



**BOARD OF ZONING APPEALS
MEETING NOTICE
Mount Pleasant Town Hall Council Chambers
100 Ann Edwards Lane
September 27, 2021
6:00 PM**

**DECISIONS ADDED AND
FINAL ORDERS HYPERLINKED TO CASE 9.27.2021**

*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 WITH CONDITIONS** [Case V-40-21](#), Faison Road, TMS# 596-15-00-700. Request for relief from the strict application of §156.173 (B) to allow gravel pervious parking for commercial boat storage. The ordinance requires all parking spaces shall be surfaced with a suitable paving material such as asphalt, concrete or specialty pavers but not gravel or similar material.
2. **WITHDRAWN BY STAFF** [Case V-41-21](#), 336 Coinbow Drive, TMS# 514-03-00-062. Request for relief from the strict application of §156.225 (C) to allow removal of one (1) historic 40-inch Laurel Oak tree.
3. **APPROVED, ZONING ADMINISTRATOR DECISION DENIED** [Case A-10-21](#), Mill Street Boutique Hotel, TMS# 517-16-00-058, 057, 034, and 035. Appeal of the Zoning Administrator's determination in the following matters: §156.171 "Accommodations and Lodging," requires that the application provide "1-2" parking spaces per "Guest Room." The nineteen units in Building A contain 32 or more guest rooms; the 8 townhouse units contain 32 or more guest rooms, for a total of 64 Guest Rooms. The project plans provide for 34 parking spaces, violating the Ordinance. Applicant contends that the project is not a permissible use under the current zoning of these parcels (§156.325); That the project violates both paragraphs of §156.101 (A) and (C); That the project violates the recent BOZA decision not to permit residential uses above three stories. The plan continues to set forth residential balconies on the top floor and other unexplained structures. The shed-like areas on roof facing the pool at 6 and 9 o'clock (p 35 and 57) appear to be future roof top food and beverage structures. Finally, applicant contends

the project violates §156.108 Curb Cuts, Visibility at Intersection, and Pedestrian Access (A)(1)(3)(4) and (B).

[ZONING RECORD](#)

[CORRESPONDENCE](#)

[STAFF BRIEF 1](#)

[STAFF BRIEF 2](#)

4. **APPROVED** [Case V-42-21](#), 806 Milldenhall Road, TMS# 559-03-00-026. Request relief from the strict application of §156.303 (C) to allow a 5-foot 6-inch front yard encroachment. The ordinance requires a 25-foot front yard setback.
5. **APPROVED WITH A CONDITION** [Case V-43-21](#), 520 King Street, TMS# 532-01-00-227. Request for relief from the strict application of §156.119 (G)(2) to allow utilization of a Telecommunications Carrier on Wheels (COW) for a period not to exceed 120 days from October 31, 2021. The ordinance limits the use of COWs for a period not to exceed 120 days following a natural disaster or local emergency declaration. A variance, Case V-16-2021, was approved on May 24, 2021, and the applicants are now requesting an additional 120 days.
6. **APPROVED STREET NAME TYPO** [Case V-44-21](#), 114 ~~Freedom~~ Freeman Street, TMS# 532-05-00-171. Request for relief from the strict application of §156.225 (C) to allow removal of one (1) historic 31.5-inch Laurel Oak tree and one (1) historic 14.5-inch and 15-inch double trunk Live Oak tree.

[CORRESPONDENCE](#)

- 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](#)
[Future Land Use Map](#)
[Use Table](#)

[Case Law Notes](#)
[Online Document Library](#)
[Zoning Code \(PDF\)](#)

[Comprehensive Plan](#)
[Projects and Applications Map](#)
[Zoning Map \(interactive\)](#)

NOTE: Correspondence must be received no later than 4:30 PM, Wednesday, September 22, 2021