

**TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
Town Hall
1122 Dills Bluff Road, James Island, SC 29412
BZA AGENDA
April 16th, 2024
5:00 PM**

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

(MEETING WILL BE STREAMED ON THE TOWN WEBSITE jamesislandsc.us)

Members of the public addressing the Board in support or opposition of these cases at Town Hall must sign in. The Town invites the public to submit comments on these cases prior to the meeting via email to kcrane@jamesislandsc.us referencing the Case #. Emailed comments not sent to this email address, and comments that do not include a home address for the record, will not be accepted. Emailed comments must be received by noon on Monday, April 15th.

- I. CALL TO ORDER
- II. PRAYER/MOMENT OF SILENCE AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. REVIEW SUMMARY (MINUTES) FROM THE MARCH 19th, 2024, BZA MEETING
- VI. BRIEF THE PUBLIC ON THE PROCEDURES OF THE BZA
- VII. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY
- VIII. REVIEW OF THE FOLLOWING APPLICATIONS:
 1. **CASE #BZAV-3-24-036** Variance request for the removal of a grand tree (52" DBH Live Oak) in the Low-Density Suburban Residential (RSL) Zoning District in the front yard of 1209 Taliaferro Avenue – Town of James Island (TMS #426-09-00-030).
 2. **CASE #BZAS-3-24-029** Special Exception request for a fast-food use (Dutch Bros Coffee) on a vacant lot in the Community Commercial (CC) Zoning District and in the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 890 Folly Road – Town of James Island (TMS #425-06-00-101).
Click the below link for TIA Update referenced in application:

[KH traffic study, updated.pdf](#)
- IX. VOTE FOR CHAIR AND VICE CHAIR
- X. ADDITIONAL BUSINESS:
 1. Next Meeting Date: May 21st, 2024.
- XI. ADJOURN

TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
SUMMARY OF MARCH 19, 2024

The Board of Zoning Appeals (BZA) held its regularly scheduled meeting on Tuesday, March 19, 2024, at 5:04 p.m. at the James Island Town Hall, 1122 Dills Bluff Road, James Island.

Comm'rs present: David Savage, Vice Chair (Acting as Chair), Amy Fabri, and Massey Yannitelli. Absent: Comm'r Joshua Hayes and Roy Smith (gave notice). Also: Kristen Crane, Planning Director, Flannery Wood, Planner II, and Attorney Bonum S. Wilson. Frances Simmons, Town Clerk and Secretary to the BZA was absent.

Call to Order: Chair Savage called the meeting to order and asked everyone to silence their phones. Chair Savage led the pledge.

Compliance with the Freedom of Information Act: Chair Savage stated that this hearing is held in compliance with the SC Freedom of Information Act. The applicant, property owners within 300 feet of the application, and parties of interest were duly informed of the hearing. This hearing was also live-streamed on the Town's website.

Introductions: Chair Savage introduced himself, members of the BZA, the BZA Attorney, and staff.

Review Summary (minutes) from the December 19th, 2023, Board of Zoning Appeals Meeting: A motion to approve the minutes of December 19th, 2023, with a correction made by Comm'r Savage on page 6 paragraph 1 was made by Comm'r Fabri, seconded by Comm'r Yannitelli, passed unanimously. All case rulings and minutes from BZA hearings are available for public review and inspection during normal business hours at the Town Hall.

Brief the Public on the Procedures of the BZA: Chair Savage explained the purpose of the BZA as a quasi-judicial Board empowered to approve, approve with conditions, or to deny requests. The BZA is authorized to defer a case should there be a need to obtain additional information. Chair Savage announced that no letters or emails in support of or opposition to this request were received.

Administer the Oath to those Presenting Testimony: BZA Attorney Wilson swore in persons wishing to provide testimony.

Chair Savage introduced tonight's case, #BZAV-02-24-035 Variance request for the reduction of the 10' required accessory structure rear setback by 4' to 6' for the retention of an existing pavilion in the Community Commercial (CC) Zoning District and the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 1006 Folly Road, Town of James Island, TMS #(TMS #425-09-00-027).

Kristen Crane, Planning Director, provided the Staff Review:

The applicant is requesting a variance for the reduction of the 10' required accessory structure rear setback by 4' to 6' for the retention of an existing pavilion in the Community Commercial (CC) Zoning District and the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 1006 Folly Road (TMS #425-09-00-027). Adjacent properties to the north, south, and west are also in the Commercial Core of the FRC-O and are zoned CC (American Legion Post #147, EuroPro Auto Service, and Cube Smart Self-Storage). The adjacent properties to the east are in the Low-Density Suburban

Residential (RSL) Zoning District and is in the Town of James Island's jurisdiction. Other uses within 300' include Restaurants (Lowdown Oven and Bar), Fast Food (Zaxby's), Vehicle Repair (Bert's Motor Works), Medical Office (Dialysis Clinic INC), Preschool (Loving & Learning Educational Center) and Vehicle Parts Store (AutoZone).

Town of James Island Zoning and Land Development Regulations, § 153.208 (B)(3) ACCESSORY STRUCTURES IN GENERAL OFFICE/COMMERCIAL DISTRICTS. If in a zoning district that abuts a residential district, the accessory structure shall be located at least ten feet from the abutting interior lot line of the residential district.

The subject property is 0.40 acres in size and currently has one building that hosts the bar "Hide Out Bar & Grill", as well as the subject pavilion. The property was purchased by the current owner, Nefertiti Investment Group, in March of 2017. The subject pavilion was under construction in June of 2022, when a complaint was addressed by Charleston County Building Services (see attached Inspection Worksheet, Case BIS-06-22-02662). No zoning or building permits have been issued for the pavilion's construction. (Please see timeline requested from Town Code Enforcement, and timeline from Planning/Zoning, attached). According to the applicant's letter of intent, "authorization of a variance would mitigate the economic hardship placed on restaurant staff members currently on unemployment status as a result of the stop work order placed on the project constituting the construction of a 20' x 40' pavilion 6' from the rear property line." Please review the attached documents for further information regarding this request.

Findings of Fact:

According to §153.049 F, Zoning Variance Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR), 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. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Appeals makes and explains in writing the following findings:

F (a): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There may not be extraordinary and exceptional conditions pertaining to the particular piece of property in a physical sense as the property is legally conforming in size and may not have any extraordinary features. However, the conditions surrounding the original contractor's intent and the corresponding outcome may be considered uncommon and infrequent.

F (b): *These conditions do not generally apply to other property in the vicinity;*

Response: The condition concerning the original contractor's intent and the corresponding outcome may not generally apply to other properties in the vicinity as there have been no similar requests with property in the surrounding area.

F (c): *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, §153.208, to the subject property may prohibit the retention of the pavilion in its current location.

F (d): *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: According to the applicant’s letter of intent “the rear fence line sits one foot inside the property line, behind which is a gully flanked on either side by a sloped grassy area. The proposed structure does not alter the character of the vicinity and would be concealed by the large privacy fence installed just inside of the property line posing no detriment to the adjacent property or the public good.” The authorization of the variance may not be of substantial detriment to adjacent property and the character of the zoning district may not be harmed if certain mitigation conditions are met and all applicable regulations are adhered to.

F (e): *The Board of Zoning Appeals shall not grant a variance to the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land or to change the zoning district boundaries shown on the Official Zoning Map;*

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.

F (f): *The need for the variance is not the result of the applicant’s own actions; and*

Response: The need for the variance may be the result of the applicant’s own actions as the pavilion was constructed without zoning or building permits. The applicant’s letter of intent states, “the owner and GWGC acknowledge that the previous contractor’s performance of this work was in violation of the Town of James Island’s permitting requirements and non-conformant to IBC 2021. It is the intent of the current contractor, GWGC, to remedy these infractions within the boundaries of the law should you authorize the requested variance.” However, there was no enforcement follow-up during the construction phase after the initial Stop Work Order was placed.

F (g): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*

Response: The granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this 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 (§153.045 E 2).

Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZAV-2-24- 035 (variance request for the reduction of the 10' required accessory structure rear setback by 4' to 6' for the retention of an existing pavilion in the CC Zoning District and the Commercial Core of the FRC-O Zoning District) based on the "Findings of Fact" listed above, unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions.

1. The eastern/rear side of the pavilion (adjacent to residential uses) shall be enclosed/walled.
2. Applicant/owner shall work with planning/zoning staff on suitable landscape buffering adjacent to residential uses.
3. Business must adhere to Town of James Island Regulations Ordinances concerning noise in set out in §90.32 and §90.33 or be subject to revocation of Business License.
4. A fully permitted 8-foot high, opaque, wooden privacy fence shall be installed along the eastern perimeter, adjacent to any residential use or property.
5. The applicant/owner shall obtain proper retroactive zoning and building permits for all previous unpermitted work done to the site and building, as well as any proposed work.

Questions from the Board:

Comm'r Fabri asked Ms. Crane to go back over the site plan and clarify the variance footage that they are looking for. Ms. Crane explained that the pavilion is 5.25' from the property line at the closest corner to the fence. She stated that the fence was 1' in from the property line so the setback reduction would be 4.75 feet. Mrs. Fabri asked for a history of the property. Ms. Crane explained that the current owners bought the property in March of 2017. A new concept was presented to change the name. In April 2017 the Town realized hospitality tax was not being collected from the business, so the Town Administrator emailed the new owner and asked them to complete the appropriate paperwork. The new owner completed Site Plan Review paperwork and in May of 2017, the business license transferred was transferred from Stag Erin. Zoning permits for all work including a new pavilion in a different location were submitted in 2017. The 2017 submission met the appropriate setbacks.

Mr. Savage asked how long zoning permits were valid. Mrs. Crane explained that they were valid for a year from their issue date. Ms. Crane continued her site history and stated that there was a gap from 2017-2020 and in 2020 a new sign was installed without permits. The Town Administrator asked Code Enforcement staff to address this violation a total of 3 times in the Fall of 2020. Staff visited the address and told the staff of the business to contact planning and zoning. There was no follow-up from the applicant. In 2022 following a complaint, a Stop Work Order was given by Wayne with Charleston County Building Inspection Services. Ms. Crane indicated this was the report provided to BZA members. Code Enforcement staff visited the site again and asked the owner to contact the Planning & Zoning Department. Again, there was no follow-up by the owner. In September of 2022, a zoning permit for interior and exterior paint was issued. In January of 2023, Town Staff received a complaint that the parking lot was being re-paved. In February of 2023, another zoning permit was issued for a boardwalk on the property. In October of 2023, a complaint was received that protected trees were being removed. Code enforcement visited the property and Wayne with Charleston Building Inspection Services issued a Stop Work Order again. 5 tickets were issued for existing violations. The owner had a court date on November 16th and shortly thereafter came in and pulled the appropriate sign permits. Following court dates again in December and January the owner got retroactive tree permits for diseased sweetgum trees and resolved that ticket. The owner had another court date on March 5th.

Comm'r Savage asked if the permit submission in 2017 had the pavilion in its current location. Ms. Crane explained that a site plan was submitted for permitting in 2017 showing the pavilion in a different location. She indicated that a zoning permit was issued for the work, but not a building permit. Comm'r Fabri asked if the zoning permits were issued to the new owner at the time and if the permitting process was explained to him. Ms. Crane indicated that they were and explained that zoning permits are automatically sent to Charleston County for building permits and that the site plan review paperwork includes a timeline and steps for the permitting process. Ms. Fabri asked if zoning staff visited the site in 2022 after the stop work order was issued in June of 2022. Ms. Crane responded that she had not as the meeting was conducted on-site and the applicant was instructed to come speak to the planning and zoning department. She also confirmed for Comm'r Fabri that the property owner continued to have work done and did not communicate with Town staff or the County.

Mr. Yannitelli asked how far the pavilion proposed in 2017 was from where it was currently located. Ms. Crane indicated it was very close to the building and produced a site plan for the board members to look at. The Board members discussed the original placement of the pavilion and where trees were originally located on the site. Ms. Crane confirmed that setbacks would not have been an issue in the original proposed location. Mr. Yannitelli asked about the pavilion violating the noise ordinance. Ms. Crane explained that it would depend on what the pavilion was used for. She clarified that if you are inside a building and can hear the noise from outside then you are violating the noise ordinance and that there were no hour restrictions attached to the ordinance. Comm'r Fabri asked if any variances would have been required if the pavilion was constructed in its original location. Ms. Crane responded that only an administrative review would have been required. She also stated that since there was no change of use the site would not have been required to be brought up to code.

Mr. Savage asked if there was any underground infrastructure that would have influenced the placement of the pavilion. Ms. Crane indicated that she wasn't sure as far as underground utilities, but if there was a septic tank on the property it was not used anymore. Mr. Savage noted the location of a concrete walkway connecting the primary building to the pavilion would have covered any possible utilities anyway. Mr. Savage asked if the Town was required to do anything after being notified that the County had placed a stop-work order on a building within the Town's jurisdiction. Attorney Wilson confirmed that it was the responsibility of the property owner to clear up a violation.

Applicant Presentation:

Alvin Burch & Sonja Moses, Summerville, SC: Mr. Burch indicated that a lot what had been presented was information he just learned tonight. He indicated that he and his wife were hired by Mr. Hassan to correct all the findings. He explained that their business does a little more than construction. They try to educate. They indicated that Mr. Hassan was interviewed and based on their experience they found him to be lacking knowledge and did not understand the process. They explained that they run across a lot of contractors who don't educate the homeowners or the business owners and say they can do the work and business owners and homeowners don't investigate any further and rely on the knowledge of the builder. Many times, the builders put the homeowners and the business owners in a real bind. Mr. Burch indicated that this is what they found to be going on with Mr. Hassan. He is motivated to correct the issue and has some great employees who depend on him. Ms. Moses read letters from two of Mr. Hassan's employees into the record. (See attached)

Mr. Burch and Mrs. Moses indicated they work hard to decide on who they take on an interview to get a feel for potential clients. They want them involved and don't want them to be ignorant. If clients don't seem like they will be a part of the team and work on solutions, they back out. This is one we felt compelled to believe that this would fit our model, which is why we are here today. They were hoping that the Board would consider the employees returning to work and that the authorization of the variance would not be a substantial detriment to the neighboring properties. Mr. Burch indicated that if a higher fence or enclosure was needed, they would permit that. He stated that he hoped the board would consider and figure out a way to get Mr. Hassan's business back open. Ms. Moses addressed concerns about sound and explained that if the structure must be moved or structurally altered, they would have an opportunity to integrate design attributes that will manage sound.

Questions from the Board:

Comm'r Fabri asked if they were aware of the proposed site plan from 2017. Mr. Burch and Ms. Moses confirmed that they were not. Comm'r Savage confirmed that the contractors were hired by the property owner to correct the existing issues. He asked Mr. Burch if he had a contractor's license. Mr. Burch indicated that he did. Comm'r Savage asked if Mr. Burch had any monetary limitations for jobs, he was able to perform. He indicated he could work jobs with values up to 1.5 million. Comm'r Savage confirmed that Mr. Burch was able to do work including cutting and pouring concrete and moving posts. He asked Mr. Burch if the need for the variance was due to the Owner's selected agent. Mr. Burch answered in the affirmative.

Opposition

Daniel Beard, 281 Meeting Street Apt B: representing the business at 1010 Folly Road stated he was in opposition to the variance. He indicated that the owner was in wanton disregard for the law and the contractors may have been led to believe Mr. Hassan was uninformed but he manages the business next door and had talked to him several times about this. He stated that permits were needed, and the applicant had been following the code. Mr. Beard indicated that Mr. Hassan had built to the property line of the American Legion and to his fence. He stated that his fence is 6 inches inside his property line. Mr. Beard explained that one of the complaints received was from him because Mr. Hassan was attaching things to and building off his fence and painting it without permission. This was a big point of contention because it was a very expensive fence. Mr. Beard stated that Mr. Hassan added square footage to the back of the building including adding to the kitchen, a walk-in cooler, and the front covered seating area with no permits. Mr. Beard stated that Hassan knew he was not supposed to do this.

Chair Savage closed the hearing to the public and asked for a motion and a second to have a discussion. A motion to approve Case# BZAV-02-24-035 (variance for the reduction of the 10' required accessory structure rear setback by 4' to 6' for the retention of an existing pavilion in the Community Commercial

(CC) Zoning District and the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 1006 Folly Road (TMS #425-09-00- 027)) was made by Comm’r Fabri, seconded by Comm’r Yannitelli.

Comm’r Savage stated that the applicant may not have addressed criteria C as the utilization of the property was not effectively prohibited or unreasonably restricted. He explained that the pavilion did not have to be in the position it is now for the property to be utilized and this was supported by a site plan from 2017 showing the pavilion closer to the main structure. Comm’r Savage stated he also had concerns regarding criteria F. He stated that the initial zoning permit was allowed to lapse, and the owner knew what needed to happen and that this was a plea for forgiveness and not permission. He re-stated that his initial impression remained the variance request fails on the 3 criteria he mentioned. Mr. Yannitelli agreed the applicant was choosing to ignore the requirements. Ms. Fabri agreed as well and stated that moving the pavilion so close to the fence would impact on the residences behind the businesses, with consideration to noise. She stated that she also had concerns about Criteria F as the property owner went ahead several times after being warned and receiving a stop work order. Comm’r Fabri also stated that the applicant did not meet criteria G as there is a reason there is a setback and asking for a variance after the fact is detrimental to our comprehensive plan. She and Comm’r Yannitelli also agreed criteria C was not met.

Commissioners Fabri and Yannitelli agreed with Comm’r Savage that the burden of proof was not met for Criteria F: A, C, F, G. After discussion, Chair Savage called for the vote:

Comm’r Savage	Nay
Comm’r Fabri	Nay
Chair Yannitelli	Nay
Variance Request:	Denied

Chair Savage stated the legal reason for the denial of Case #BZAV-02-24-034 is that it did not meet all the criteria as outlined in the staff’s review. The Board’s decision will be mailed to the applicant within ten (10) business days, and they should contact the Planning & Zoning Department should they need further information.

Vote for Chair and Vice Chair: Comm’r Savage made a motion to delay the vote until the next meeting since several members were absent. This motion carried unanimously.

Additional Business: The next meeting of the Board of Zoning Appeals is scheduled for Tuesday, April 16th @ 5:00 p.m.

Adjournment: There being no further business to come before the body, the meeting adjourned at 6:04 p.m.

Respectfully submitted:

Flannery Wood
Planner II

Variance Application

Town of James Island Board of Zoning Appeals

Town of James Island
Zoning/Planning Department
1122 Dills Bluff Road
James Island, SC 29412
Phone 843-795-4141
Fax 843-795-4878
www.jamesislandsc.us



This application must be complete and submitted in person to the Town of James Island Zoning/Planning Department in order to apply for a Variance. Please read the entire form prior to completing the application. The applicant shall receive a copy of this completed form at the time the application is filed. **This application will be returned to the applicant within fifteen (15) working days if these items are not submitted with the application or if any are found to be inaccurate:**

- 1) Completed Variance application signed by the current property owner(s).
- 2) Copy of **Current Recorded Deed** to the property (Owner's signature must match documentation). If the applicant is not the owner of the property, the **Current Property Owner(s)** must sign and print the **Designation of Agent** found below.
- 3) **Restrictive Covenants & Posted Notice Affidavit(s)** signed by the applicant or current property owner(s).
- 4) A **letter of intent** signed by the applicant or property owner(s) stating the reason for the request that explains why this request should be granted and how it meets the Approval Criteria of §153.049 F. All proposed Variances, except single family, shall satisfy the Site Plan Review process and attend at least one Site Plan Review meeting prior to submitting this application.
- 5) An accurate, legible **Site Plan drawn to Engineers Scale** must be attached. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, parking areas, Grand trees(24" DBH or greater, Pine, Sweetgum, SC Invasive Pest Trees are exempt), wetlands(properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on site plan or plat), holding basins and buffers when applicable.
One 24 x 36 copy & fifteen (15) 11 x 17 copies.
- 6) Copy of a legible **Approved and Recorded Plat** showing present boundaries of property.
- 7) **Fee \$250** check made out to "Town of James Island". Grand tree variances add \$50 each additional tree

Applicant Name: Thomas L. Marcinko / Blanca S. Marcinko

Mailing Address: 1209 Taliaferro Ave.

City, State, Zip Code: CHS, SC 29412 Daytime Phone: 843.367.8080

Email Address: thomasmarcinko@gmail.com

Subject Property Address: same

Present Use of Property: Primary residence

Variance Description: Grand tree Removal

Applicant Signature: [Signature] Date: 03.10.24
Blanca S. Marcinko 03/12/24

Designation of Agent (Complete only if owner is not applicant): I hereby appoint the person named as Applicant above as my (our) agent to represent me (us) in this application.

Owner Print Name _____ Date _____ Owner Mailing Address _____

Owner Signature _____ City, State, Zip Code _____

FOR OFFICE USE ONLY:

Application #: _____

Flood Zone: _____

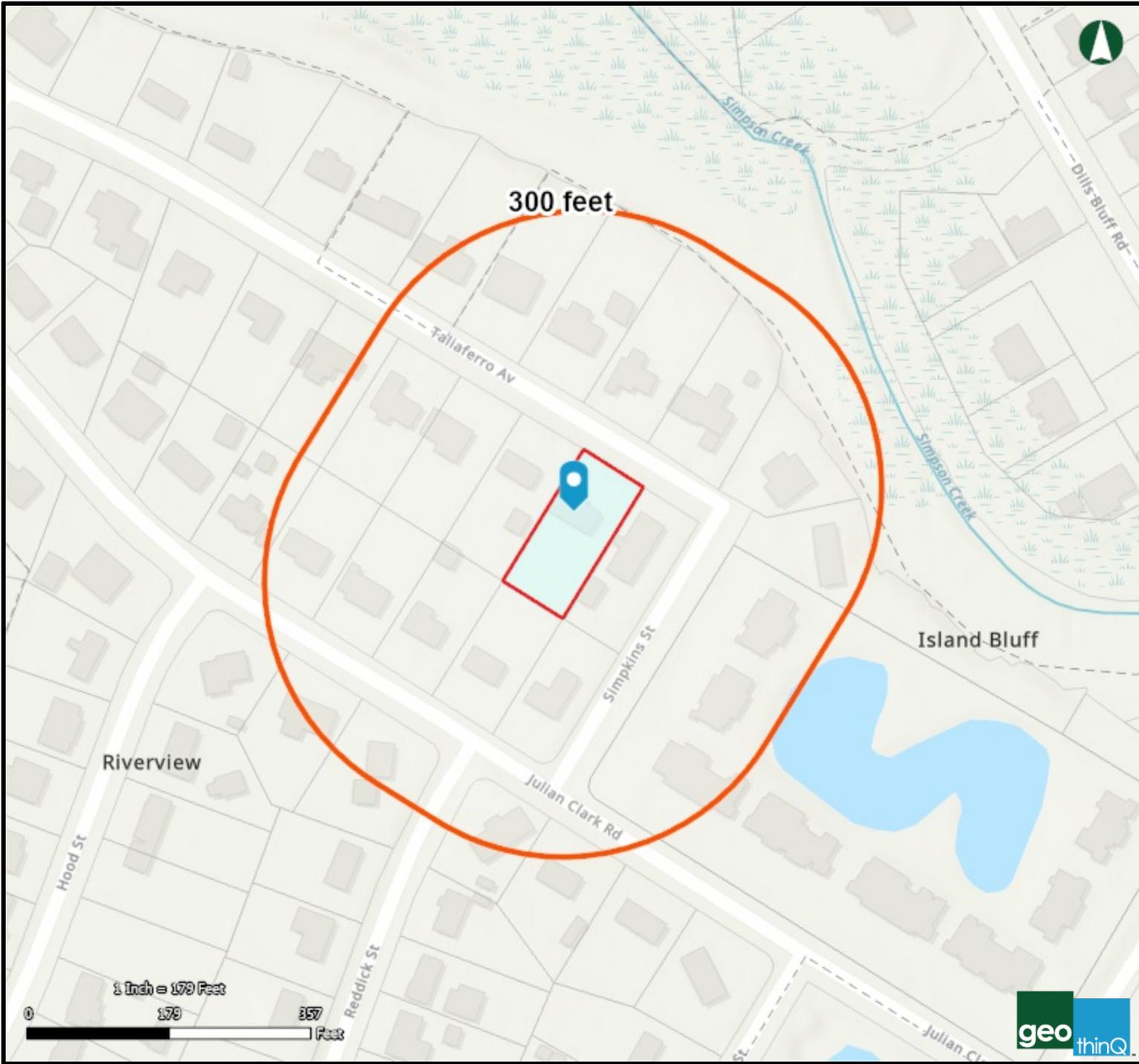
Zoning District: _____

Fee Paid (\$250): CK# 1664

Date Filed: _____

Zoning Officer: _____

TMS#: _____



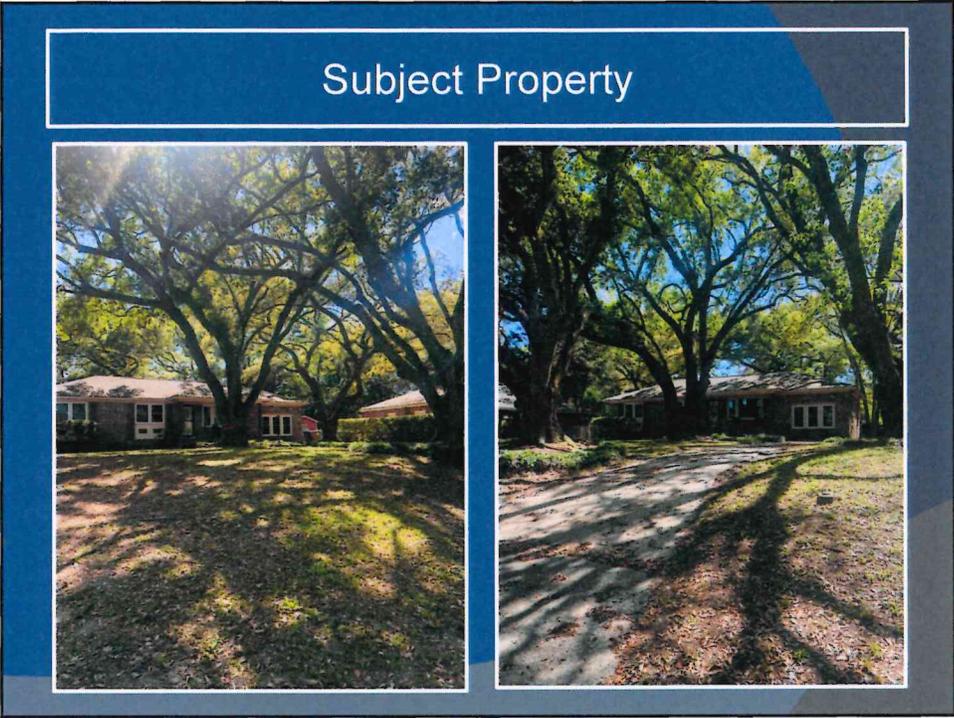
Town of James Island
South Carolina



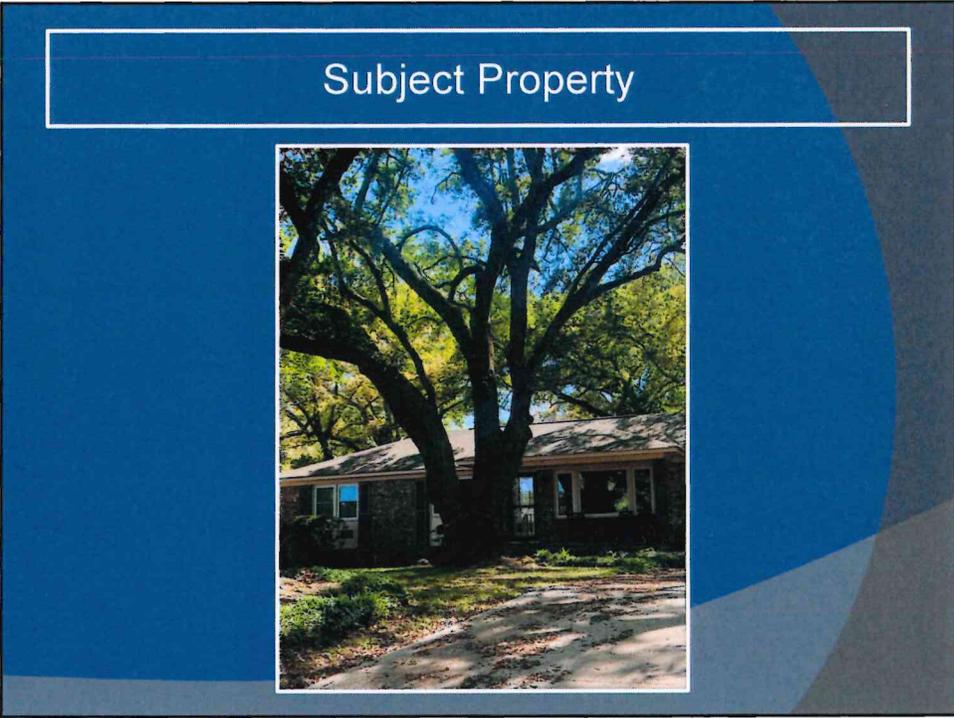
Radius Map

1209 Taliadro Avenue
03/26/2024





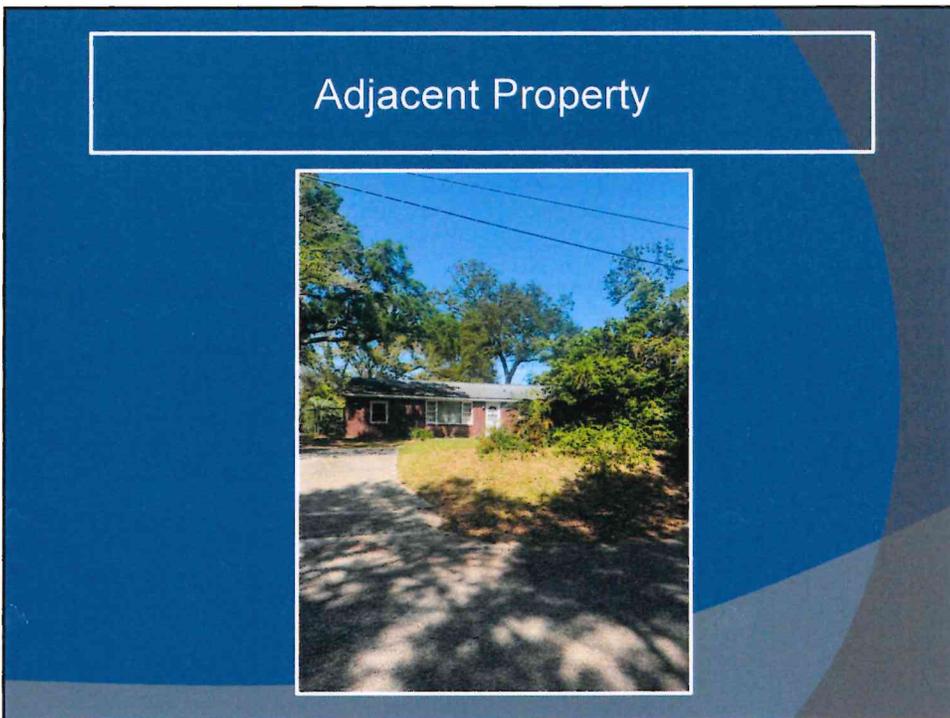
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Staff Review:

The applicants, Thomas and Blanca Marcinko are requesting a variance for the removal of a grand tree (52" DBH Live Oak) in the Low-Density Suburban Residential (RSL) Zoning District in the front yard of 1209 Taliaferro Avenue (TMS #426-09-00-030). Adjacent properties to the north, east, south, and west are also in the RSL Zoning District and are in the Town of James Island's jurisdiction. Other uses within 300' of the subject property include residential uses in the Town of James Island and the City of Charleston.

Town of James Island Zoning and Land Development Regulations, §153.335 (E) (2) TREE PROTECTION AND PRESERVATION states trees that do not meet the criteria may be removed only when approved by the Board of Zoning Appeals and shall be replaced according to a schedule determined by the Zoning Administrator.

The subject property is 0.39 acres in size and has one single-family residence that was constructed in 1965, according to Charleston County records. The current property owners purchased the property in March of 2015. Charleston County Building Services issued a Building Permit in March of 2021 for "Foundation/Crawl Space Repair". There are currently 4 grand trees in the front yard of the parcel. One 32.5"+27" DBH Live Oak, located at the front right corner of the home, was permitted for removal due to disease in September of 2023. The 52" DBH live oak that is the subject of this request is in the center of the front yard, approximately 10' from the home. The applicant states in their letter of intent "We are only asking this to try and prevent any further damage to the greatest investment our family has". Please review the attached documents for further information regarding this request.

Findings of Fact:

According to §153.049 F, Zoning Variance Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR), 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. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Appeals makes and explains in writing the following findings:

F (a): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There may be extraordinary and exceptional conditions pertaining to this piece of property as there are currently four grand live oak trees located in the front yard of the parcel.

F (b): *These conditions do not generally apply to other property in the vicinity;*

Response: These conditions may generally apply to other properties in the vicinity as most properties in the area have grand trees of a similar size and species. However, the location of grand trees and their proximity to the homes on surrounding lots varies by parcel.

F (c): *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: According to Charleston County records, the single-family home was constructed in 1965 and purchased by the applicants in 2015. Therefore, the application of this Ordinance to the particular piece of property may not restrict the utilization of the property as a residence due to the pre-existing location and age of both the home and the tree.

F (d): *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: Although Ordinance Section 153.334 Tree Protection and Preservation states that *“trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource”*, the authorization of this variance may not be of substantial detriment to the adjacent property or the public good as the applicant plans to retain two other grand live oak trees in the front yard.

F (e): *The Board of Zoning Appeals shall not grant a variance to the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land or to change the zoning district boundaries shown on the Official Zoning Map;*

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.

F (f): *The need for the variance is not the result of the applicant’s own actions; and*

Response: The need for the variance may not be the result of the applicant’s own actions due to the pre-existing location and age of both the home and the tree. Additionally, the applicant’s letter of intent states that they *“have had a structural engineer to the house multiple times and he has concluded that the tree roots have and are continuing to raise the house off its pier.”*

F (g): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*

Response: **The Natural Resources Element of the Comprehensive Plan has a Goal to “protect, preserve and enhance the natural environment”. Furthermore, Section 153.334 Tree Protection and Preservation states that “the tree protection and preservation regulations of this section are intended to enhance the health, safety, and welfare of the citizens of the town.” However, exceptions for removal are made where trees are diseased, dead, dying, pose a safety hazard or removal has been approved by the Board of Zoning Appeals.**

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 (§153.045 E 2).

Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZAV-3-24-036 (variance request for the removal of a grand 52” DBH Live Oak tree in the Low-Density Suburban Residential Zoning District in the front yard of 1209 Taliaferro Avenue) based on the “Findings of Fact” listed above, unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions:

1. The applicant/owner shall mitigate the removal of the subject grand tree by submitting a mitigation plan to the Zoning Administrator, as described in 153.334 (E)(2) of the Ordinance, that includes inch-per-inch replacement.
2. The applicant/owner shall provide documentation that the remaining grand trees on the subject parcel have been treated and cared for as recommended by a Certified Arborist, to mitigate and prevent any potential spreading of disease/fungus.
3. Any future significant pruning to grand trees on site must adhere to Section 153.334 of the Ordinance, including obtaining proper zoning permits for excess canopy (limb) removal.

FROM THE DESK OF

THOMAS L. MARCINKO

March 10, 2024

Town of James Island
Board of Zoning Appeals
1122 Dills Bluff Rd.
James Island, SC 29412

Dear Madame or Sir,

I am writing to request a grand tree variance for a Live Oak at 1209 Taliaferro Ave.

The tree is located approximately 10ft. from the front of our home. When we purchased the house in 2015, the insurance company required us to cut this tree back significantly due to how much it hung over the house. The sidewalk between the tree and house was also replaced at that time as the root system of the tree had grown through it. Now, not only have the roots grown through the sidewalk once again, we also have a crack through the porch and are starting to shows signs on the exterior and interior wall.

We have had a structural engineer to the house multiple times and he has concluded that the tree roots have, and are continuing to, raise the house off of it's pier. The other thing he confidently identified was the fact that the front porch has already been reconstructed at least once. Who knows how many times the sidewalk has been repoured but in his opinion, enough times that we have lost the bottom step.

We have also had a certified arborist come to the house to see if a root prune and barrier might be the solution. As you will see in his letter, the extent to which they would need to dig, and how close it would be to the tree, would cause an almost certain risk of failure to the tree in a high wind situation. It would also see an immediate decline in vitality.

We love our trees, and we also love our home. We are only asking this to try and prevent any further damage to the greatest invest our family has. Thank you in advance for your time and consideration.

Sincerely yours,



Thomas L. Marcinko

1209 TALIAFERRO AVE, CHARLESTON, SC 25412 - 843.367.8080

ROSEN & ASSOCIATES, INC.

Consulting Engineers

65 Broad Street

Charleston, SC 29401

(843) 882-7623

Email: RRosen@RosenOnline.com

January 16, 2024

Town of James Island

Zoning Appeals Board

In re: 1209 Taliaferro - Tree

Gentlemen,

Reference is made to our earlier correspondence in re the removal of the tree at the front of 1209 Taliaferro.

General

The tree is a mature Live Oak tree. It is approximately 10' from the front porch of the home.

We estimate that the home was built in the 1960s.

The age of the tree is estimated to be 200 years.

The tree has been aggressively trimmed at some time in the past.

Conditions

There is a walkway between the tree and the house from the driveway to the front porch. The present homeowner replaced the walkway 8 years ago. The walkway rises from the driveway up at the tree and back down onto the steps to the front porch.

There is a crack in the walkway corresponding to the tree root development.

Our opinion is that the front porch was rebuilt. The brick at the steps does not match the brick to the right of the steps. However, the brick at the steps and at the right end match.

There is a "construction" joint in the porch slab that corresponds to the change in brickwork.

There are cracks, etc. at the brick at the large front window at the porch. There are shade differences in the mortar under the window.

That the top of the walkway is flush with the brick stair tread leads me to believe that originally the walkway was one riser lower. That is, the walkway grade was originally much lower than it is today. And that the elevation change is due to changes in the dirt grade.

We found a "hump" in the floor adjacent to the front door. When checked with a straight edge, the hump appears to be a $\frac{1}{4}$ " higher than the adjacent floor.

Conclusions

Based on our observations, it is our opinion that the roots of the tree caused previous damage, requiring reconstruction of portions of the porch and adjacent front wall.

Given the crack at the walkway and the hump at the interior floor, it is our opinion that the tree root system is continuing to "raise" the nearby house.

Unless specifically mentioned in this report, this inspection does not include any evaluation for environmental concerns, indoor air quality, lead based paint or asbestos.

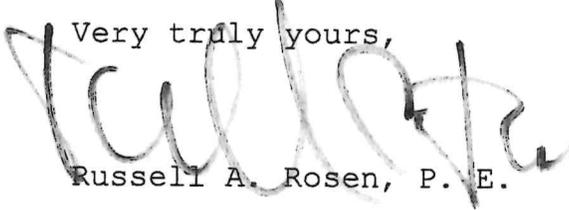
This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items that we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Should you have any questions, please call.

Very truly yours,


Russell A. Rosen, P. E.

RAR/rar

C:\DOC\Taliaferro 1209





F.A. Bartlett Tree Experts Company

2285 Technical Parkway
North Charleston, South Carolina 29406

843-556-8696 Office
843-556-7581 Fax

www.Bartlett.com

1209 Taliaferro Ave.
Charleston, SC 29412

12/14/23

Re: Live Oak at front of house

To whom it may concern,

I was asked to inspect the Live Oak at the front of 1209 Taliaferro Avenue in James Island. The purpose of the inspection was to determine if we could come in and root prune the tree to mitigate the damage being caused by the root system to the foundation of the house. In order to root prune we would need to trench 5-6 feet from the base of the tree to a depth of approximately 2.5-3 feet. The trench would need to go the approximate length of the front of the house. I would not recommend or feel comfortable root pruning at this time. My concern is that the root damage would increase the risk of failure due to the close proximity to the tree and depth of pruning needed to be effective. There is a good deal of weight on the other side and even though the tree has good balance, the likelihood of failure in the event of high wind event will increase to an unacceptable level in my opinion. We would also likely see a decline in vitality due to the loss of roots.

Please feel free to contact me with any questions.

Sincerely,

Cameron Rickett
ISA Certified Arborist #SO-6583A
Tree Risk Assessment Qualified

Scientific Knowledge, Professionalism, Established Safety Practices, and Environmental Stewardship.

Bartlett Tree Experts was founded in 1907 with the mission to further the science of arboriculture and to provide scientific tree and shrub care using preventive techniques. This mission has not changed through three generations of family management.

Photos provided by Applicant

































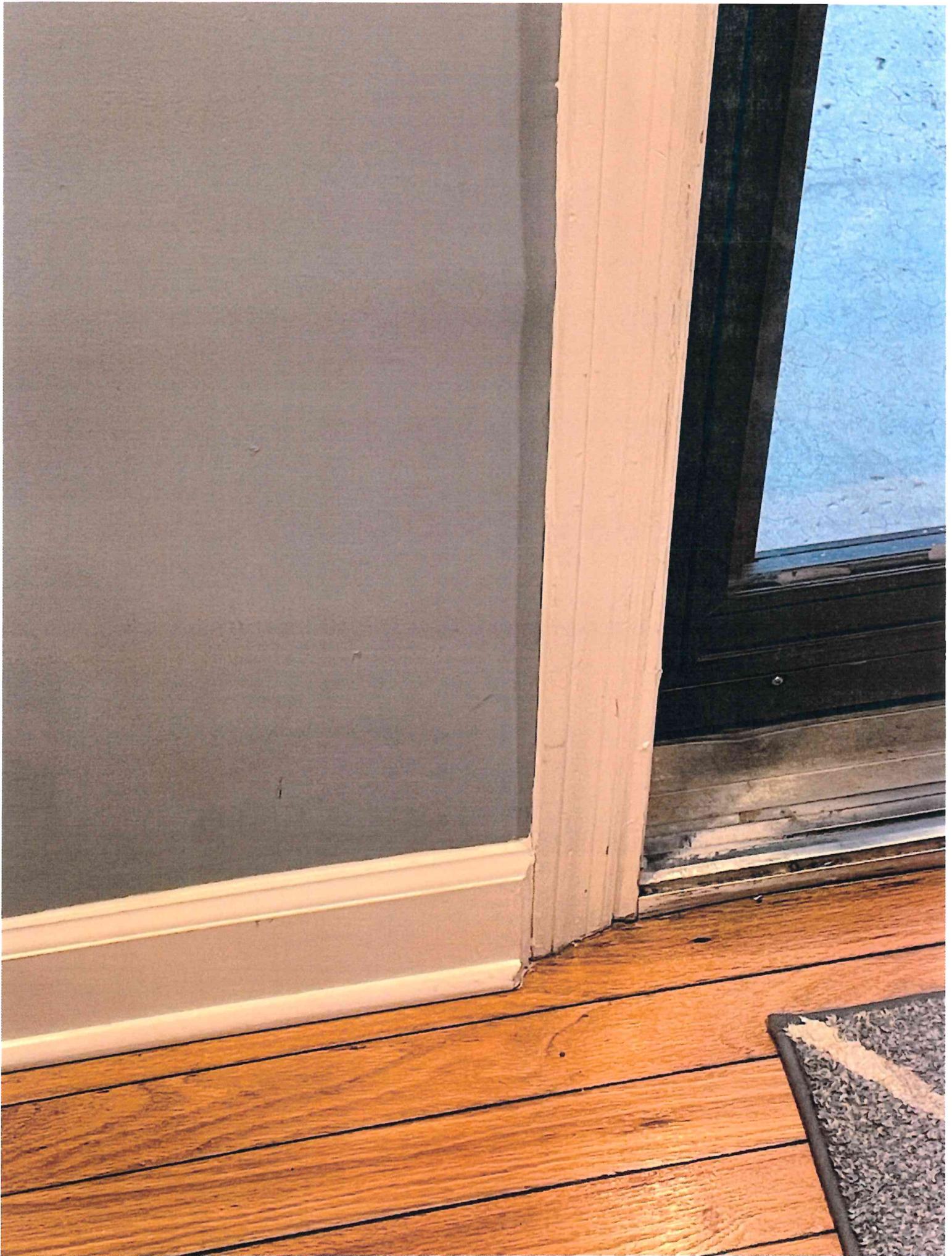


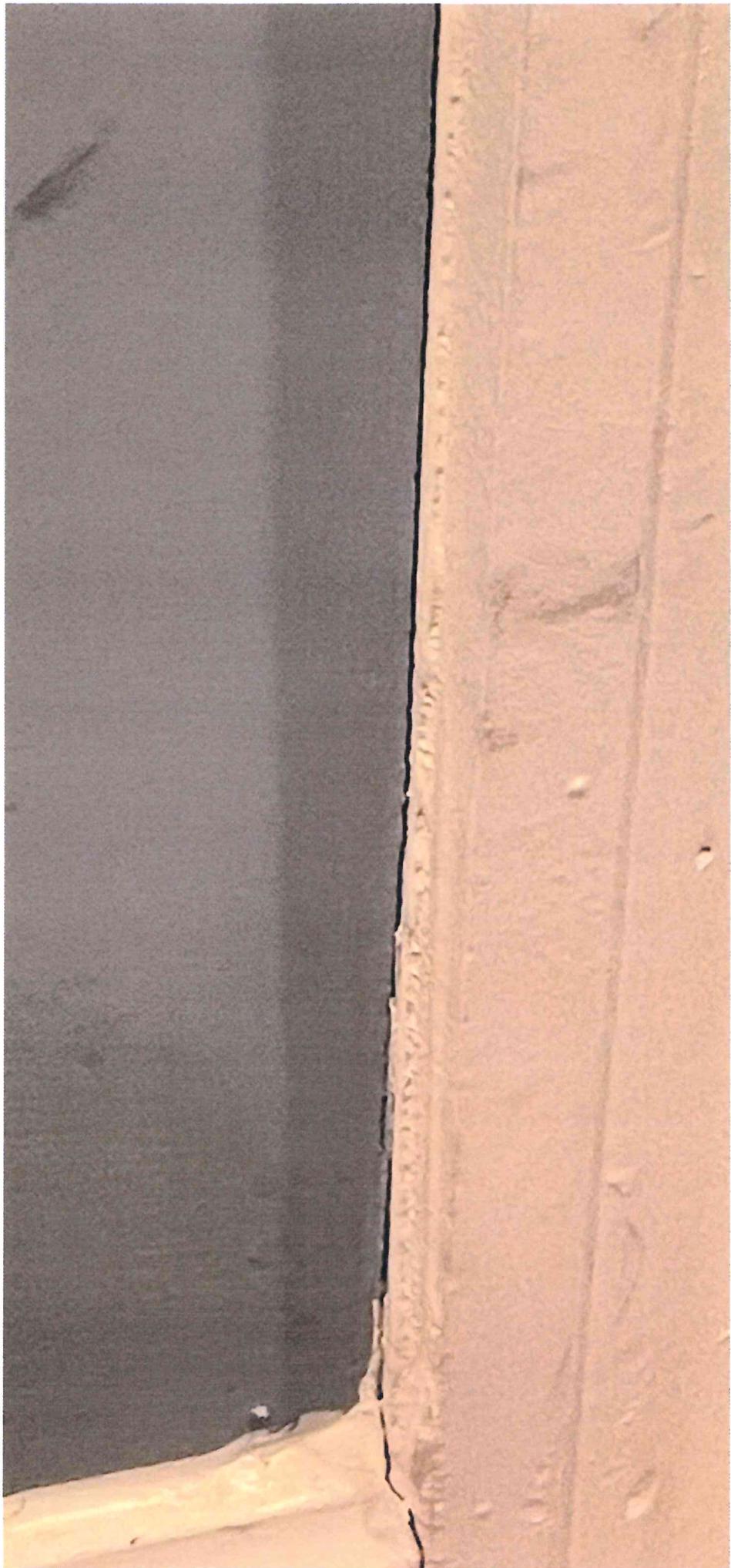


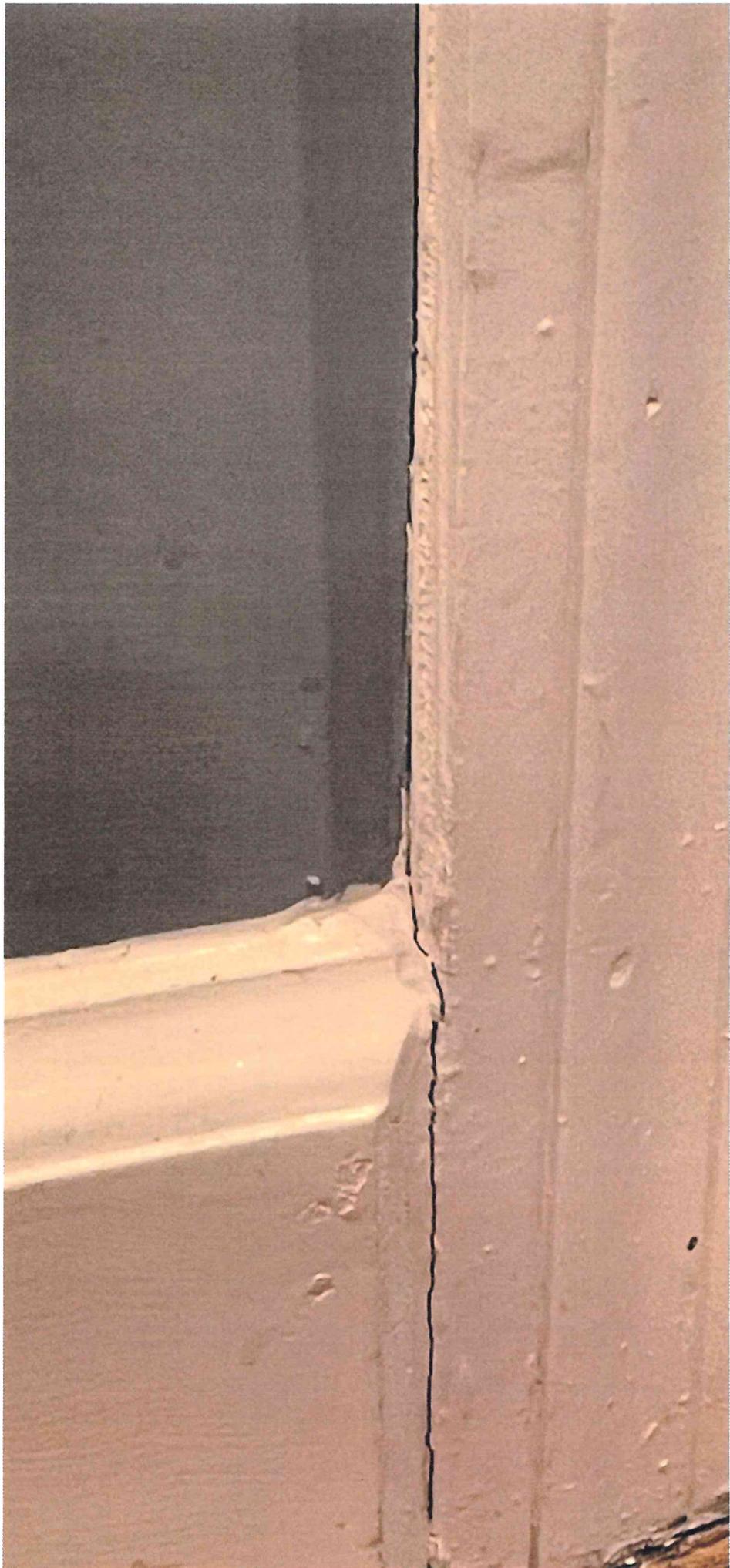


EMPIRE
No. 581-78 II 195 cm
MADE IN U.S.A.









Application for Special Exception

Town of James Island Board of Zoning Appeals

Town of James Island
Zoning/Planning Department
1122 Dills Bluff Road
James Island, SC 29412
Phone 843-795-4141
Fax 843-795-4878
www.jamesislandsc.us



This application must be complete and submitted in person to the Town of James Island Zoning/Planning Department in order to apply for a Special Exception. Please read the entire form prior to completing the application. The applicant shall receive a copy of this completed form at the time the application is filed. **This application will be returned to the applicant within fifteen (15) working days if these items are not submitted with the application or if any are found to be inaccurate:**

- 1) Completed Special Exception application signed by the current property owner(s).
- 2) Copy of **Current Recorded Deed** to the property (Owner's signature must match documentation). If the applicant is not the owner of the property, the **Current Property Owner(s)** must sign and print the **Designation of Agent** found below.
- 3) **Restrictive Covenants & Posted Notice Affidavit(s)** signed by the applicant or current property owner(s).
- 4) A **letter of intent** signed by the applicant or property owner(s) stating the reason for the request that explains why this request should be granted and how it meets the Approval Criteria of §153.045 E. All proposed Special Exceptions, except single family, shall satisfy the Site Plan Review process and attend at least one Site Plan Review meeting prior to submitting this application.
- 5) An accurate, legible **Site Plan drawn to Engineers Scale** must be attached. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, parking areas, Grand trees(24" DBH or greater, Pine, Sweetgum, SC Invasive Pest Trees are exempt), wetlands(properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on site plan or plat), holding basins and buffers when applicable.
One 24 x 36 copy & fifteen (15) 11 x 17 copies.
- 6) Copy of a legible **Approved and Recorded Plat** showing present boundaries of property.
- 7) **Fee \$250** check made out to "Town of James Island".

Applicant Name: Dutch Bros., LLC dba Dutch Bros Coffee

Mailing Address: PO Box 1929

City, State, Zip Code: Grants Pass, OR 97528 Daytime Phone: (541) 955-4700

Email Address: Legal@dutchbros.com, shamblin@fg-inc.net

Subject Property Address: 890 Folly Rd, Charleston, SC 29412

Present Use of Property: Vacant

Special Exception Description: Fast food restaurant in the Community Commercial (CC) zone

Applicant Signature: *Daniel J. By* Date: 3-11-24

Designation of Agent (Complete only if owner is not applicant): I hereby appoint the person named as Applicant above as my (our) agent to represent me (us) in this application.
Owner Print Name: Stefan Cushman Date: 3/13/24 Owner Mailing Address: 200 2nd Avenue, # 402
Owner Signature: *Stefan Cushman* City, State, Zip Code: St. Petersburg, FL 33701

FOR OFFICE USE ONLY:

Application #: BZAS-3-24-029 Flood Zone: _____

Zoning District: CC/FRCO Com Core Fee Paid (\$250): \$250 ck# 29095

Date Filed: 3/15/2024 Zoning Officer: LC

TMS#: 425-06-00-101



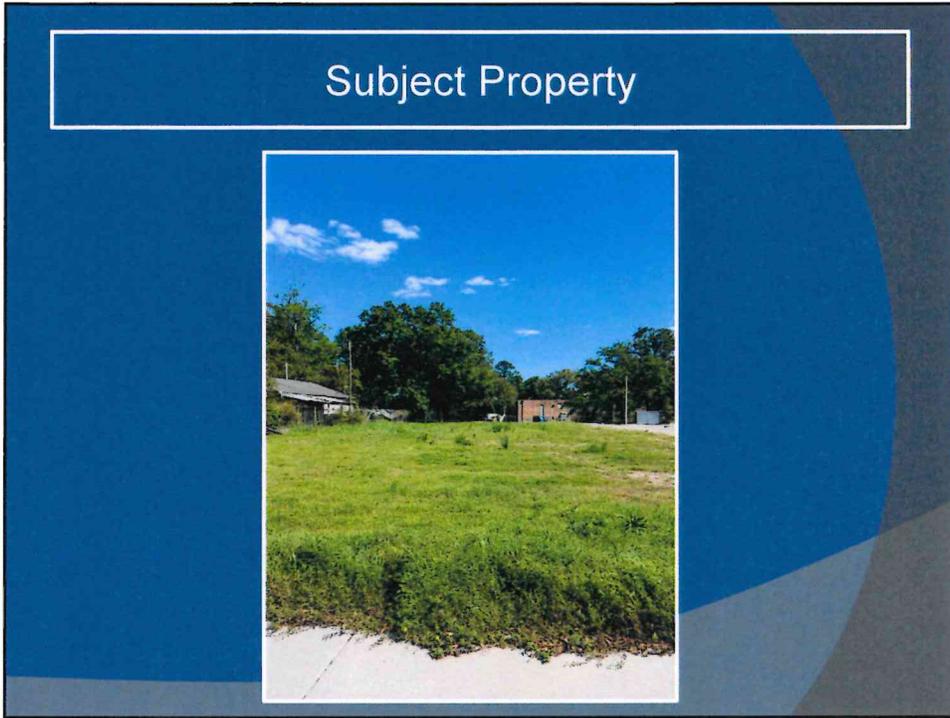
Town of James Island
South Carolina



Radius Map

890 Folly Road





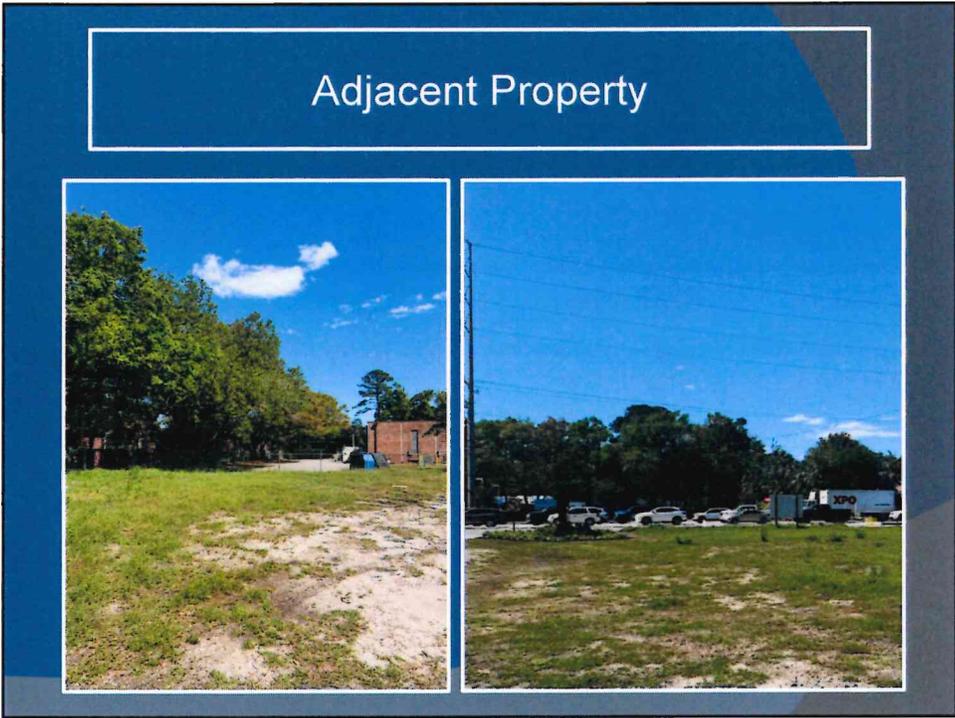
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16

Staff Review:

The applicant, Dutch Bros, LLC, is seeking a Special Exception request for a fast-food use (Dutch Bro Coffee) on a vacant lot in the Community Commercial (CC) Zoning District and in the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 890 Folly Road. In March of 2021, the lot lines at the site were reconfigured to their existing layout, and the existing building (previously Pizza Hut) on the site was demolished. 890 Folly Road (TMS #425-06-00-101) is 0.65 acres in size and is currently vacant. Adjacent properties to the south, north, and west are in the Town of James Island and are zoned CC (Chase Bank, Hyam’s Garden & Accent, and a vacant lot, proposed Jimmy John’s). The adjacent parcel to the east is in the City of Charleston’s jurisdiction and is zoned General Office (Southern Bell Telephone & Telegraph Company, utilized by AT&T). Additional uses within 300’ include convenience stores and service stations (Circle K), vehicle service (Super Suds Carwash), general restaurant (Tropical Smoothie Café) social club or lodge (VFW), florist (Floriography Studio), drug store (Walgreens), personal improvement services (Folly Jujitsu) and parcels in the Town of James Island zoned RSL and DR-1F in the City of Charleston.

*Restaurant, fast-food, including snack bars, shall comply with the special exception procedures on a parcel zoned CC, according to Use Table 153.110.
Section 153.093, FRC-O (H) (2) states that uses requiring a Special Exception include fast-food restaurants.*

The applicant is seeking to utilize the property for the operation a drive-thru coffee establishment “Dutch Bros Coffee”. Pebble Hill MP, LLC is the current owner of the subject parcel, and the lot is considered legal and conforming.

Findings of Fact:

According to §153.045 E, Special Exceptions Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use:

E. (a): *Is consistent with the recommendations contained in the Town of James Island Comprehensive Plan and the character of the underlying zoning district “Purpose and Intent”;*

Response: **According to the Comprehensive Plan, the CC Zoning District is “intended to allow diverse retail and service uses that serve the residential population of the Island and that do not negatively impact the surrounding community” while the Commercial Core of the FRC-O Zoning District “consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor”. Furthermore, The Town of James**

Island Comprehensive Plan, Economic Development Element states a strategy as *“encouraging a variety of diverse commercial uses that will benefit the Town as a whole”*.

E (b): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: **The use may be compatible with most existing uses in the vicinity as nearby properties have a wide range of current uses including convenience stores, service stations, vehicle service, restaurant general, social club or lodge, florist, drug store, personal improvement services, banks, & garden supplies centers. The applicant’s letter of intent states *“The proposed Dutch Bros Coffee would not adversely affect the general welfare or character of the immediate community. In fact, we believe the proposed Dutch Bros Coffee will provide a great benefit to the community because traffic backs up into Folly Road in the drive-thru line for the nearby Starbucks Coffee. This shows there is a great need for drive-thru coffee in the area, and the addition of Dutch Bros may help alleviate the traffic problems at Starbucks by diverting traffic to the new store.”***

E (c): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;*

Response: **A comprehensive landscaping plan is required during the Site Plan Review process to address supplemental buffering, fencing requirements, parking, lighting, and setbacks. The applicants have presented a site plan showing required landscape buffering and in their letter of intent state that *“No adverse influence is expected from the proposed use. A drive-thru coffee shop would not contribute any significant noise, dust, glare, or odor; however, a landscape buffer shall be provided along Folly Road and around all parking areas, as established by Town Code. As for traffic congestion, we have provided a traffic memo that does not recommend any offsite improvements and indicates the project would not contribute significantly to traffic congestion”*.**

E (d): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: **The parcel is currently vacant and has been previously prepped for future construction, therefore there are no important natural features on site that will be impacted. Landscaping and vegetation will be incorporated per requirements in the Town’s zoning regulations.**

E (e): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: **The applicant is in the process of ensuring compliance with the applicable regulations.**

E (f): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: **The applicant’s letter of intent states that they “have included a traffic memo which supports the development of a Dutch Bros Coffee on this site with no off-site improvements recommended. These recommendations are unchanged from the previously approved 896 Folly Road Redevelopment Traffic Impact Analysis (Kimley Horn, October 2020). The memo indicates that the overall intersection delay at the intersection of Camp Road at Folly Road is anticipated to increase by only 3.0 seconds in the AM peak hour and decrease by 0.7 seconds in the PM peak hour. This is considered a negligible increase in level of service.” Additionally, the applicant states that “with the development of the adjacent Chase Bank, a 12’ multi-use trail was installed along the frontage of this site. Dutch Bros is proposing to connect a sidewalk from their building to this existing trail to promote pedestrian connectivity”.**

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§153.045 E 2).

Action:

The Board of Zoning Appeals may approve, approve with conditions, or deny CASE #BZAS-3-24-029 (Special Exception request for a fast-food use (Dutch Bros Coffee) on a vacant lot in the Community Commercial (CC) Zoning District and in the Commercial Core of the Folly Road Corridor Overlay (FRC-O) Zoning District at 890 Folly Road) based on the “Findings of Fact” listed above, unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following condition:

1. Any future proposed fast-food use on the subject parcel must also follow Special Exception procedures as a new application.

March 14, 2024

Town of James Island Board of Zoning Appeals
1122 Dills Bluff Road
James Island, SC 29412

RE: Special Exception Request – 890 Folly Road, Charleston, South Carolina

Dear Members of the Board:

We greatly appreciate you taking the time to review our submittal package and consider our request for a special exception to the Town of James Island Code of Ordinances. Below is a list of the approval criteria for a special exception, as defined in Section 153.045 E, and the manner in which they have each been satisfied:

a) Is consistent with the recommendations contained in the Town Comprehensive Plan and the character of the underlying zoning district “purpose and intent;”

The site, 890 Folly Road, is currently zoned Community Commercial (CC) and is within the Folly Road Corridor Overlay (FRC-O) Zoning District in the Commercial Core Area. Based on feedback from the Planning Director, Kristen Crane, at the Site Plan Review meeting on December 12, 2023, the Town classifies Dutch Bros Coffee as a “fast food restaurant”. Fast food restaurants are a permitted use within the Commercial Core Area and are consistent with the Town Comprehensive Plan. Per the Town Code, “this area consists of higher intensity commercial uses such as chain type restaurants... Future development in this area is intended for higher intensity commercial uses... and should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture.” With the development of the adjacent Chase Bank, a 12-foot multi-use trail was installed along the frontage of this site. Dutch Bros is proposing to connect a sidewalk from their building to this existing trail to promote pedestrian connectivity. They are also proposing a walk-up order window and a large, covered patio for outdoor dining. Additionally, a minimum 15’ vegetated buffer will be planted along Folly Road.

b) Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

A drive-thru coffee chain is compatible with the existing uses in the vicinity, which include a Chick-fil-A, Sonic, Taco Bell, Domino’s, gas stations and drug stores, amongst many other commercial businesses. The proposed Dutch Bros Coffee would not adversely affect the general welfare or character of the immediate community. In fact, we believe the proposed Dutch Bros Coffee will provide a great benefit

to the community, because currently traffic backs up into Folly Road in the drive thru line for the nearby Starbucks Coffee. This shows there is a great need for drive thru coffee in the area, and the addition of Dutch Bros may help alleviate the traffic problems at the Starbucks by diverting traffic to the new store.

- c) Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;**

No adverse influence is expected from the proposed use. A drive thru coffee shop would not contribute any significant noise, dust, glare, or odor; however, a landscape buffer shall be provided along Folly Road and around all parking areas, as established by the Town Code. As for traffic congestion, we have provided a traffic memo that does not recommend any offsite improvements and indicates the project would not contribute significantly to traffic congestion.

- d) Where applicable, will be developed in a way that will preserve and incorporate any important natural features;**

There are no known significant natural features on the site, as it was previously cleared and graded. However, if any important natural features are discovered at any time during the life of this project, all appropriate steps will be taken to preserve said features.

- e) Complies with all applicable rules, regulations, laws, and standards of this chapter, including but not limited to any use conditions, zoning district standards, or site plan review requirements of this chapter; and**

Dutch Bros Coffee has met with Town Staff once already and will continue to work with Town Staff to meet all requirements of the Code of Ordinances throughout the site plan review process.

- f) Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.**

We have included a traffic memo which supports the development of a Dutch Bros Coffee on this site, with no off-site improvements recommended. These recommendations are **unchanged** from the previously approved 896 Folly Road Redevelopment Traffic Impact Analysis (Kimley-Horn, October 2020). The memo indicates that the overall intersection delay at the intersection of Camp Road at Folly Road is anticipated to increase by only 3.0 seconds in the AM peak hour and decrease by 0.7 seconds in the PM peak hour. This is considered a negligible increase in level of service.

Thank you again for your time and consideration.

Sincerely,
FORESITE GROUP, LLC

Sarah Hamblin

Sarah Hamblin, PE
Division Leader

PROJECT DATA

SC0104
890 FOLLY RD
CHARLESTON, TOWN OF JAMES ISLAND, SC 29412

LEGEND

	NUMBER OF PARKING SPACES		CONCRETE PAVING
	ACCESSIBLE PARKING SPACES		VEHICLE STACKING POSITION
	MENU BOARD		DIRECTIONAL SIGNAGE

SITE DATA

	REQUIRED (BY AHJ)	REQUIRED (BY DBC)	PROVIDED
BUILDING SQ. FT.:	-	950 SF	950 SF
PROPERTY SIZE:	-	-	± 0.652 AC
LANDSCAPE BUFFER - FRONT:	15	N/A	15
SIDE:	8	N/A	8
REAR:	8	N/A	8
BUILDING SETBACK - FRONT:	15	N/A	64
SIDE:	10	N/A	39
REAR:	20	N/A	109
PARKING:	10 SPACES	13 SPACES	10 SPACES
ACCESSIBLE PARKING:	1 PER 25 SPACES	1 SPACE	1 SPACE
MINIMUM CAR QUEUING LENGTH:	6 SPACES	360 FT	270 FT
EXIT QUEUING LENGTH:		40 FT	115 FT
MINIMUM TURN RADI:		20 FT (INSIDE) 20 FT (OUTSIDE)	20 FT (INSIDE) 20 FT (OUTSIDE)
MINIMUM DRIVE AISLE WIDTH:	11 FT (ONE-WAY) 22 FT (TWO-WAY)	12 FT (ONE-WAY) 24 FT (TWO-WAY)	11 FT (ONE-WAY) 22 FT (TWO-WAY)

NOTES:
1) PROPERTY LINES OBTAINED FROM SURVEY BY CDS DATED 12/15/2023.
2) A SITE VISIT HAS NOT BEEN COMPLETED AT THIS TIME.
3) A SIGN STUDY HAS NOT BEEN PROVIDED AT THIS TIME.



ENGINEER:



Foresite Group, LLC
960 Morrison Dr.
Suite 200
Charleston, SC 29403
t | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:



CONTACT: MS. MELANIE DYE

PROJECT:



SC0104
890 FOLLY RD
CHARLESTON, TOWN OF JAMES ISLAND, 29412

SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF

SARAH HAMBLIN, PE #35977

THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVISIONS

DATE

PROJECT MANAGER:

SMH

DRAWING BY:

BSD

JURISDICTION:

TOWN OF JAMES ISLAND

DATE:

03/15/2024

TITLE:

PRELIMINARY SITE PLAN (AERIAL)

SHEET NUMBER:

1 OF 1

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER:

1519.067

