

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER JAUDON,  
ALLISON GRASS, ROBBEN RICHARDS, JOHN LESTER, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

NOVEMBER 19, 2019 ~~5:15-17~~ P.M. 2 GEORGE STREET  
5:38 P.M.

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. 24 N. MARKET ST. (458-05-04-023) APP. NO. 1911-19-A1

Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Karl Kuester dba Carroll Building, LLC/Applicant-Christopher B. Fraser, CCIM

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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2. 601 MEETING ST. (EAST CENTRAL) (463-16-04-001) APP. NO. 1911-19-A2

Request special exception under Sec. 54-220 to allow a 142-unit accommodations use in a MU-2/WH (Mixed - Use Workforce Housing) zone district.

Owner-E C Lofts, LLC/Nelson Mullins Riley & Scarborough, LLP

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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**B. New Applications:**

1. 1000 FT. JOHNSON RD. (428-00-00-011 AND 428-11-00-092) APP. NO. 1911-19-B1

Request special exception under Sec. 54-225 to allow additions and improvements to an existing school (James Island Charter H.S.). The additions consist of a Bus Lot for use of District 3 (James Island) buses, a bus driver office building, relocation of existing mobile classrooms, a new Competition Gymnasium and a new Career & Technology Education (CTE) building in a SR-1 (Single-Family Residential) zone district.

Owner-Charleston County School District/Applicant-ADC Engineering, Inc.

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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2. 47 GIBBES ST. (CHARLESTOWNE) (457-11-02-020) APP. NO. 1911-19-B2

Request special exception under Sec. 54-110 to allow a 2-story addition (dining room/living room/porch/master bedroom/bath/closet that extends a non-conforming 3-ft. east side setback (9-ft. required).

Zoned SR-2.

Owners-Doug & Vittoria Hamilton/Applicant-Beau Clowney Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 7 AGAINST 0

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3. 714 RUTLEDGE AVE. (NORTH CENTRAL) APP. NO. 1911-19-B3  
(463-15-04-101)

Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 18.43-ft. side street setback, a 5-ft. rear setback, and a 3.5-ft. south side setback having a 59% lot occupancy (25-ft., 25-ft., 9-ft. required, 50% lot occupancy limitation; existing lot occupancy 56%).

Zoned DR-1F.

Owner-Pamela Doggett/Applicant-S Arch Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: A.Grass VOTE: FOR 7 AGAINST 0

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4. 221 AND 223 ST. PHILIP ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-02-095 AND 094) APP. NO. 1911-19-B4

221 ST. PHILIP ST.

Request variance from Sec. 54-301 to allow construction of a single-family residence (carriage house) with a 1-ft. south side setback, a 9-ft. total side (9-ft. and 15-ft. required).

Request special exception under Sec. 54-110 to allow a vertical extension to rear building (3<sup>rd</sup> story) with a non-conforming building footprint that does not meet the required 9-ft. south side setback and 15-ft. total side setback.

Request special exception under Sec. 54-511 to allow a retail use in front building (ground floor) and one residential unit (second floor) without required off-street parking spaces (4 spaces required).

223 ST. PHILIP ST.

Request variance from Sec. 54-301 to allow construction of a single-family residence (rear building) with a 7-ft. south side setback, a 10-ft. total side setback (9-ft. and 15-ft. required).

Zoned GB.

Owner-Trey Sedalik/Andrew Gould

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.