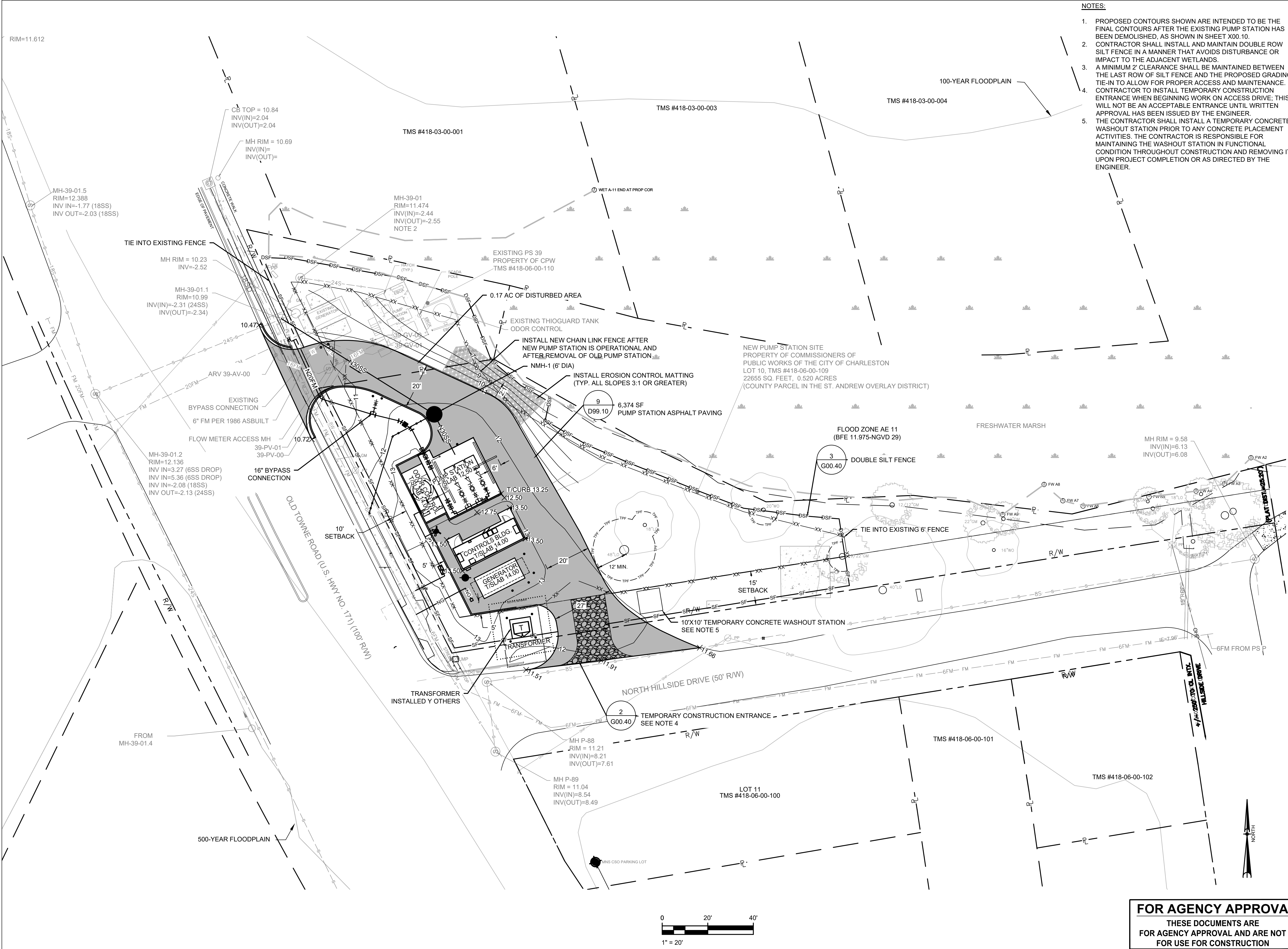
SHEET TITLE

EXISTING PUMP STATION NO.39
TEMPORARY BYPASS PLAN

SHEET NUMBER

C00.20

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- NOTES:
1. PROPOSED CONTOURS SHOWN ARE INTENDED TO BE THE FINAL CONTOURS AFTER THE EXISTING PUMP STATION HAS BEEN DEMOLISHED, AS SHOWN IN SHEET X00.10.
 2. CONTRACTOR SHALL INSTALL AND MAINTAIN DOUBLE ROW SILT FENCE IN A MANNER THAT AVOIDS DISTURBANCE OR IMPACT TO THE ADJACENT WETLANDS.
 3. A MINIMUM 2' CLEARANCE SHALL BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND THE PROPOSED GRADING TIE-IN TO ALLOW FOR PROPER ACCESS AND MAINTENANCE.
 4. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEN BEGINNING WORK ON ACCESS DRIVE; THIS WILL NOT BE AN ACCEPTABLE ENTRANCE UNTIL WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
 5. THE CONTRACTOR SHALL INSTALL A TEMPORARY CONCRETE WASHOUT STATION PRIOR TO ANY CONCRETE PLACEMENT ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE WASHOUT STATION IN FUNCTIONAL CONDITION THROUGHOUT CONSTRUCTION AND REMOVING IT UPON PROJECT COMPLETION OR AS DIRECTED BY THE ENGINEER.

AECOM

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I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60695962

SHEET TITLE

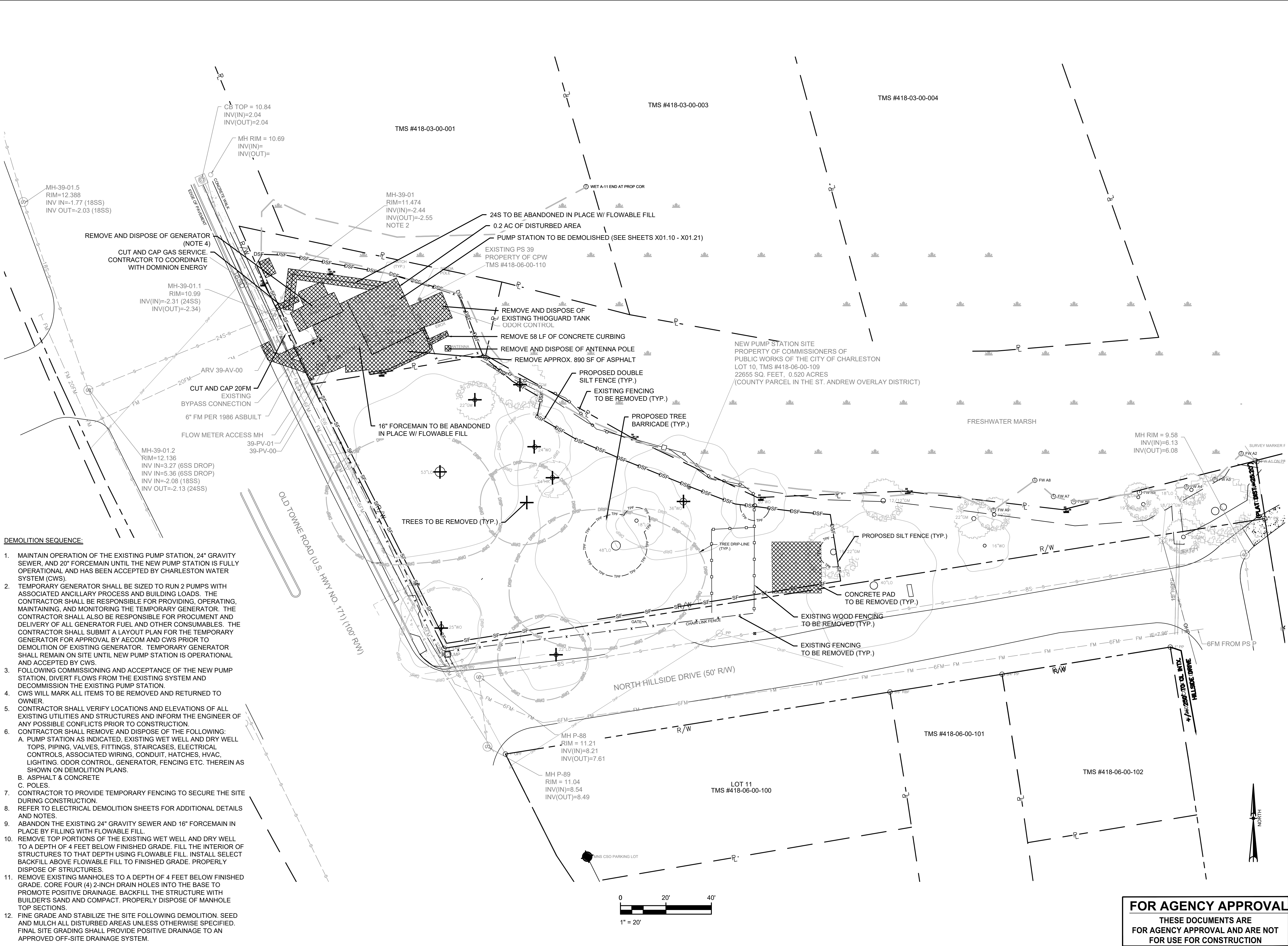
NEW PUMP STATION NO.39
OVERALL PIPING AND GRADING
PLAN

SHEET NUMBER

C00.30

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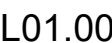
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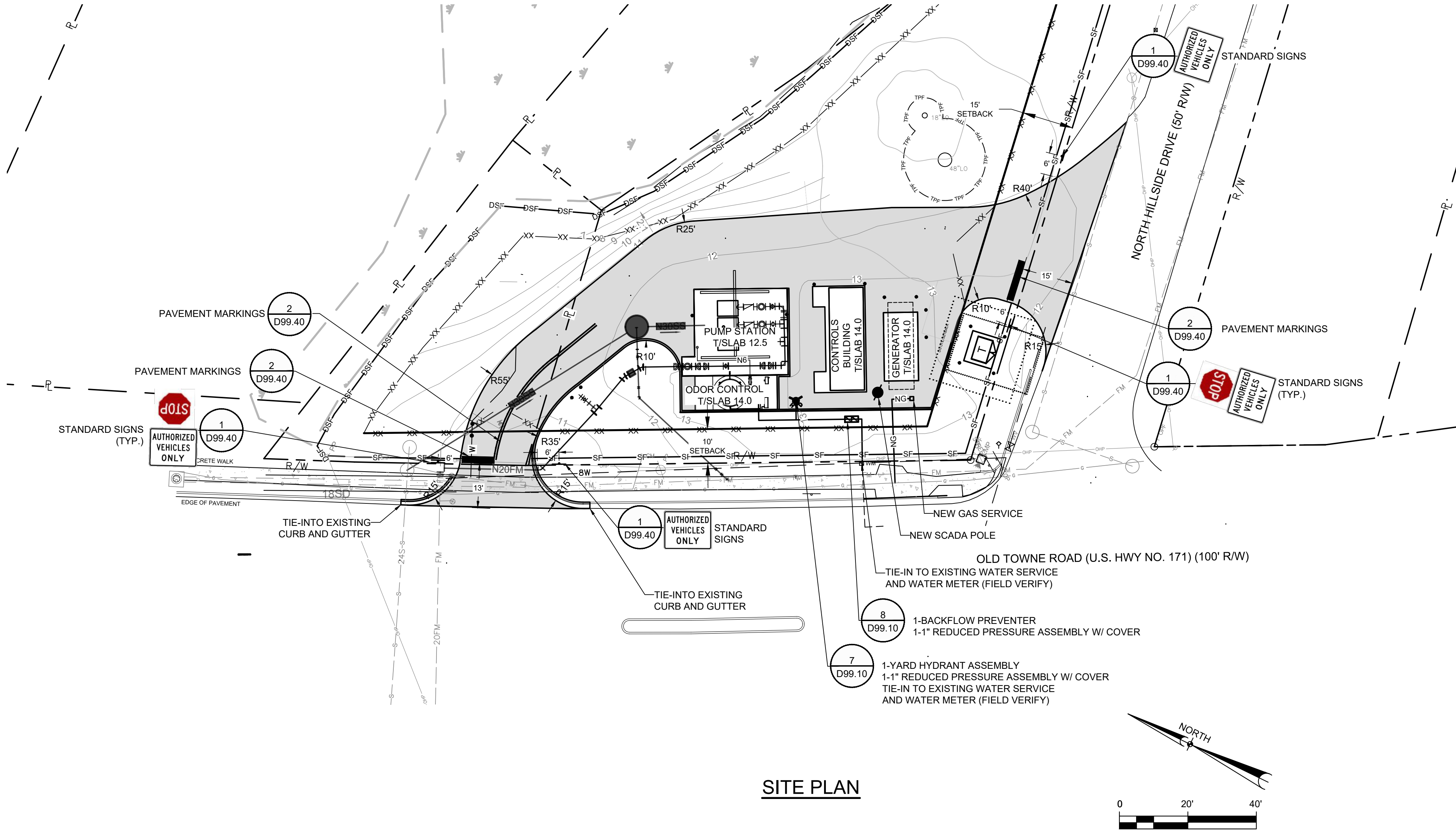
PROJECT NUMBER
60695962
SHEET TITLE
EXISTING PUMP STATION NO.39
DEMOLITION PLAN
SHEET NUMBER
X00.10

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NOTE:

1. LANDSCAPE BUFFER PLANTINGS ARE CLASSIFIED AS "CANOPY TREE", "UNDERSTORY TREE", AND "SHRUB" IN ACCORDANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE. QUANTITY OF PLANTINGS INCLUDED DERIVED FROM PLANTINGS PER 100 LF REQUIRED FOR BUFFER TYPE A ALONG WESTERN BOUNDARY OF TMS 285-00-00-032, AND FOR BUFFER TYPE B ALONG RIGHT-OF-WAY OF OLD CHARLESTON HIGHWAY IN ACCORDANCE WITH TABLE 9.4.4.3, BUFFER DEPTH AND LANDSCAPING STANDARDS, IN CHAPTER 9, SEC.9.4.4 OF THE COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.
2. SOUTH CAROLINA URBAN TREE SPECIES GUIDE, PREPARED BY SOUTH CAROLINA FORESTRY COMMISSION USED AS REFERENCE FOR HEIGHTS AT MATURITY TO CONFORM TO THE DEFINITIONS OF CANOPY AND UNDERSTORY TREES OUTLINED IN THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE.





SITE PLAN

GENERAL NOTES:

1. WETWELL LEVEL AND ALARMS TO BE CONTROLLED BY ULTRASONIC CONTROLLER MANUFACTURED BY MILL TRONICS WITH TWO (2) FLOAT SWITCH BACKUPS.
2. ALL POWER TO THE PUMP STATION SHALL BE 3 PHASE POWER.
3. THE SIZE OF CONCRETE PAD SUPPORTING VALVES AND PIPING SHALL BE CONTINGENT ON THE SIZE OF PIPE AND THE LENGTH OF FITTINGS. COMPONENTS, VALVES, ETC. THE PAD SHALL EXTEND A MINIMUM OF TWO FEET PAST THE LAST COMPONENT IN THE VALVE ASSEMBLY. PAD SHALL BE FIELD VERIFIED WITH THE CONTRACTOR AND THE CWS FIELD REPRESENTATIVE.
4. THE PUMP STATION SITE SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE WETWELL TO AN OFFSITE DRAINAGE SYSTEM. PERMANENT EROSION CONTROL METHODS SHALL BE IN PLACE TO PROTECT PUMP STATION FEATURES AND ASPHALT FOUNDATION.
5. ALL PIPING SHALL HAVE FLANGE JOINTS EXCEPT WHERE MECHANICAL JOINTS ARE NOTED.
6. ALL HARDWARE IN WETWELL AND ABOVE GROUND PIPING SUCH AS AS: BOLTS, NUTS, ANCHORS, ETC. SHALL BE 316 SS.
7. CONTRACTOR TO INSTALL LINK SEAL AT DISCHARGE LINE PENETRATIONS THROUGH CONCRETE WALLS OR SLAB. THE LINK SEAL SHALL BE SUPPLIED WITH 316 STAINLESS STEEL HARDWARE. APPLY NON-SHRINK GROUT TO SEAL AROUND PIPE.
8. ALL UNDERGROUND DIP SHALL BE RESTRAINED JOINT DIP AND ENCASED IN POLYWRAP.
9. ALL ABOVE GRADE PIPING AND COMPONENTS TO BE PAINTED.
10. ALL CONCRETE SURFACES OF WETWELL INTERIOR INCLUDING TOP & BOTTOM SLABS TO BE COATED WITH RAVEN EPOXY.
11. LIGHTS WILL BE UTILIZED TEMPORARILY IN CASE OF EMERGENCY ONLY.
12. MAIN GAS SUPPLY SHOULD BE 5 PSI+ AT THE INLET OF A STEP-DOWN REGULATOR LOCATED WITHIN 5 TO 10 FEET OF THE ENGINE IN A STRAIGHT RUN OF PIPING. THE REGULATOR SHALL BE SIZED TO DROP NO MORE THAN 0.25PSI FROM O LOAD TO FULL LOAD AND DELIVER THE REQUIRED VOLUME OF FLOW. COORDINATE SERVICE WITH DOMINION.

AECOM

PROJECT

Pump Station No. 39
Replacement

CLIENT

CHARLESTON WATER
SYSTEM

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KEY PLAN

PROJECT NUMBER

60695962

SHEET TITLE

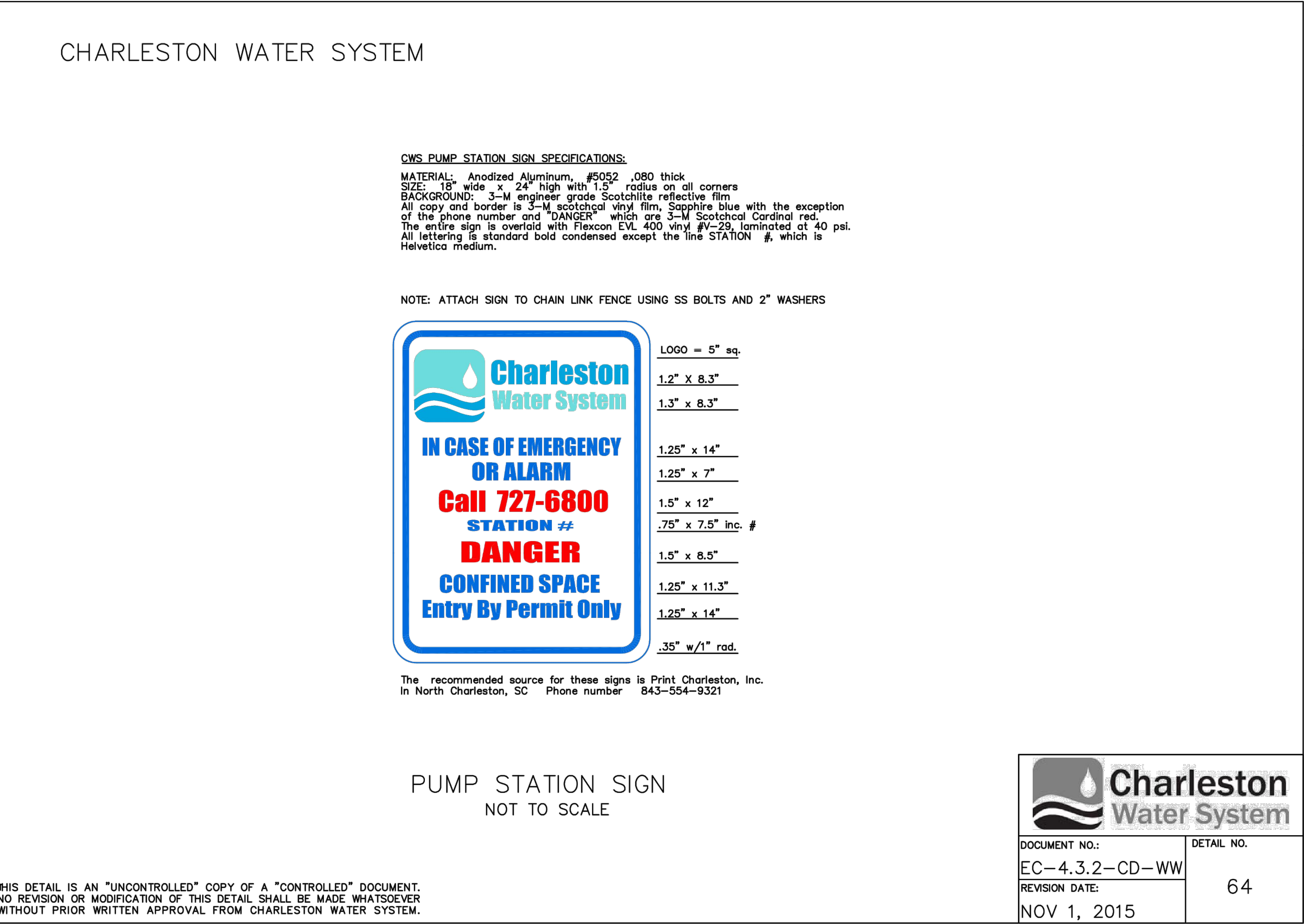
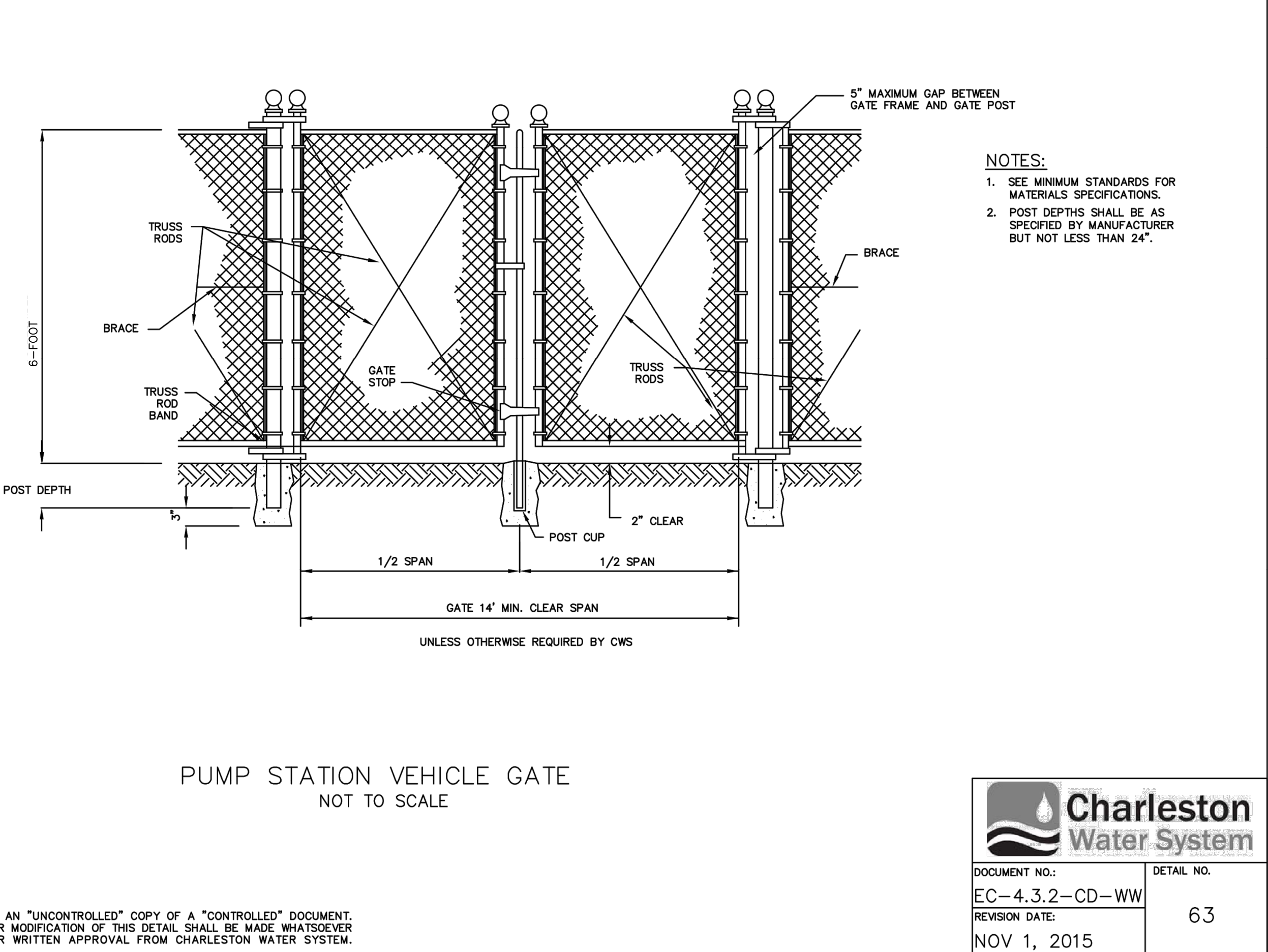
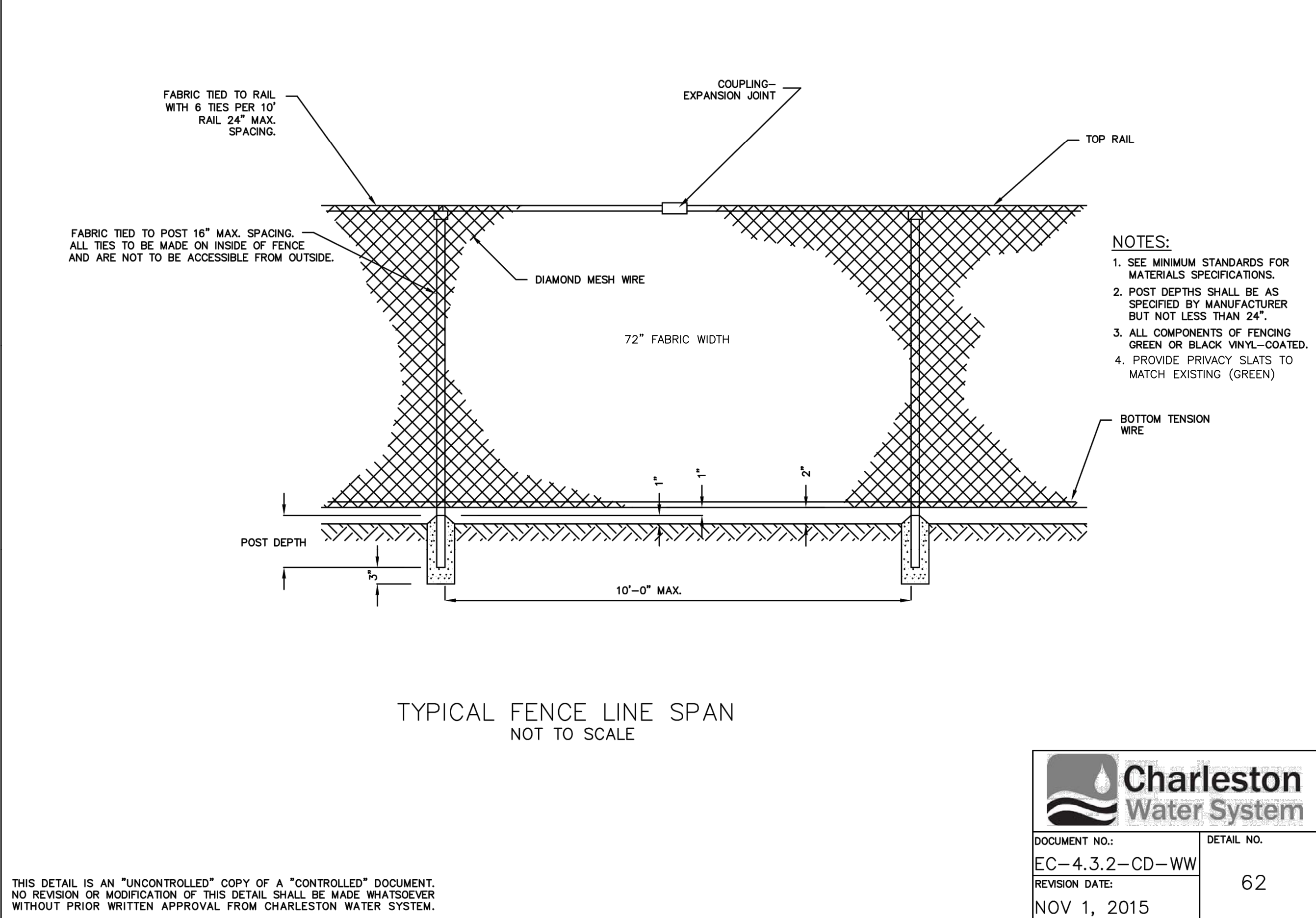
NEW PUMP STATION SITE PLAN
AND NOTES

SHEET NUMBER

D02.10

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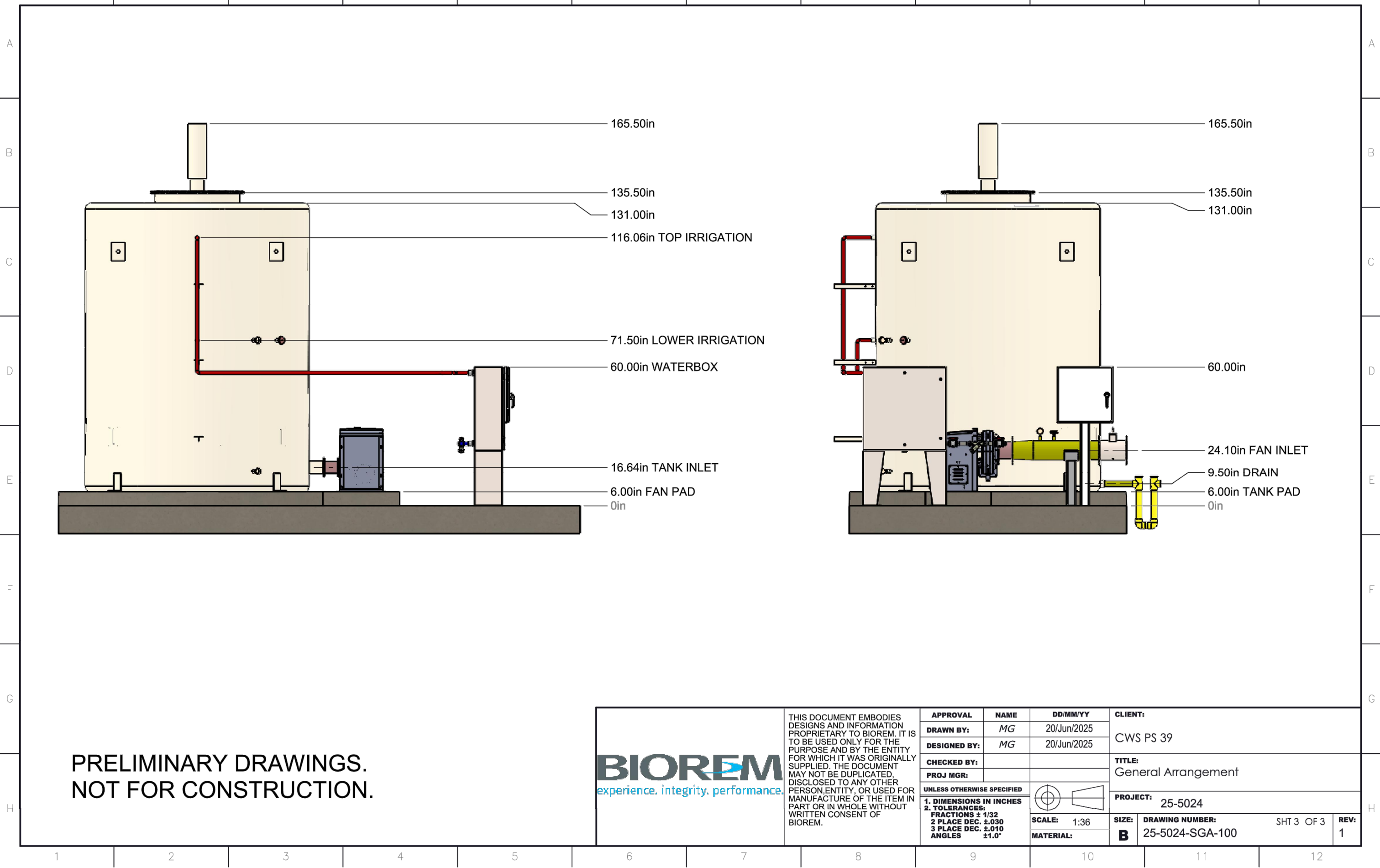
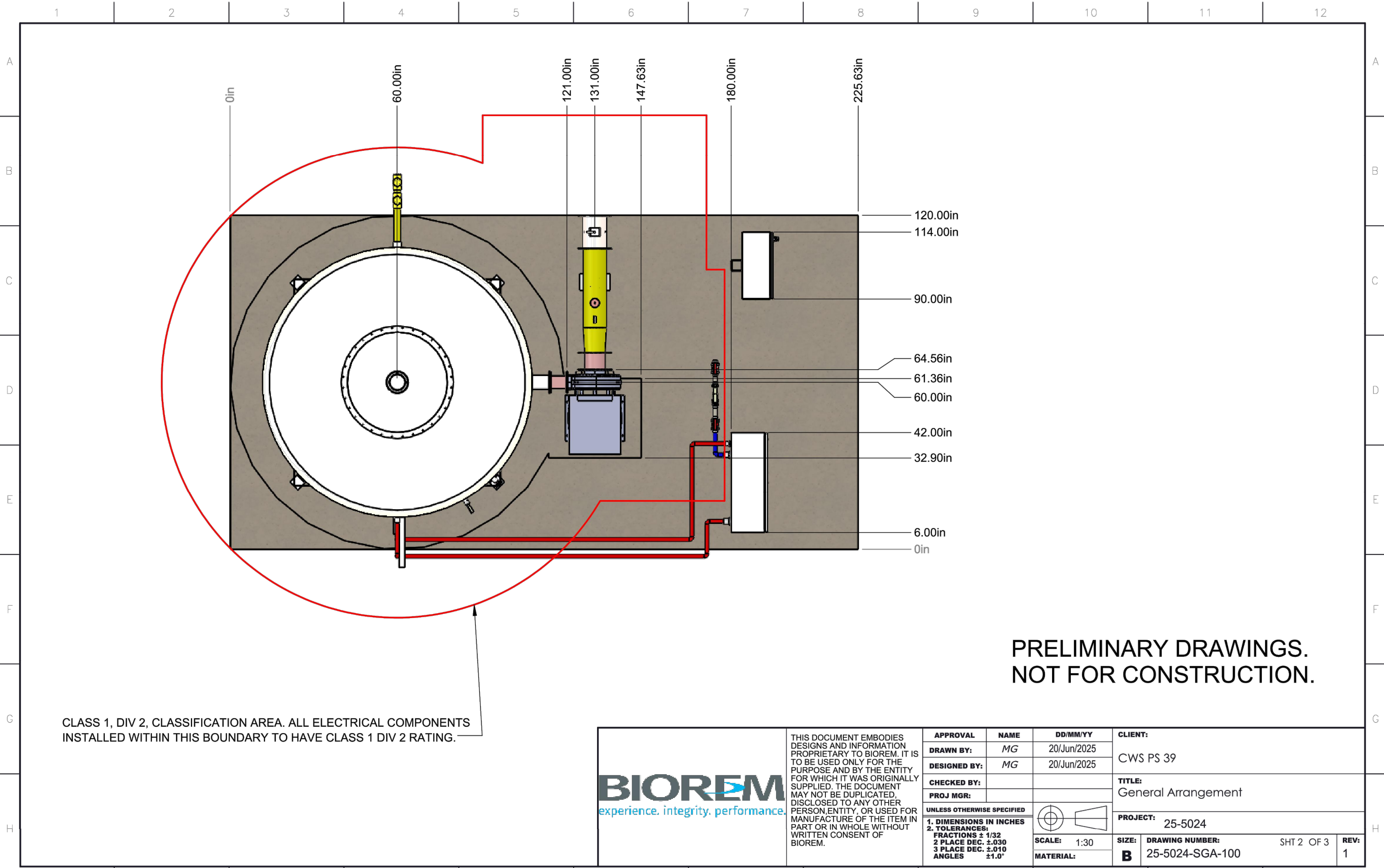
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SHEET TITLE

PUMP STATION DETAILS

SHEET NUMBER

D99.20



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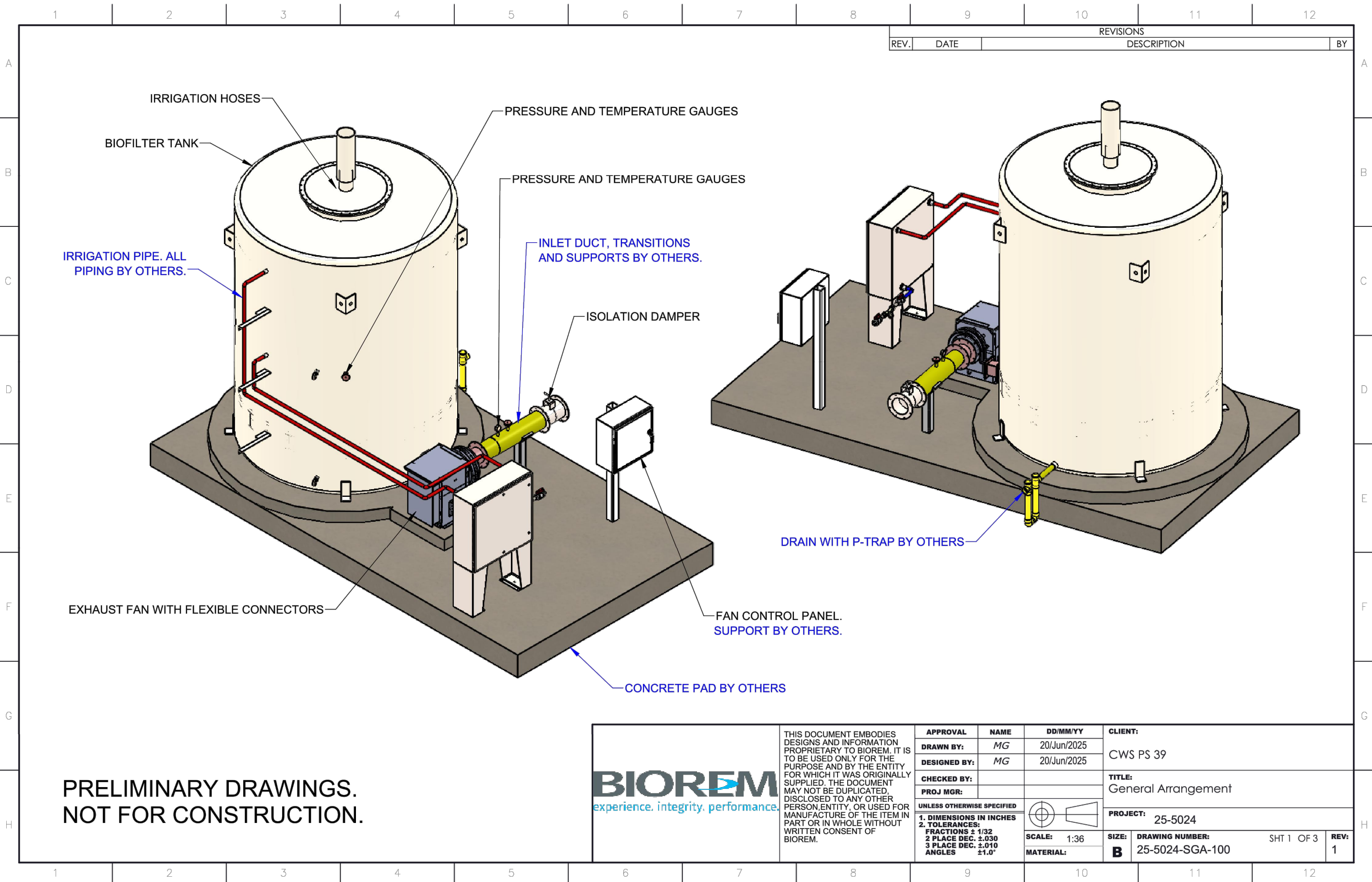
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SHEET TITLE

ODOR CONTROL PLAN AND
SECTION

SHEET NUMBER

D99.10



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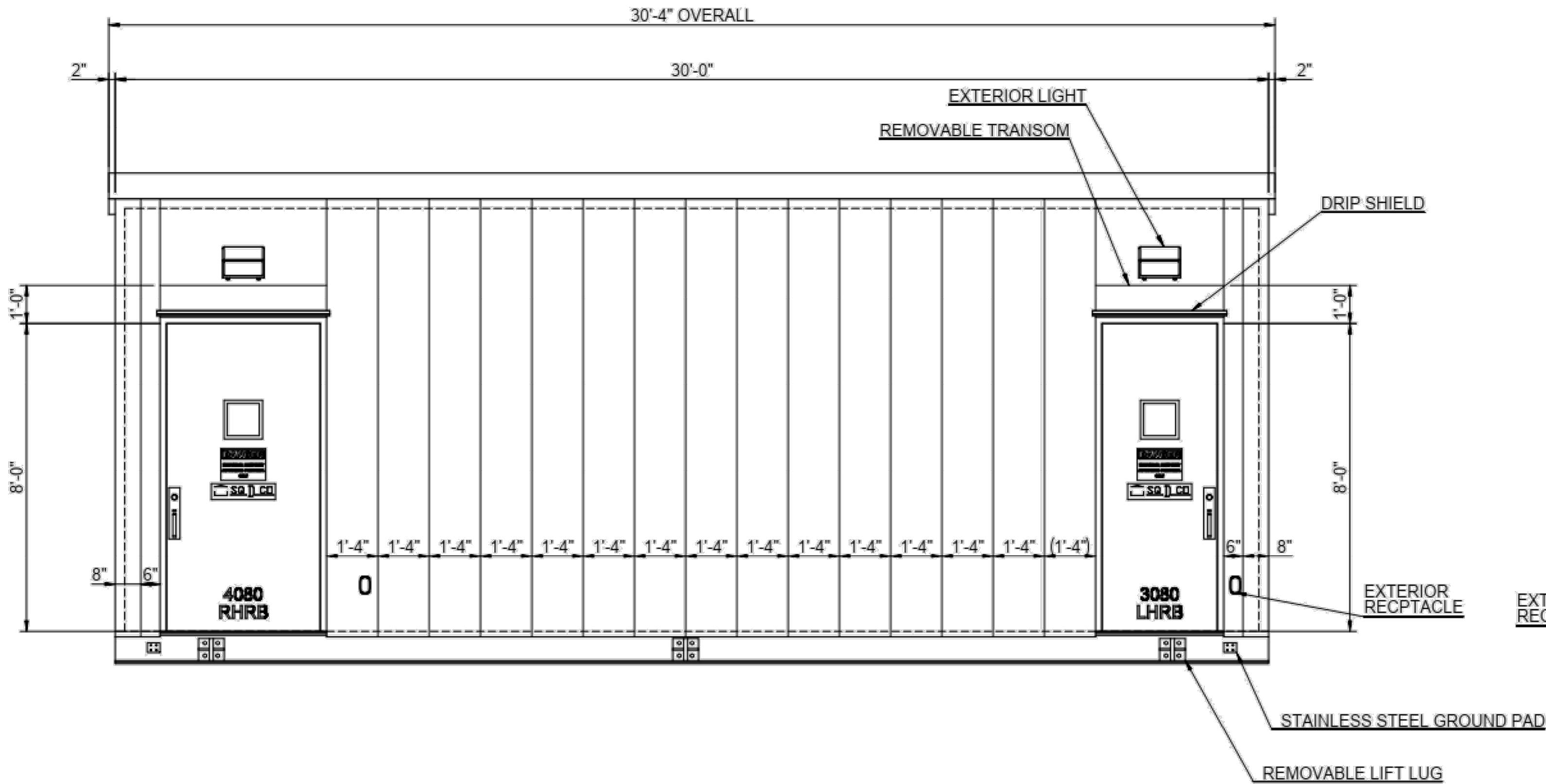
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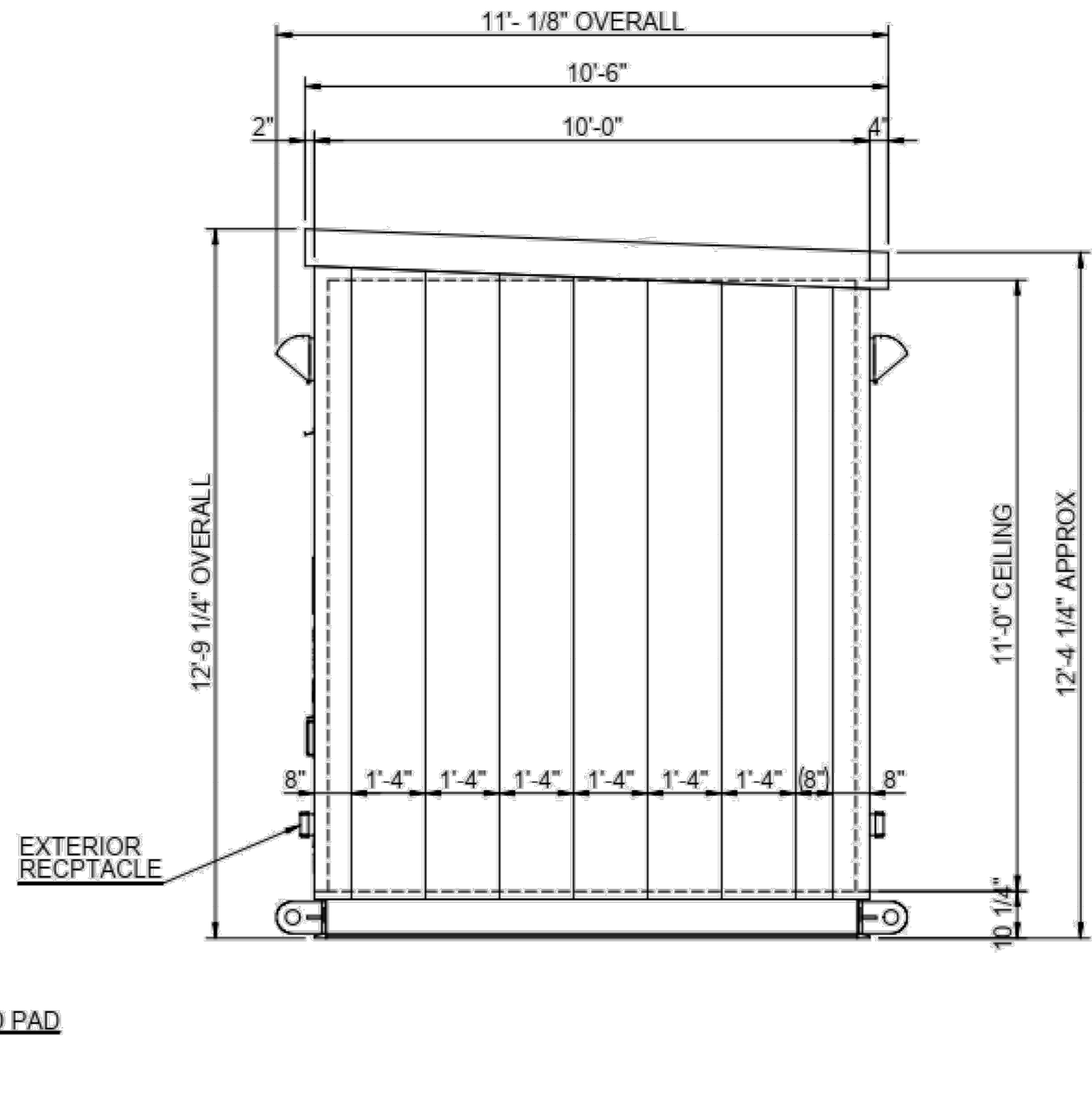
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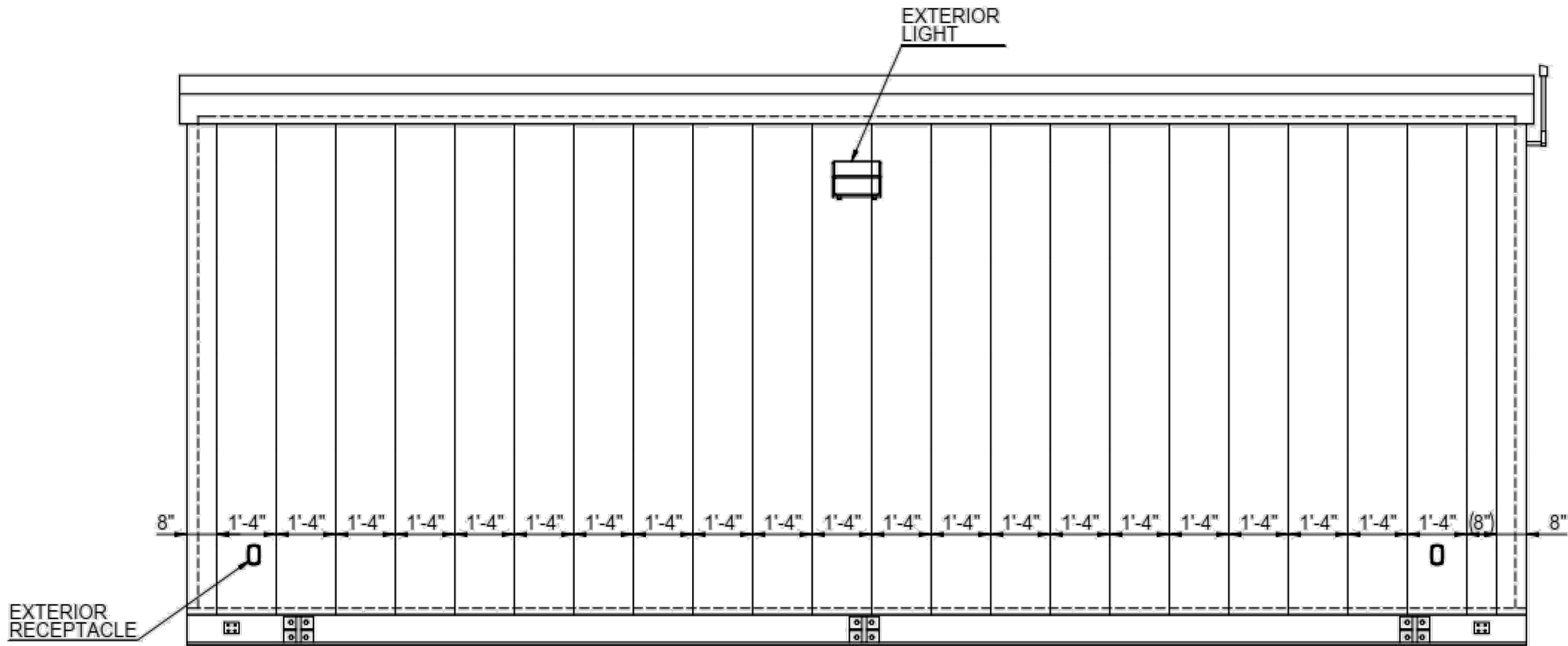
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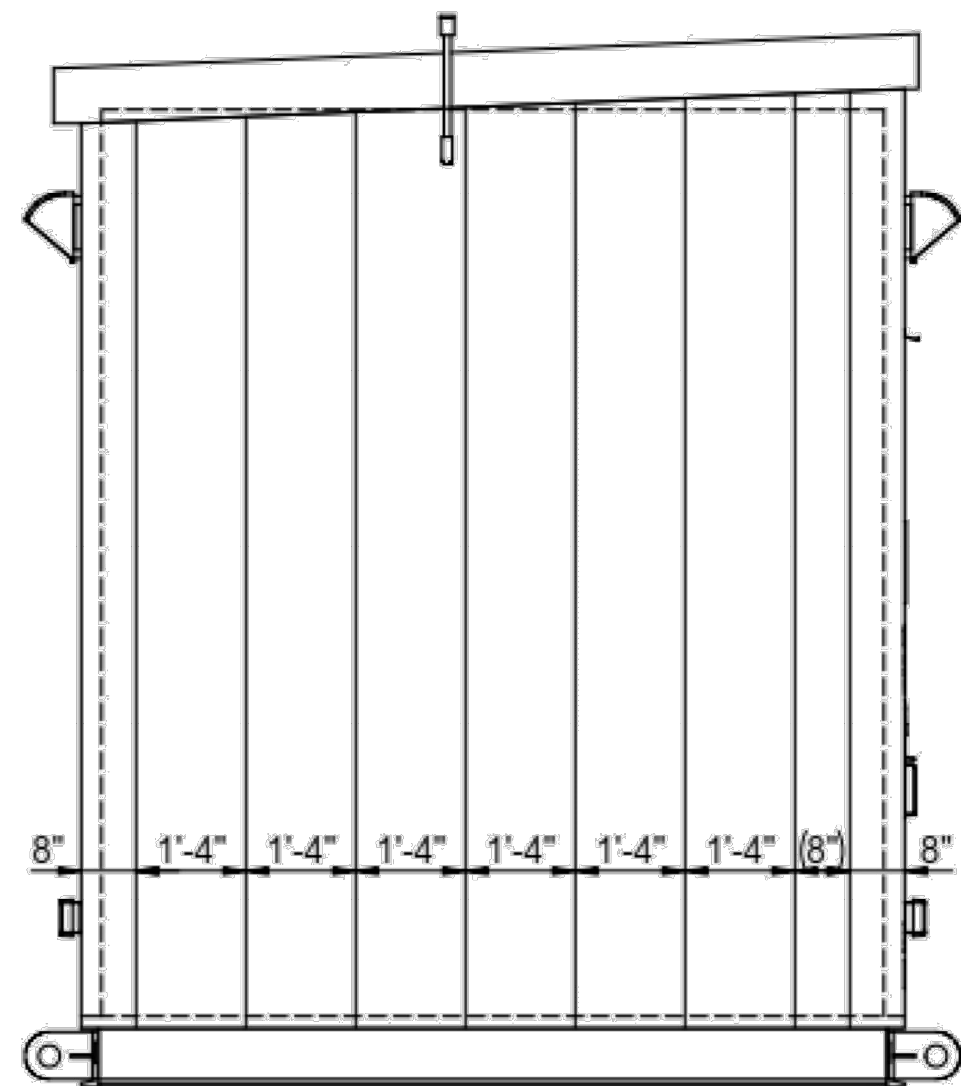
SIDE A



SIDE B



SIDE C



SIDE D

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803.808.8022 tel 803.808.8022 fax
www.kp-inc.com

REGISTRATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
2	7/8/2025	FOR AGENCY APPROVAL 90% SUBMITTAL
1	11/8/2024	60% SUBMITTAL

KEY PLAN

PROJECT NUMBER

60695962

SHEET TITLE

PROPOSED CONTROL BUILDING
ELEVATIONS

SHEET NUMBER

D99.70

WESPANEE PLANTATION SUBDIVISION

REFERENCES:

1. PUMP STATION SITE
BY COMMISSIONERS OF PUBLIC WORKS
DATED JULY 5, 1962
PLAT BOOK-P PAGE 93
R.M.C. CHARLESTON COUNTY, SOUTH CAROLINA
2. HILLSIDE SUBDIVISION
BY A.B. YOUNGBLOOD
DATED NOVEMBER 1947
PLAT BOOK-G PAGE 39A
R.M.C. CHARLESTON COUNTY, SOUTH CAROLINA
3. DEED PEEPLES TO JORDAN
DATED FEBRUARY 10, 1953
DEED BOOK-L 56 PAGE 517
R.M.C. CHARLESTON COUNTY, SOUTH CAROLINA
4. DEED PEEPLES TO JORDAN
DATED AUGUST 31, 1965
DEED BOOK-D 81 PAGE 11
R.M.C. CHARLESTON COUNTY, SOUTH CAROLINA
5. HILLSIDE SUBDIVISION
BY FRANCIS M. HARLESTON
DATED JANUARY 21, 1950
PLAT BOOK-G PAGE 97A
R.M.C. CHARLESTON COUNTY, SOUTH CAROLINA

NOTES:

1. AN EXISTING UN-NUMBERED STRIP OF LAND, LETTERED L, E, F, G, H, J, K HEREON, IS COMBINED, BY THIS PLAT, WITH EXISTING LOT-10 HILLSIDE SUBDIVISION, LETTERED A, B, C, D, E, L HEREON, TO FORM ONE LOT.
2. ACREAGE = 0.5 ACRE
3. OWNER CURTIS L. JORDAN
4. PUBLIC SEWER AND PUBLIC WATER IS AVAILABLE TO THIS LOT.
5. NO EXISTING IMPROVEMENTS ARE SHOWN BY THIS PLAT.
6. LEGEND
○ INDICATES IRON PIPE.
* INDICATES MARSH LAND
--- INDICATES TRAVERSE LINE
- - - - - INDICATES ABOLISHED PROPERTY LINE

**PLAT OF LOT 10
HILLSIDE SUBDIVISION
ST. ANDREWS PARISH
CHARLESTON COUNTY, S.C.**

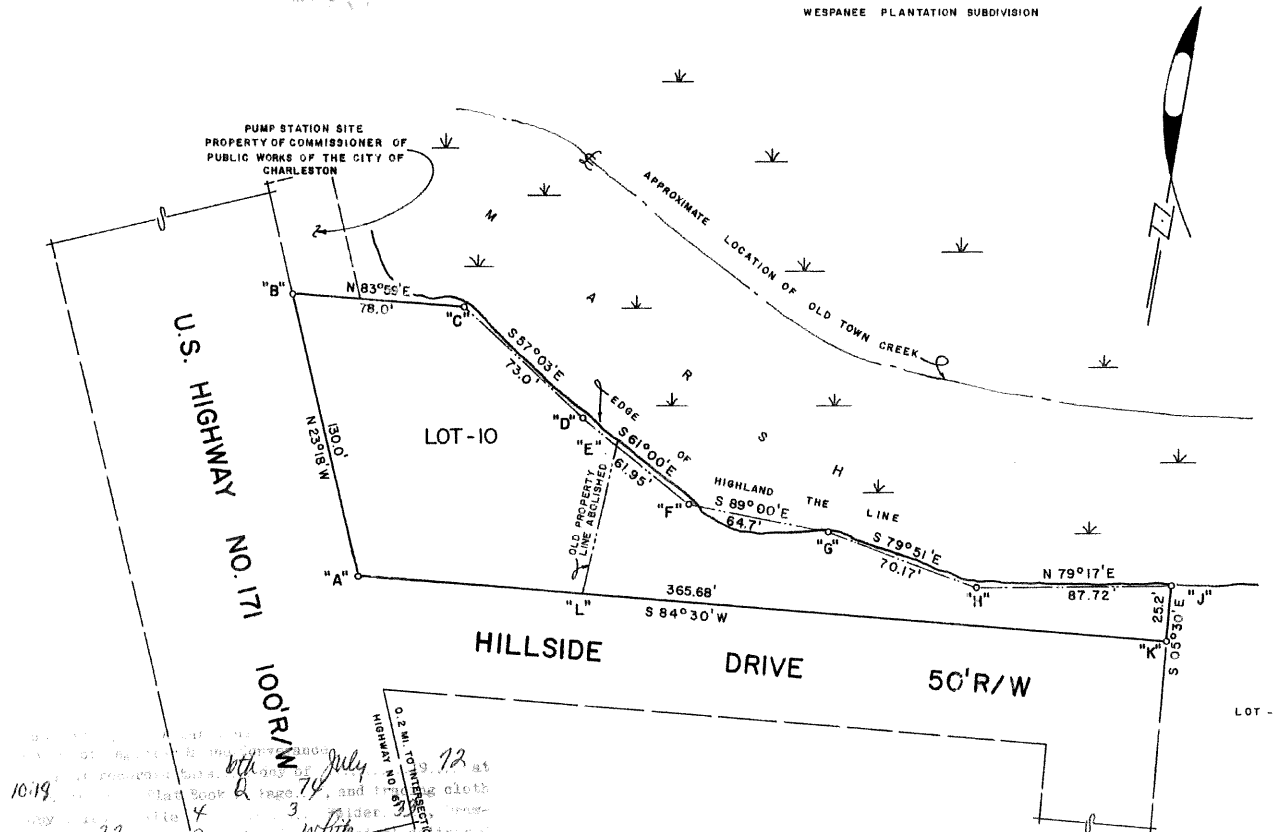
FEBRUARY 4, 1972 SCALE 1"=50'

24 SYCAMORE AVE.
CHARLESTON, S. C. 29407
PHONE 803 556-7381



J. M. SABOE, P. E. & L. S.
A. H. SCHWACKE III
R. L. TYLER

○ CIVIL ENGINEERING, LAND PLANNING AND SURVEYING ○



10-19-72
Curtis L. Jordan
July 1972
Plat Book Q Page 78
and showing cloth
marker 3
white

I, JOHN MARTIN SABOE, a registered Surveyor and Engineer of the State of South Carolina do hereby certify that I have surveyed the property shown hereon that this plat shows the true dimensions of the property and that all necessary markers have been installed and the precision is 1:3500.

JOHN MARTIN SABOE, P. E. & L. S.
3781

APPROVED PLAT
EXEMPT FROM SECTION 11 OF SUBDIVISION REGULATIONS
SECTION - I.B.E.A.
CHARLESTON COUNTY PLANNING BOARD
DATE 4-11-72
#3881