



**BOARD OF ZONING APPEALS  
MEETING NOTICE  
Mount Pleasant Town Hall Council Chambers  
100 Ann Edwards Lane  
June 26, 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. **APPROVED** [Case V-16-23](#), 1078 Johnnie Dodds Boulevard, TMS #535-00-00-141. Request for relief from the strict application of §156.140(D)(5) to allow improvements upon the existing nonconforming use; where the value of said improvements exceeds 50% of the property's assessed value.
2. **DENIED** [Case V-19-23](#), 982 Cliffwood, TMS# 517-03-00-081. Request for relief from the strict application of §156.303(Table) to allow a 2-foot 6-inch encroachment into the rear setback. The ordinance requires a 30-foot setback along the rear property line for this parcel.

3. **DENIED** [Case V-20-23](#), **1231 Wappetaw Place, TMS #559-05-00-007.**  
Request for relief from the strict application of §156.303(Table) to allow a 5-foot 6-inch encroachment into the rear setback. The ordinance requires a 25-foot setback along the property line for this parcel.
4. **APPROVED** [Case V-21-23](#), **754 Atlantic Street, TMS #532- 06-00-097.**  
Request for relief from the strict application of §156.111(B)(4) to allow the existence of an Accessory Dwelling Unit with a building footprint of 895 square feet. The ordinance limits the building footprint of Accessory Dwelling Units to 850 square feet.
5. **APPROVED** [Case V-22-23](#), **517 Royall Avenue, TMS #532-05-00-070.**  
Request for relief from the strict application of 156.313(F)(3)(c) to allow a building area ratio of 54.82% of the lot's area. The ordinance limits the building area ratio to 50% of a lot's area.
6. **APPROVED** [Case V-23-23](#), **121 Simmons Street, TMS #517-16-00-016.**  
Request for relief from the strict application 156.225(C) to allow the removal of a 25-inch Live Oak tree.
7. **APPROVED** [Case S-02-23](#), **1120 Rifle Range Road, TMS #532-08-00-044.** Request for a special exception in accordance with §156.326(C)(3)(g) to allow improvements upon a school building in the R-1 zoning district.
8. **DENIED** [Case V-24-23](#), **710 Simmons Street, TMS #532-06-00-169.**  
Request for relief from the strict application of §156.111(A)(1) to allow a 3-foot 6-inch encroachment into the side setback and a 3-foot 4-inch encroachment into the rear setback. The ordinance requires a 6-foot setback for accessory structures along the side and rear property lines for this parcel.
9. **APPROVED** [Case V-25-23](#), **1434 Ira Road, TMS #559-13-00-004.**  
Request for relief from the strict application of §156.201(D)(Table) to encroach 7.5 feet into the Type A buffer to provide space for parking.

The ordinance requires a 10-foot Type A buffer along the side property line.

10. **DENIED** [Case V-26-23](#), 704 Remley Lane, TMS #514-05-00-058.  
Request for relief from §156.201(I)(2) to allow an encroachment within the critical line buffer.
11. **DENIED** [Case V-27-23](#), 1242 White Flat Road, TMS #560-02-00-005/047.  
Request for relief from §156.201(D)(Table) to encroach within 6 of the buffers on the parcels to provide space for the existing parking and building.
12. **APPROVED** [Case V-28-23](#), 1314 Erckmann Drive, TMS #532-07-00-064.  
Request for relief from the strict application of §156.225(C) and section 156.303(Table) to allow the removal of a 27-inch and 30-inch laurel oaks and allow a 3-foot 8 ¾-inch encroachment into the side setback.

**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, June 21, 2023.**