

**BOARD OF ZONING APPEALS**  
**MEETING NOTICE**  
**June 29, 2020**  
**Town Hall, 100 Ann Edwards Lane**  
**6:00 PM**

*NOTE: Items in [blue](#) are hyperlinks to submittals and additional information.  
Some documents are large and may take a few moments to load. [Green](#)  
arrows > in Minutes are hyperlinks to the recording.*

**A. Roll Call**

**B. Approval of Agenda**

**C. Approval of [Minutes](#) (February 2020 meeting)**

**D. Public Comment**

**E. General Correspondence**

1. [Request for one-year extension](#) of **Case V-11-18, 832 Coleman Blvd.**, in accordance with §156.049 Vested Rights

**F. Explanation of Procedures**

**G. Administration of Oath**

**H. Business**

**[Staff Report](#)**

1. [Case V-12-2020, 30 Isle of Hope](#), TMS# 553-06-00-276, Request for relief from the strict application of I'On Code Planned Development ordinance to allow a 46.6% lot coverage for an 'All Yard Building' lot for the construction of a garage. The I'On Planned Development Ordinance limits "All Yard" lots to 40% maximum lot coverage.
2. [Case S-1-2020, 520 King Street](#), TMS# 532-01-00-227, Request for a Special Exception to allow a monopole telecommunications tower in accordance with §156.325, §156.411, and §156.118 *et al* on property zoned PI-2 Public Institutional-2 District. [CORRESPONDENCE](#)
3. [Case V-13-2020, 115 Elizabeth Street](#), TMS# 532-01-00-149, Request for relief from the strict application of §156.201 and additional relief from that previously granted by the Board of Zoning Appeals Case V-40-16 to allow the elimination of the rear and side yard buffer and maintenance of the existing 5-foot wooden picket fence. The ordinance requires a twenty-five (25) foot E buffer with an 8-foot masonry column and wood infill fence. The Board of Zoning Appeals Case V-40-16 granted a reduction of the 25-foot buffer to five feet with an 8-foot masonry column and wood infill fence.
4. [Case A-1-2020, Pepper Plantation PD, Hwy. 17N, TMS# 615-00-00-044](#), Appeal of the Zoning Administrator's determination that a proposed auto service and repair component of an automobile dealership is a minor part of the proposed business and therefore should be allowed to operate as part of the retail establishment. The applicant contends that the proposed use is not a "minor part" of the dealership business since it accounts for almost half of the business

generated. The applicant also contends that use does not meet the requirements of the Pepper Plantation Planned Development Ordinance, specifically stating “No outdoor storage of equipment or cars without adequate screening with 12,000 square foot maximum.”

5. [Case V-14-2020](#), **1135 Snapdragon Court, TMS# 562-08-00-122**, Request for relief from the strict application of §156.304 C.3 [Table] to allow a two-foot rear yard encroachment. The ordinance requires a 20-foot rear yard setback in R-4 Medium-density Residential District.
6. [Case V-10-2020](#), **115 Friend Street, TMS# 532-05-00-069**, Request for relief from the strict application of Section 156.313 (D)(3) to allow a 63 square foot (1%) impervious area increase. The ordinance limits impervious area to 40% of lot. [CORRESPONDENCE](#)
7. [Case V-15-2020](#), **1210 Clonmel Place, TMS# 514-12-00-189**, Request for relief from the strict application of Section 156.225 (C)(2) to allow the removal of 34.5-inch, multi-stem Laurel Oak.
8. [Case V-16-2020](#), **302 Bank Street, TMS# 532-05-00-203**, Request for relief from the strict application of Sections 156.313(D)(3) OV-HD and 156.321 ISLC-OD, to allow greater than 40% impervious surface as defined in Sec. 156.007. [CORRESPONDENCE](#)
9. [Case S-2-2020](#), **Bowman Road & Hospital Drive, TMS# 559-00-00-070**, Request for Special Exception in accordance with the provisions of Section 156.326 (C) Use Conditions (5) Commercial Uses (g) Gas Station as allowed in 156.318 (D)(5)(d).
10. [Case V-17-2020](#), **1054 Phillips Park Drive, TMS# 532-07-00-250**, Request for relief from the strict application of Section 156.303 (C) to allow building coverage greater than 50%.

## I. Adjournment

### RESOURCE LINKS

[Explanation of BOZA Process](#)  
[Comprehensive Plan](#)  
[Online Document Library](#)  
[Use Table](#)  
[Zoning Map \(interactive\)](#)

[Case Law Notes](#)  
[Future Land Use Map](#)  
[Projects and Applications Map](#)  
[Zoning Code \(PDF\)](#)

**Title VI Notice: The Town of Mount Pleasant fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and related statutes and regulations in all programs and activities. Town meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of the meeting, at the Town of Mount Pleasant at [843-884-8517](tel:843-884-8517).**

NOTE: Correspondence must be received no later than 4:30 PM,  
June 24th for presentation to the Board and inclusion in the record.