



**BOARD OF ZONING APPEALS  
MEETING NOTICE  
Mount Pleasant Town Hall Council Chambers  
100 Ann Edwards Lane  
March 27, 2023  
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](#)
- D. Public Comment
- E. General [Correspondence](#)
- F. Explanation of Procedures
- G. Administration of Oath
- H. Business

[STAFF REPORT](#)

1. **DENIED** [Case V-06-23](#), 1300 Penshell Place, TMS# 560-06-00-226.  
Request for relief from the strict application of the Watermark Planned Development Ordinance to allow a 6-foot 9-inch encroachment into the required 10-foot rear yard setback to construct a pool.
2. **DENIED** [Case V-07-23](#), 715 Simmons Street, TMS# 532-05-00-109.  
Request for relief from the strict application of §156.140(D)(5) to make improvements to an existing nonconforming structure; where the value of said improvements exceed 50% of the property's assessed value.

3. **DENIED** [Case V-08-23](#), 717 Royall Avenue, TMS #532-09-00-092. Request for relief from the strict application of §156.313(E)(5)(b)(1) to allow the construction of an Accessory Dwelling unit in the front yard. The ordinance requires Accessory Dwelling units in the Historic District to be located in the rear yard.
4. **DENIED** [Case V-09-23](#), 1437 Appling Drive, TMS #560-06-00-098. Request for relief from the strict application of §156.303(Table) to allow an 8-foot encroachment into the required 25-foot rear yard setback to construct a covered porch.
5. **DENIED** [Case V-10-23](#), 133 3<sup>rd</sup> Avenue, TMS #514-05-00-047. Request for relief from the strict application of 156.225(C) to allow the removal of a 45" Live Oak Tree.
6. **APPROVED** [Case V-11-23](#), 1244 Melvin Bennett Road, TMS #560-02-00-011. Request for relief from the strict application 156.107(B)(3) to allow a 22' encroachment into the front yard setback. The ordinance requires two front yard setbacks on lots facing two nonintersecting streets.
7. **APPROVED** [Case V-12-23](#), 1276 Royal Troon Court, TMS #599-09-00-028. Request for relief from §156.303(Table) to allow a 2.8-foot encroachment into the required 20-foot rear setback to construct an addition.
8. **CONTINUED** [Case V-13-23](#), 1428 Hindman Avenue, TMS #532-10-00-201. Request for relief from the strict application of §156.303(Table) and §156.140(D)(5) to allow a 4-foot 5-inch encroachment into the front setback and improvements upon the existing nonconforming structure; where the value of said improvements exceeds 50% of the property's assessed value.

**I. Approval of Final Orders**

**J. Adjournment**

**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.

## 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 \(PDF\)](#)

**NOTE: Correspondence must be received no later than 4:30 PM, Wednesday, March 22, 2023.**