

ZONING BOARD OF APPEALS

February 3, 2020

5:00 P.M.

NORTH CHARLESTON CITY HALL

2500 City Hall Lane

Buist Conference Room, 3rd Floor

- I. Call to Order – Chairman Daniel Svrcek
- II. Consideration of the January 6, 2020 Meeting Minutes
- III. Election of Chairman and Secretary
- IV. The applicant and representative, Mike Arant, Barrier Reef Pools of the Lowcountry, LLC on behalf of the owner Ernest Williams, is seeking a variance from Article VI, Section 6-1 Paragraph (c)(2)(d) relating to the side yard requirements for the property located at 2354 Trey Court (TMS # 485-03-00-433) in the R-1, Single-Family Residential Zoning District/University Boulevard Overlay District/Council District 3.
- V. The applicant, Ed Kirsch, K-Con, Inc, on behalf of the owner, Kevin Pennington, Raven Management, LLC, is seeking a variance from Article VI, Section 6-12, Paragraph (c)(2) relating to the 10-foot Type B buffer area requirement for the property located at 4340 Spruill Avenue (TMS # 470-08-00-044) in the B-2, General Business Zoning District/Council District 8.
- VI. The applicant, Hugh Welch, Carolina Moon Signs and Graphics Co. LLC, on behalf of the applicant and owner, Andre Oskam, Trident United Way, is seeking a variance from Article VIII, Section 8-11, Paragraph (E)(4)(b) and (E)(4)(c) relating to the sign height requirements for the property located at 6296 Rivers Avenue (TMS # 475-16-00-009) in the B-2, General Business Zoning District/Council District 7.
- VII. The representative, Kristina Harvey, ADC Engineering, Inc, on behalf of the applicant and owner, Norman C. Epps, Trident Medical Center, is seeking a variance from Article V, Section 5-14, Paragraph (b)(1)(a) relating to the commercial front buffer requirements in an overlay district for the property located at 9305 Medical Plaza Drive (TMS # 486-00-00-031) in the B-1, Limited Business Zoning District/University Boulevard Overlay District/Council District 3.
- VIII. The representative, Kristina Harvey, ADC Engineering, Inc, on behalf of the applicant and owner, Norman C. Epps, Trident Medical Center, is seeking a variance from Article V, Section 5-14, Paragraph (b)(1)(a) relating to the commercial front buffer requirements in an overlay district for the property located at 9239 Medical Plaza Drive (TMS # 486-00-00-023) in the B-1, Limited Business Zoning District/University Boulevard Overlay District/Council District 3.
- IX. The applicant and owner, John S. Popelka, JSP Parcels, LLC, is seeking a variance from Article VI, Section 6-1, Paragraph (c)(1)(a) relating to the front yard building setback requirements for the property located at 2340 Otranto Road (TMS # 486-15-00-255) in the R-1, Single-Family Residential Zoning District/University Boulevard Overlay District/Council District 3.
- X. The representative and owner, Ben Liebetrau, Montague Owner, LP, on behalf of the applicant, R. Patterson Farmer, Seamon, Whiteside & Associates, is seeking a variance from Article IV, Section 4-10,

Paragraph (a)(2) relating to the parking requirements for the property located at 2403 Mall Drive (TMS # 472-15-00-011) in the CRD, Commercial Redevelopment Zoning District/Council District 6.

- XI. The representative and owner, Roger Hunt, Stanley Martin Homes, on behalf of the applicant, Michael Cain, Seamon Whiteside & Associates, is seeking a variance from Article VI, Section 6-16, Paragraph (g)(2) relating to the encroachment into the dripline of grand trees for the property identified as Mixson Phase 2 located at 4332 Cordial Alley, 4497 Durant Avenue, 4495 Durant Avenue, 4499 Durant Avenue (TMS # 470-05-00-059 and 470-06-00-267, 268, and 275) in the PDD, Planned Development Zoning District/Council District 7.

Those persons who wish to appear before the Board should sign-in or contact the office of the Planning and Zoning Department no later than 4:45 P.M. on the date of the meeting.

CITY OF NORTH CHARLESTON
ZONING BOARD OF APPEALS MINUTES
January 6, 2020

1. The January 6, 2019 meeting of the North Charleston Zoning Board of Appeals was called to order by Chair Mr. Daniel Svrcek at 5:00 p.m. in the Buist Conference Room, on the Third Floor, of North Charleston City Hall, 2500 City Hall Lane, North Charleston, SC 29406. Other Board Members present were Mrs. Eleanor Morrow, Ms. Kimberly Allen, Mr. Ralph Calhoun, and Mr. Craig Reifeis, Mr. Gordon Burgess and Mr. Zachery Closser. Also present were Planning/Zoning Administrator Gwen Moultrie, Site Plans Reviewer Kara Browder, Staff Attorney Kris Neely, and members of the public

The media organizations and the public were advised of the meeting in accordance with Section 30-4-80(d) of the South Carolina Code of laws for 1976, as amended.

2. The next item on the agenda was a request to approve the minutes from the December 2, 2019 Zoning Board of Appeals meeting.

Motion by Ms. Allen:

To approve the minutes from the December 2, 2019 Zoning Board of Appeals meeting.

Motion supported by Mr. Reifeis. The motion carried unanimously by voice vote. (6-0-0)

3. The next item on the agenda was a request for a variance from Article VI, Section 6-1, Paragraph (d) relating to the rear yard setback required for the property located at 1923 English Street (TMS # 469-16-00-090) in the R-2, Multi-Family Residential Zoning District/Council District 10

Mrs. Browder reported that the applicant would like to move forward with a building addition at the rear of the home site. However, the ordinance required a rear yard area between the rear lot line and the rear building line of 15 percent of the lot depth, which in this case is 15.75 feet or 8 feet with the administrative reduction due to the lot being a legal nonconforming lot of record. Accordingly, the applicant is seeking a variance for relief, as the existing single-family home was constructed approximately 5 feet from the rear property line.

Accordingly, Mr. Tonge argued that the existing home was constructed 5 feet from the rear property line leaving insufficient room to construct the proposed barrier free shower addition. The applicant argued that to qualify for a \$6,800 Veteran's Administration funded grant, the barrier free shower must be located within the rear of the site adjacent to the existing restroom or risk being disqualified for grant funding. It is further argued that the particular hardship which would result if said particular requirements of the ordinance were applied to the subject property was that the structure would have to be demolished including the removal of the existing concrete pad. Additionally, it is being argued that the configuration of the lot prohibited the construction of a home of equal size and shape of the existing detached accessory building.

As a result, the applicant argued that the minimum reduction that would be necessary is to allow for the use of a 2.5-foot rear yard building setback for the construction of the building addition.

Mr. Tonge argued that the particular hardship which would result is that the retired veteran, with a 100 percent service-connected disability, would not be able to receive the grant from the VA. He also asserted that the location being proposed is the only location within the site that meets the VA qualification requirements for funding.

Staff believed additional information was required to substantiate that an alternate location could not also be considered for grant funding, as it was also not clear why an interior renovation of the existing restroom could not be funded to install the barrier free shower. This approach would eliminate the need to increase the existing nonconforming rear yard building setback even further. Given the lack of proof to substantiate a hardship and the possible alternate option, Staff recommended denial of the requested variance.

Should the Board would have decide to approve the variance request, Staff recommended approval contingent upon the following:

1. Proof from the VA that the proposed location is the only location viable for the barrier free shower;
2. The area of the new building addition is constructed consistent with the current edition of the City's Building Code, including using firewalls due to the reduced building setbacks; and
3. Submittal of a revised site plan or plot plan that confirms there are not any existing utility easements or lot lines within the improvement area of the site.

Following discussion:

Motion by Mr. Reifeis:

To deny a request for a variance from Article VI, Section 6-1, Paragraph (d) relating to the rear yard setback required for the property located at 1923 English Street (TMS # 469-16-00-090) in the R-2, Multi-Family Residential Zoning District/Council District 10.

Motion supported by Mr. Closser. The motion carried unanimously by voice vote with Mrs. Morrow voting yes (6-1-0)

4. The next item on the agenda is a request for a variance from Article V, Section 5-12, Paragraph (d)(l) relating to the sign height requirements for the property located 3191 Ashley Phosphate Road (TMS # 397-00-00-041) in the M-1, Light Industrial Zoning District/Dorchester Road Conidor II Overlay District 6.

Mrs. Browder reported that the applicant recently applied for a sign permit to replace some existing sign panels located within an existing sign structure that is non-conforming. However, the amortization on noncompliant signs located in this area of the Dorchester Road Corridor II

overlay district expired in November 2014. Accordingly, Mr. Lipphardt was seeking a variance from having to comply with the cmTent regulations, as the sign exceeded the maximum sign height and area limits of a freestanding sign.

Mr. Lipphardt argued that the extraordinary and exceptional conditions of the subject property which prevented compliance with said required of the ordinance was that there are a number of existing businesses located within the area that were also not compliant with the sign regulations. Additionally, Mr. Lipphardt argued that the existing signage was located along Ashley Phosphate Road and that the base of the sign is approximately 28 inches below the grade of Ashley Phosphate Road. Therefore, reducing the sign height will create less visibility along Ashley Phosphate Road and might potentially impact the visibility of drivers turning on to Ashley Phosphate Road.

Accordingly, the applicant argued that the minimum reduction of the requirement of the zoning ordinance that was necessary to permit the proposed use was to allow the existing signage to remain as constructed.

Mr. Lipphardt further asserted that if stricted application of the rule was applied to the subject property, the business would experience the loss of visibility and will experience the financial burden of having to comply with the said requirements of the ordinance, especially when several neighboring properties also have existing noncompliant signs in this overlay district and have been allowed to experience sign face changes.

Per Section 5-12, Paragraph (i)(3)(ii), signage not in conformity shall not be "grandfathered," but shall be amortized out of existence in seven years. Additionally, such uses may not be increased, enlarged, extended or altered except to change to a conforming use. As noted, the amortization period expired in November 2014. Therefore, while the applicant may not have seen many neighboring businesses with signs complying with the requirement at this time, the purpose of the amortization is to ensure that existing non-conforming signs are phased out of existence and replaced with conforming signage. One method used to ensure compliance is through the City's sign permitting process. When a sign permit application is submitted for review, typically, only sign applications meeting the requirements of today's ordinances are approved for permitting.

As a result, similar noncompliant signs such as the applicant's and the neighboring businesses will disappear and will be brought into compliance in keeping with the guidance noted in Section 5-12, Paragraph (i)(3)(ii), as signage shall not be "grandfathered," but will instead be amortized out of existence. Other methods used to achieve compliancy is through voluntary discontinued use or through zoning enforcement. Given the lack of evidence to substantiate a hardship and the expired ammiization period, Staff recommended denial of the requested variance.

Following discussion:

Motion by Mr. Reifeis:

To deny a request for a variance from variance from Article V, Section 5-12, Paragraph (d)(l) relating to the sign height requirements for the property located 3191 Ashley

Phosphate Road (TMS # 397-00-00-041) in the M-1, Light Industrial Zoning District/Dorchester Road Conidor II Overlay District 6.

Motion supported by Mr. Closser. The motion carried unanimously by voice vote with (7-0-0)

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Kara Browder, AICP, Secretary,
Site Plans Reviewer

These minutes were approved:

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM IV**)

From: Gwen Moultrie, Zoning Administrator

Date: February 3, 2020

Re: Request for a Variance from Article VI, Section 6-1 Paragraph (c)(2)(d)

The applicant, Mike Arant, with Barrier Reef Pools of the Lowcountry LLC, on behalf of the owner, Ernest Williams is seeking a variance from Article VI, Section 6-1 Paragraph (c)(2)(d) relating to the side yard requirements for the property located at 2354 Trey Court (TMS # 485-03-00-433) in the R-1, Single-Family Residential Zoning District/University Boulevard Overlay District/Council District 3.

The applicant would like to construct a 15-foot by 30-foot inground swimming pool in the side yard area of the lot; however, only attached accessory structures are permissible within the side yard area of the site. Accordingly, he is seeking relief through a variance.

Mr. Arant argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that the rear yard is being used to house the shed and other miscellaneous items resulting in insufficient room available for the placement of the pool. Additionally, the side yard area of lot in question is already appropriately secured by an existing fence.

Accordingly, Mr. Arant argues that the minimum reduction of the requirements of this ordinance that would be necessary to permit the proposed use or construction is to allow the accessory use pool to be constructed in the side yard as presented.

Mr. Arant argues that the particular hardship which would result if said particular requirements of this ordinance was applied to the subject property is that the property owner will have to forego the current use of their rear yard area due to the limited lot area available in rear yard for placement of the swimming pool.

Staff has reviewed the applicant's request and does not believe the applicant has substantiated a hardship for a variance. As presented, the location selected seems to be more of a preferred or desired location for the swimming pool. Additionally, the exhibit provided does not reflect the limitations noted in his application, i.e. shed, miscellaneous items, etc. Accordingly, Staff recommends denial of the variance.

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: 1/2/19
\$75.00 Application Fee

TMS#: 485-03-00-433 Current Zoning: R-1

Location Address: 2354 Trey Court

Request for Variance from the Provisions of Article: , Section:

Paragraph: , of the Zoning Ordinance relating to the area:

Yard: , Height: , Parking: , or Other:

Provisions of the Regulations.

Present use of property: Side yard with lawn

Proposed use of property: Installation of In-ground swimming pool in side yard.

Applicant: Barrier Reef Pools of the Lowcountry LLC.

Print: Mike Arant Signature: [Signature]

Address: 839 True Blue Rd. St. Matthews SC 29135

Email: Mike@BarrierReefPoolsOfChrs.com

Phone # (cell): 843-330-7209 Phone # (work): 843-330-7209

Owner(s):

Print: Ernest Williams Signature: [Signature]

Address: 2354 Trey Court, North Charleston, S.C 29406

Email:

Phone # (cell): 843-513-4751 Phone # (work):

Representative: ~~Mike Arant~~

Print: Mike Arant Signature: [Signature]

Address: 839 True Blue Rd St. Matthews S.C 29135

Email: Mike@BarrierReefPoolsOfChrs.com

Phone # (cell): 843-330-7209 Phone # (work): 843-330-7209

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – 10 copies required
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

We were informed our swimming pool could not be placed where we desire, by a North Charleston building official, after visiting the property.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

-The backyard is used to house our shed and other items. The side yard is already fenced, and we need our backyard space.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction.

We would like to place our swimming pool in our "side yard", rather than our backyard.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

We would like to place our swimming pool in our side yard, to maintain our backyard, shed, and storage area, ~~in our~~


Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for Zoning Board of Appeals Meeting



Date: 01/06/20

Received From: BARRIER REEF POOLS

For: ZONING

321.1 X	321.2	321.3	369.6	
Check #1: 1427		Amount:	75.00	
Check #2:		Amount:	0.00	
Check #3:		Amount:	0.00	Total: 75.00
Check #4:		Amount:	0.00	
		CC Amount:	0.00	
		Cash Amount:	0.00	

Received By: Chynia Lewis

Please Note: If payment is made by check, this receipt is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM V**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article VI, Section 6-12, Paragraph (c)(2)**

The applicant, Ed Kirsch, with K-Con, Inc., on behalf of the owner, Kevin Pennington, with Raven Management LLC is seeking a variance from Article VI, Section 6-12, Paragraph (c)(2) relating to the installation of a Type B buffer for the property located at 4340 Spruill Avenue (TMS # 470-08-00-044) in the B-2, General Business Zoning District/Council District 8.

The applicant is proposing to construct a 4,091 square foot office/flex building that has triggered the installation of a 10 ft. wide Type "B" vegetative buffer where adjacent to a R-1, Single Family Residentially zoned parcel or use. Accordingly, he is seeking relief through a variance to reduce the buffer width from 10 feet to 5 feet

Mr. Kirsch argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that the lot is only 0.21 acres in size limiting his flexibility in designing the site. He further argues that the adjacent property that is owned by CSX Transportation, Inc., and currently zoned R-1, does not seem to be zoned in keeping with the future land use and developments envisioned in the City's Comprehensive Plan. Additionally, while there is no requirement for businesses to provide on-site parking for its customers along this stretch of Spruill Avenue, the owner believes the absence of on-site parking does not best serve the neighborhood or future tenants. He argues that the parking spaces that were previously proposed for construction along the north and west boundary lines had to be relocated to the southern end of the site due to Dominion Energy's requirement to install its utilities along the northern end of the property.

Accordingly, the applicant argues that the minimum reduction of the requirements of the ordinance that would be necessary to permit the proposed uses or construction is to allow for a 50 percent reduction in the 10-foot buffer width or 5-foot buffer. He argues that the reduced buffer width will allow him an ability to provide on-site parking spaces for his customers within the boundaries of the site.

The applicant contends that the particular hardship which would result if said particular requirements of this ordinance was applied to the subject property is that he would have to eliminate the on-site parking spaces that are needed to better serve customers and that would eliminate potential safety concerns due to improper design parking.

Staff has reviewed the applicant's request and does not believe that the applicant has substantiated his argument for relief. As noted, the installation of a Type "B" buffer is required wherever a mobile home park, multi-family building, mini-warehouse, institutional or commercial use is proposed for a site or lot adjoining any dissimilar residential use or lot or parcel zoned for a dissimilar residential use. However, Section 6-12, Paragraph (f)(2) also allows the substitution of an 8-foot opaque fence or wall in lieu of the vegetative plantings. In this case, installing a fence in place of the vegetative plantings allows the applicant an ability to meet the requirement without the need for a variance. Given the lack of evidence to substantiate a hardship and the alternative available to the applicant to achieve compliancy through the use of ordinance, Staff recommends denial of the requested variance.

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: 1/10/2020

\$75.00 Application Fee

TMS#: 470-08-00-044

Current Zoning: B-2, General Business District

Location Address: 4340 Spruill Avenue

Request for Variance from the Provisions of Article: VI, Section: 6-12

Paragraph: c.2 or d.2, of the Zoning Ordinance relating to the area: 10' Type B Buffer

Yard: , Height: , Parking: , or Other:

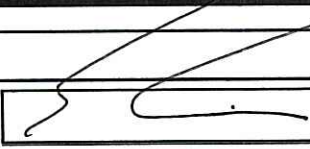
Provisions of the Regulations.

Present use of property: Vacant Land

Proposed use of property: Mixed use office and or retail

Applicant: K-Con, Inc

Print: Ed Kirsch

Signature: 

Address: 2728 Spruill Avenue, North Charleston, SC 29405

Email: ekirsch@kconinc.com

Phone # (cell): 843.804.8144

Phone # (work): 843.745.0434

Owner(s): Kevin Pennington, Raven Management LLC

Print: Kevin Pennington

Signature: 

Address: 1514 Middle St, Sullivan's Island, SC 29482

Email: kevin.pennington@comcast.net

Phone # (cell): 843.743.5556

Phone # (work): 843.743.5556

Representative:

Print:

Signature:

Address:

Email:

Phone # (cell):

Phone # (work):

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – **10 copies required**
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

South side Landscape Type B Buffer relief from the ordinance requirement of 10' reduced to 5' for purposes of providing on-site parking.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

Lot size of .21 acres offers limited flexibility in site planning. CSX owns the property to the south. While zoned residential it appears to be not in keeping with the future land use and development envisioned in the Comprehensive Plan. While parking is not required in this district the owner feels it does not appropriately serve the neighborhood or tenants to do so given the lack of street parking. The building was originally placed on the North and West property lines. This accommodated the 6 compact parking spaces affected. Subsequently, Dominion Energy notified owner that 4.75' (1.75' for gas and electric meters and 3' for personnel access) is required for utility placement. As a result, shifting the building and preserving the parking spaces requires the variance.
--

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction..

The minimum is a 50% reduction (5' vs 10' buffer) in the set back requirement to accommodate compact car spaces along the south side parking area. Relief will only provide for compact not full size car parking. Parking areas along Spruill are seen up to the up to the property lines for the commercial and public parking in the area. Regardless, the landscape buffer requirements will be accommodated within the revised set back of 5'.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

Elimination of the parking spaces would not appropriately serve the neighborhood/tenants/patrons and potential safety concerns for improperly designed parking.

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Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for

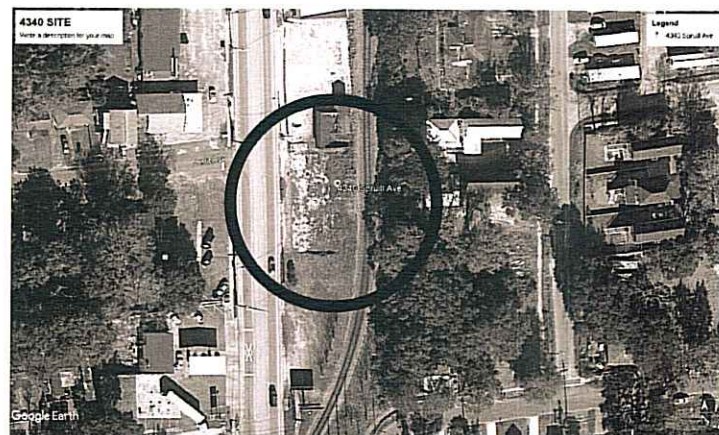
To Be Filled Out By Zoning Official

 Zoning Board of Appeals Meeting

Print

SUBMIT

Reset



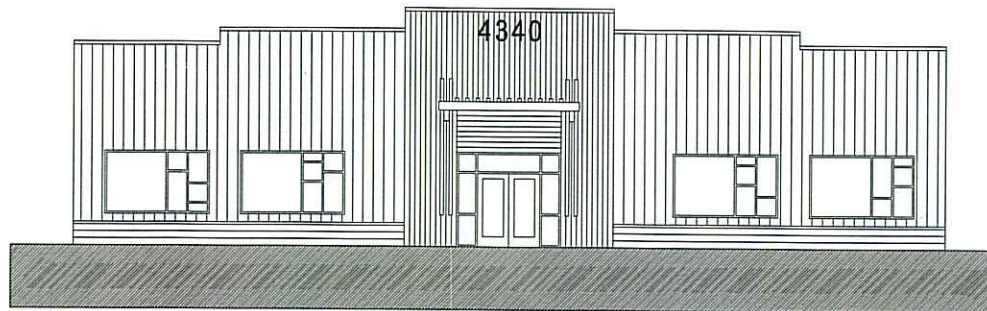
1 | SITE



2 | NEIGHBORHOOD



3 | AREA



4340 SPRUILL AVENUE OFFICE FLEX BUILDING

4340 SPRUILL AVENUE
CITY OF NORTH CHARLESTON
CHARLESTON COUNTY SOUTH CAROLINA

LIST OF DRAWINGS

CIVIL AND LANDSCAPING DRAWINGS SEE CIVIL SET

- T01 TITLE SHEET, DRAWING INDEX, CONTACTS
- A01 LIFE SAFETY PLANS AND CODE INFORMATION
- A02 FLOOR PLAN, SCHEDULES
- A03 ENLARGED PLAN, ADA MOUNTING HEIGHTS
- A04 EXTERIOR ELEVATIONS
- A05 WALL SECTIONS
- A502 DETAILS
- M001 NOTES, LEGEND, SCHEDULE
- M002 DETAILS
- M101 MECHANICAL PLAN
- P001 NOTES, LEGEND, SCHEDULES
- P101 WASTE AND VENT PLAN
- P102 DOMESTIC WATER PLAN
- E001 NOTES, LEGEND, SCHEDULE
- E101 LIGHTING PLAN - FIRST FLOOR
- E102 LIGHTING / POWER PLAN - SECOND FLOOR
- E103 POWER PLAN
- E201 CARBON MONOXIDE DETECTOR WIRING DIAGRAM
- E401 POWER RISER DIAGRAM

PROJECT CONTACTS

OWNER
KEVIN PENNINGTON
1514 MIDDLE STREET
SULLIVANS ISLAND, SOUTH CAROLINA 29482

GENERAL CONTRACTOR

K-COIN INC.
ED KIRSCH 843 804 8144

ARCHITECT

ALAN JACKSON ARCHITECT LLC
1446 BARBARA ST
MT PLEASANT, SC 29464
CONTACT:
ALAN JACKSON
843 608 6684
ajackson@comcast.net

CIVIL / STRUCTURAL ENGINEER

HOYT + BERENYI
PO BOX 1470
LADSON, SC 29456
843 408 3546

MEP ENGINEER

EPIC ENGINEERING, INC.
PO BOX 2132
MOUNT PLEASANT, SOUTH CAROLINA 29465
CONTACT:
AARON TEMPEL
843 849 6878
aaron@epicengineering.net

PEMB SUPPLIER
NUCOR

ALAN JACKSON
ARCHITECT LLC

MT PLEASANT SOUTH CAROLINA
843 270 4449
ajackson@comcast.net



4340 SPRUILL AVENUE
FLEX BUILDING

4340 SPRUILL AVENUE
CITY OF
NORTH CHARLESTON
CHARLESTON COUNTY
SOUTH CAROLINA

REVISIONS

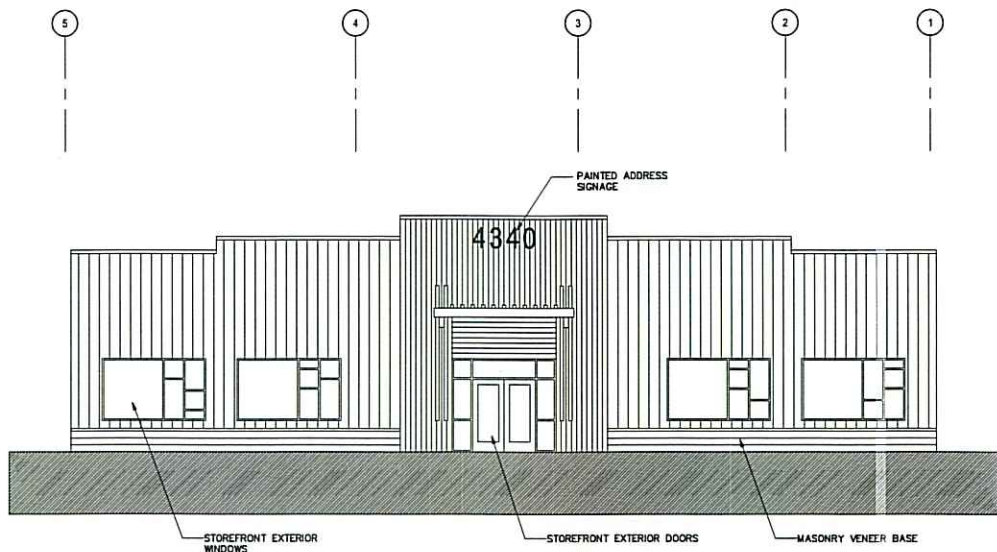
TITLE SHEET

T01

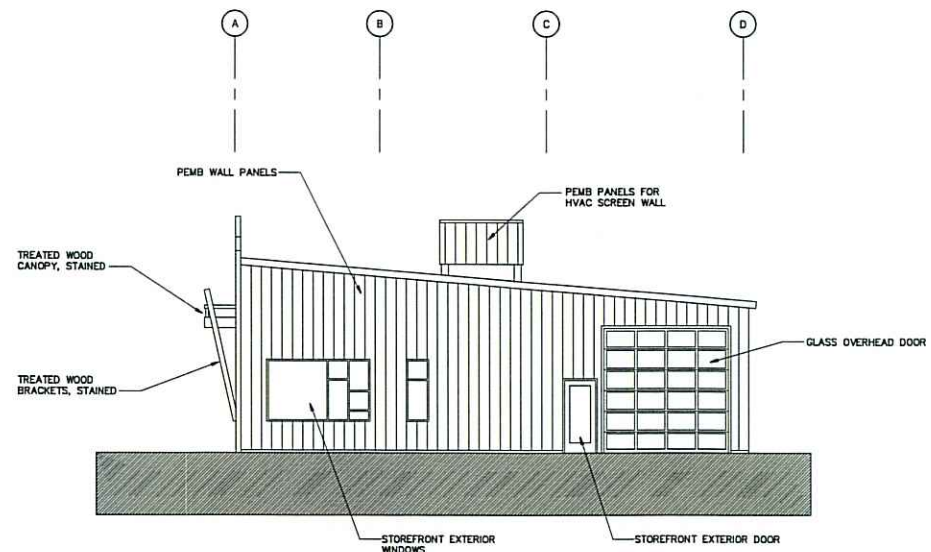
DATE
12.04.2019
ISSUE
65 SUBMITTAL

ALAN JACKSON ARCHITECT LLC

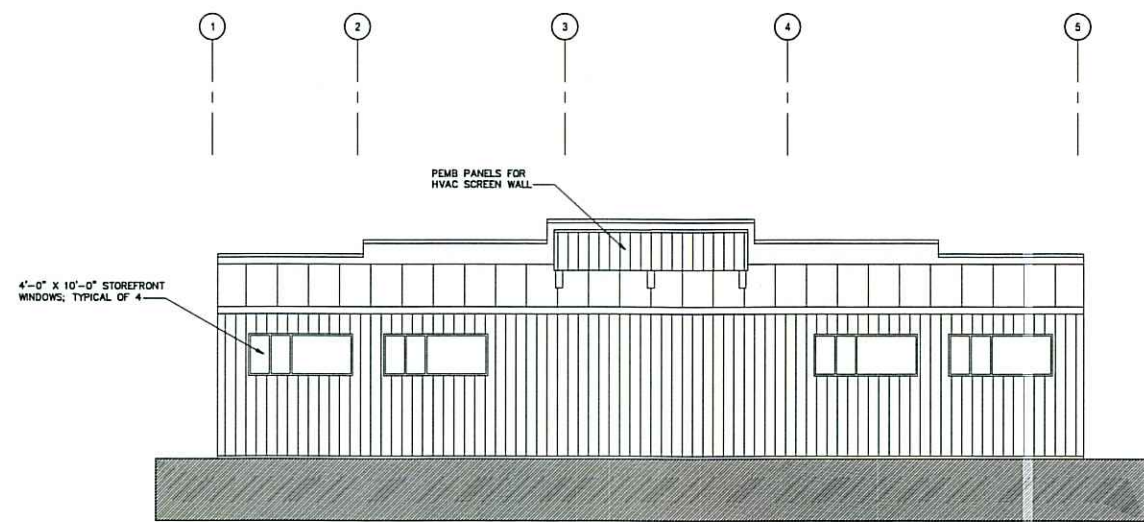
MT PLEASANT SOUTH CAROLINA
843 270 4449
awjackson@comcast.net



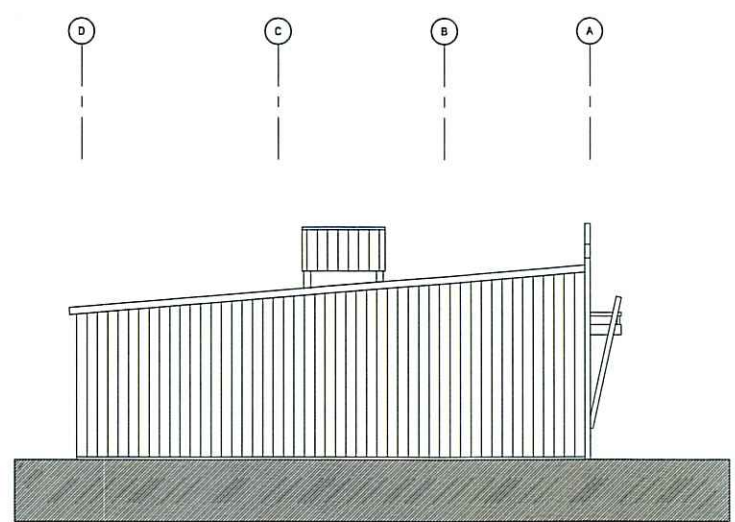
1 | FRONT (SPRULL AVENUE) ELEVATION - 1/8"=1'-0" 0' 2' 4' 8' 16'



2 | RIGHT SIDE (SOUTH) ELEVATION - 1/8"=1'-0" 0' 2' 4' 8' 16'



3 | BACK (EAST) ELEVATION - 1/8"=1'-0" 0' 2' 4' 8' 16'



4 | LEFT SIDE (NORTH) ELEVATION - 1/8"=1'-0" 0' 2' 4' 8' 16'

65% design drawings. 95% design adds stepped down parapet for HVAC screening on either side in addition to various architectural features. See Nucor elevations on following pages.

4340 SPRULL AVENUE
FLEX BUILDING

4340 SPRULL AVENUE
CITY OF
NORTH CHARLESTON
CHARLESTON COUNTY
SOUTH CAROLINA

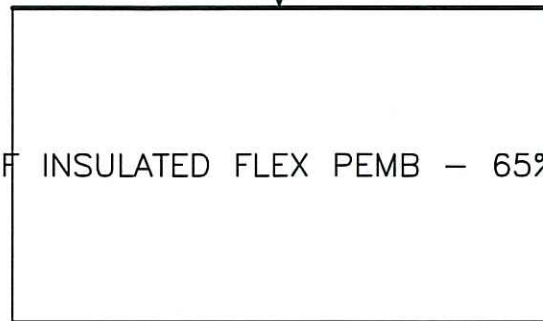
REVISIONS

ELEVATIONS

A04

DATE
12.04.2019
ISSUE
65 SUBMITTAL

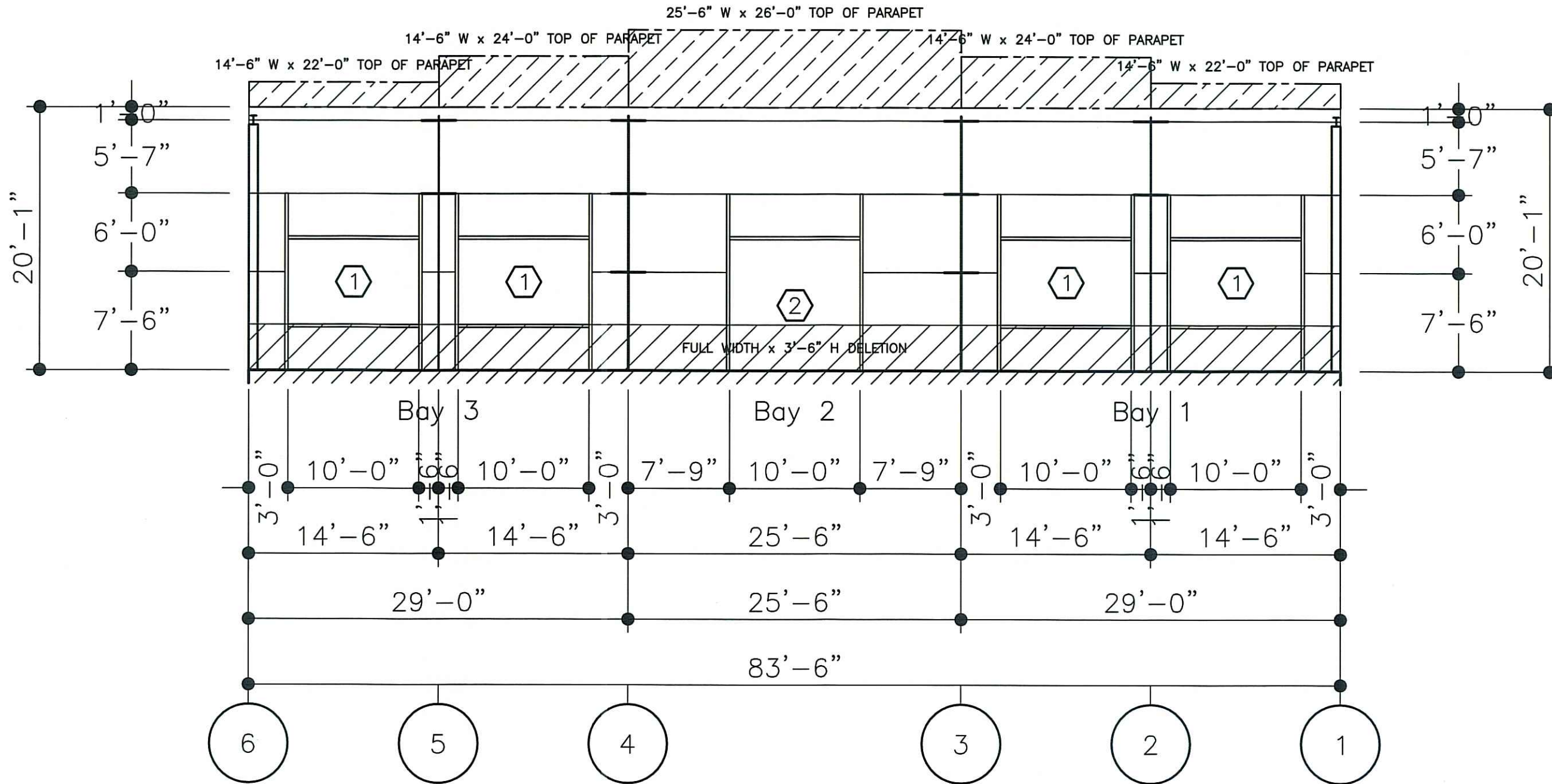
KEY PLAN



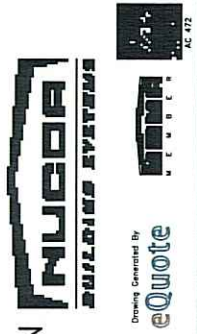
4,091 SF INSULATED FLEX PEMB - 65% DESIGN

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	4	10'-0"	6'-6"	3'-6"	FACTORY
2	1	10'-0"	10'-0"	0'-0"	FACTORY



ELEVATION AT LINE A



PROJECT NAME:
4,091 SF INSULATED FLEX PEMB - 65% DESIGN
NORTH CHARLESTON, SC

CUSTOMER NAME:
K-CON INC

NORFOLK, VA

DO NOT USE FOR FINAL CONSTRUCTION

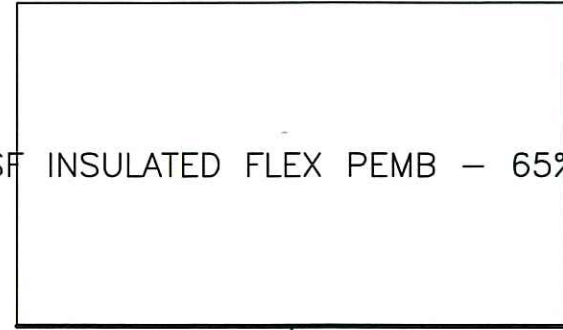
SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:
4,091SF INSULATED FLEX PEMB

1/6/2020 9:28 AM

QUOTE NUMBER:

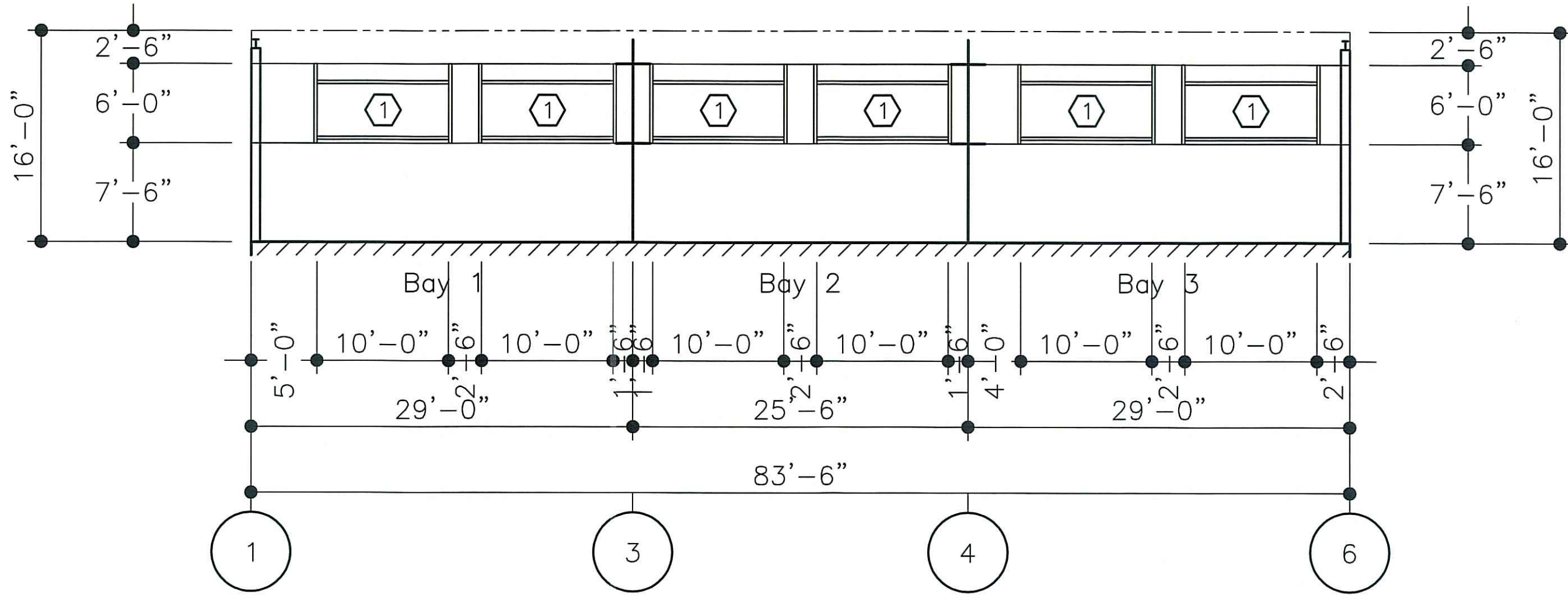
KEY PLAN



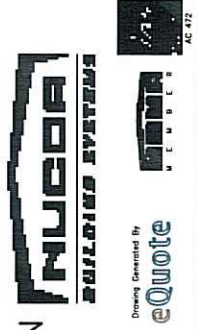
4,091 SF INSULATED FLEX PEMB - 65% DESIGN

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	6	10'-0"	4'-0"	8'-0"	FACTORY



ELEVATION AT LINE D



PROJECT NAME:
4,091 SF INSULATED FLEX PEMB - 65% DESIGN
NORTH CHARLESTON, SC

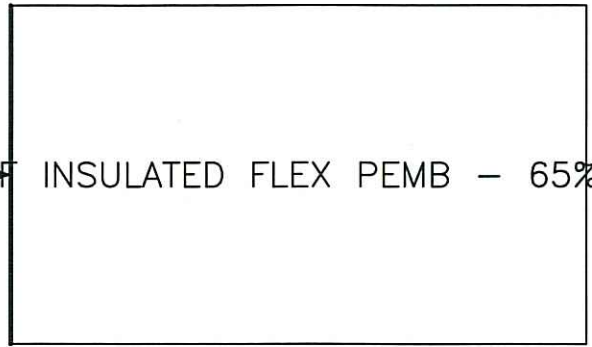
CUSTOMER NAME:
K-CON INC
NORTH CHARLESTON, SC

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
SHEET NUMBER:
4,091 SF INSULATED FLEX PEMB

DATE: 1/6/2020 9:28 AM

QUOTE NUMBER:

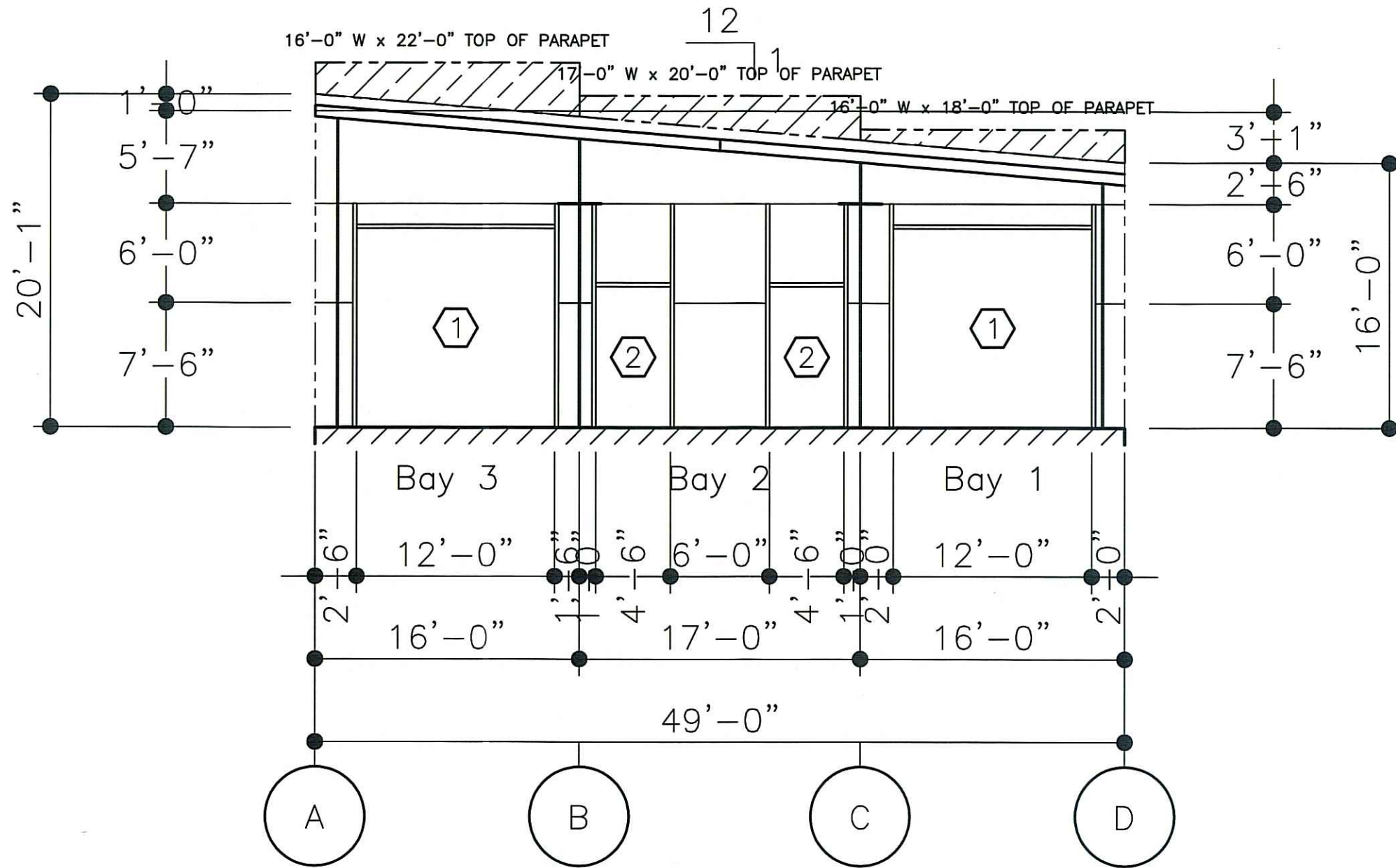
KEY PLAN



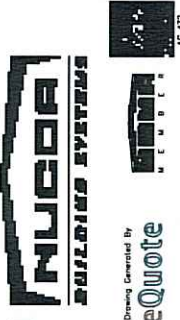
4,091 SF INSULATED FLEX PEMB - 65% DESIGN

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	2	12'-0"	12'-0"	0'-0"	FACTORY
2	2	4'-6"	8'-6"	0'-0"	FACTORY



ELEVATION AT LINE 1



PROJECT NAME:
4,091 SF INSULATED FLEX PEMB - 65% DESIGN
NORTH CHARLESTON, SC

CUSTOMER NAME:
K-CON INC
NORTH CHARLESTON, SC

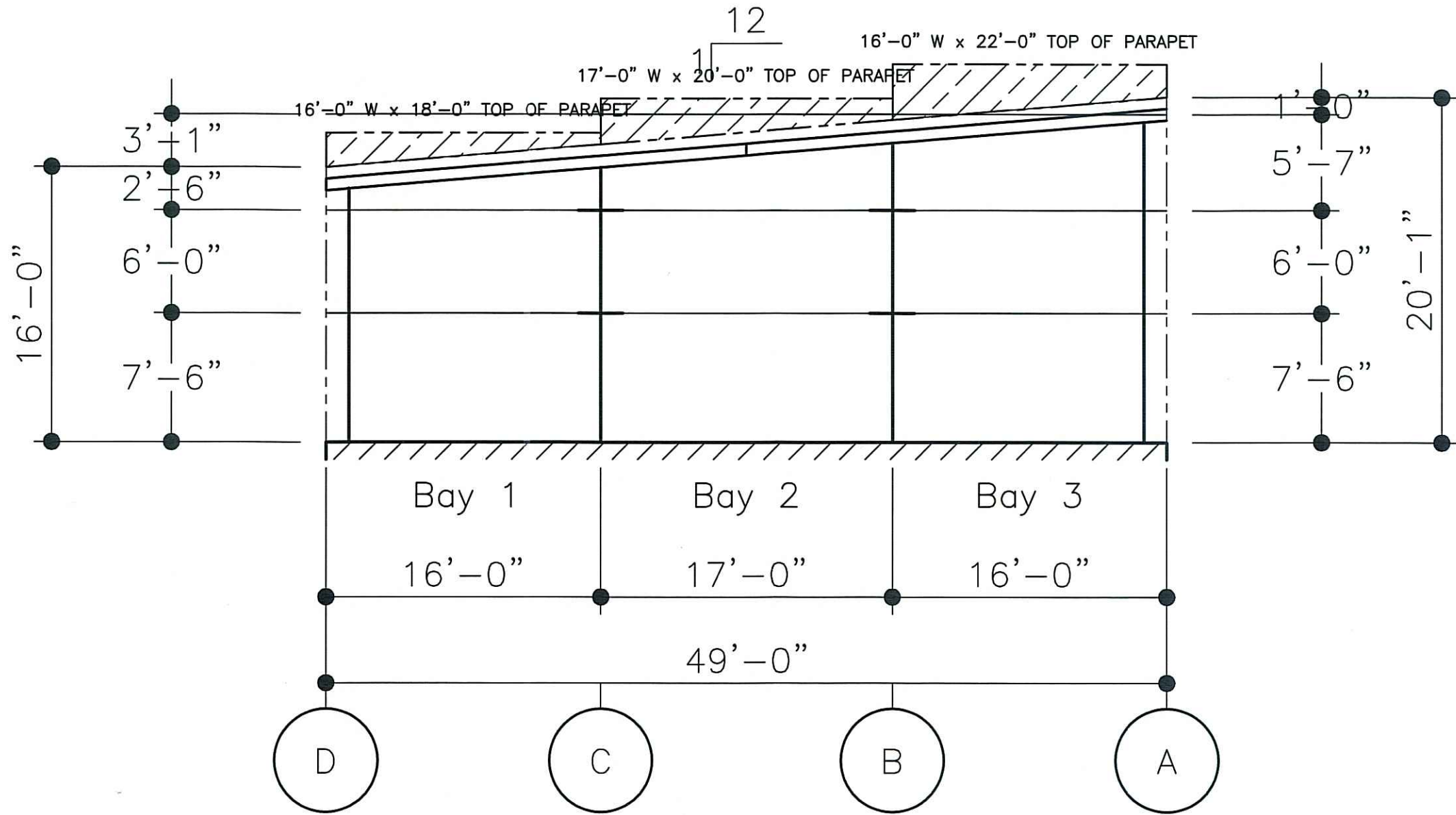
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
1/6/2020 9:28 AM
PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:
4,091SF INSULATED FLEX PEMB

KEY PLAN

4,091 SF INSULATED FLEX PEMB - 65% DESIGN



ELEVATION AT LINE 6



PROJECT NAME:
4,091 SF INSULATED FLEX PEMB - 65% DESIGN
NORTH CHARLESTON, SC

CUSTOMER NAME:
K-CON INC
NORTH CHARLESTON, SC

DO NOT USE FOR FINAL CONSTRUCTION
SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS
DATE: 1/6/2020 9:28 AM

SHEET NUMBER:
4,091 SF INSULATED FLEX PEMB

QUOTE NUMBER:

Date: 01/10/20

Received From: KCON INC

For: VARIANCE

321.1	321.2	321.3	369.6 X		
Check #1:		Amount:	0.00		
Check #2:		Amount:	0.00		
Check #3:		Amount:	0.00	Total:	75.00
Check #4:		Amount:	0.00		
		CC Amount:	75.00		
		Cash Amount:	0.00		

Received By: Chynia Lewis

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM VI**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article VIII, Section 8-11, Paragraph (E)(4)(b) and (E)(4)(c)**

The applicant, Andre Oskam, with Trident United Way, is seeking a variance from Article VIII, Section 8-11, Paragraph (E)(4)(b) and (E)(4)(c) relating to the sign height requirements for the property located at 6296 Rivers Avenue (TMS # 475-16-00-009) in the B-2, General Business Zoning District/Council District 7.

Mr. Oskam is proposing to replace the existing Post and Courier wall sign with a new Trident United Way wall sign; however, he is unable to move forward due to the height and wall sign placement limitations involving uses located within a multi-story building. Accordingly, the applicant is seeking a variance for relief.

The applicant argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that the ordinance prohibits a business located on the second floor from displaying a wall sign greater than the window sill of the third story and only allows buildings exceeding 65 ft. in height to display a wall sign below the eaves on each façade of the building. Mr. Oskam argues that the existing 3-story structure currently displays the Post and Courier wall sign above the third story. However, he is prevented from replacing that same sign with the new Trident United Way sign because of the said requirements of the ordinance and because there is insufficient room available to install the 21.6' long wall sign in the allowable wall signage area due to the existing windows.

Accordingly, the applicant contends that the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction is to permit the Trident United Way sign as shown, which is a few feet shorter in the overall length, to be installed in the same location as the existing Post and Courier sign.

The applicant asserts that the particular hardship which would result if said particular requirements of this ordinance was applied to the subject property is that he could not display the Trident United Way wall signage in the same location of the Post and Courier wall sign. Additionally, he asserts that the building has long been known as the Post and Courier building, so allowing both signs to remain will assist the public with identifying the location of the building commonly known as the Post and Courier building therefore eliminating any future confusion resulting from the name change or new Trident United Wall sign.

Staff has reviewed the request and does not believe the applicant has substantiated an argument for relief through a variance. Section 8-11, Paragraph (E)(4)(b) limits placement of wall signs for businesses operating on the second story of a building to extend no higher than the window sill of the third story. While the applicant asserts that the existing windows limit the placement of the wall sign, he has not demonstrated why the sign in question could not be displayed within the solid area of the same wall where the previous Trident United Way sign was once displayed (see attachment). Additionally, off-premise signs are not permissible, thus relocating the Post and Courier sign to a new location is prohibited. Finally, the applicant has not provided an argument to explain why relief from the building height requirement of the sign ordinance should be varied. Given the lack of a true hardship in meeting the requirement and the options available to the applicant, Staff recommends denial of the requested variance.



Maple
6296 RIV

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: 1-13-20
\$75.00 Application Fee

TMS#: 4751600009 Current Zoning: B-2 General Business District
Location Address: 6296 Rivers Ave.
Request for Variance from the Provisions of Article: , Section: 8-11
Paragraph: E4-B and E4-C, of the Zoning Ordinance relating to the area:
Yard: , Height: , Parking: , or Other:
 Provisions of the Regulations.
Present use of property: Commercial Office Space
Proposed use of property: Commercial Office Space

Applicant: Trident United Way
Print: Andre Oskam Signature: Andre Oskam
Address: 6296 Rivers Ave Ste 200
N. Charleston, SC 29406 Email: aoskam@twu.org
Phone # (cell): 908-246-4337 Phone # (work): 843-740-7720

Owner(s): SAME
Print: Signature:
Address:
 Email:
Phone # (cell): Phone # (work):

Representative: Carolina Moon Signs + Graphics Co LLC
Print: Hugh Welch Signature: [Signature]
Address: 107 St. James Ave. Ste 12
Goose Creek, SC 29445 Email: hugh@carolinamoon.com
Phone # (cell): Phone # (work): 843-779-7446

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) - 10 copies required
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

The new ordinance says a sign is not allowed above the window sill of the 3rd story. The existing Post + Courier sign is mounted to the flat roof above the 3rd story roofline. The sizing of the proposed TUW sign and existing P+C sign do not exceed the allowed area.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

The problem with not being able to put the Trident United Way sign in place of the existing Post and Courier Sign is the availability of space on the building. The length of the new 'TUW' sign is 21.6' and the building does not have any area this long other than the current Post + Courier location. The building is lined with windows that do not have the space needed.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction.

The change needed would be to allow a Trident United Way to be placed in the existing location of the Post + Courier sign. The size would be similar, but just a few feet shorter than what is currently there.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

This building has long been known as the Post and Courier Bldg. TUW now owns the building and operates in it. TUW would like to have their name in place of Post and Courier, but have P+C moved to the far end of the same facade so that people who refer to it as the P+C Bldg would not be confused by the name change.

Andie Orlean

Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for To Be Filled Out By Zoning Official Zoning Board of Appeals Meeting

Print

SUBMIT

Reset

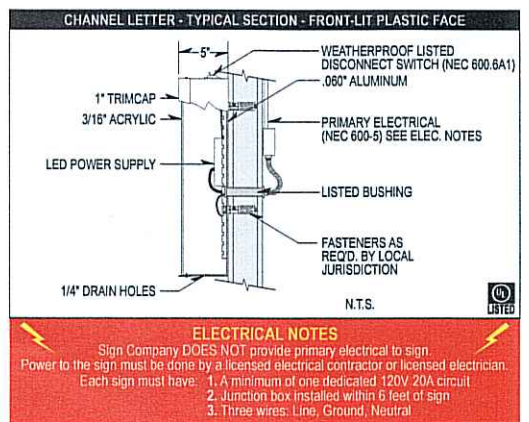
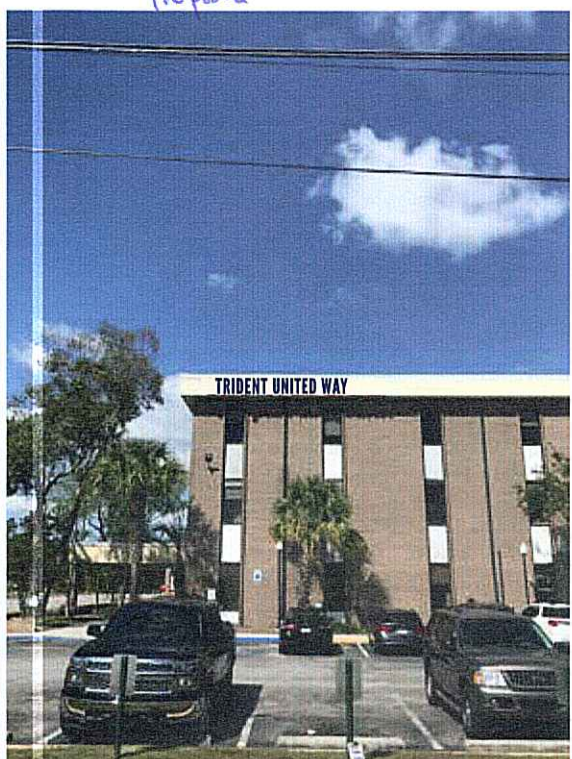
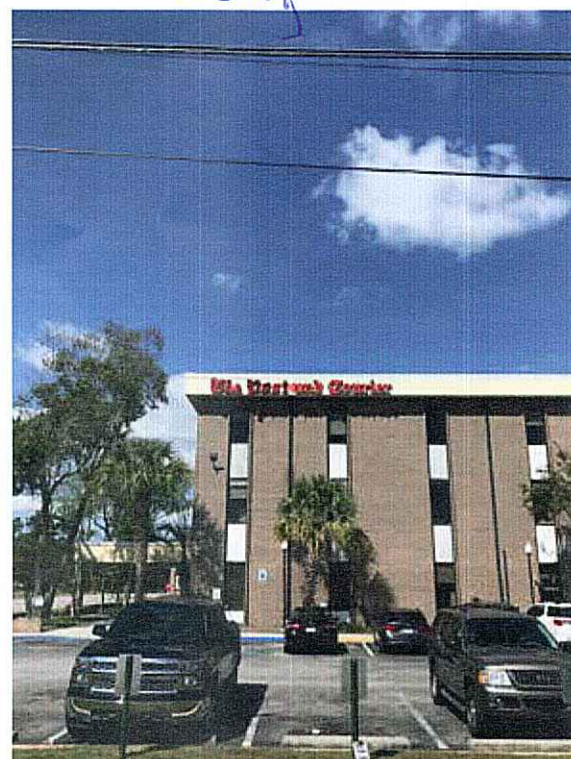
Page 2 of 2

30" TRIDENT UNITED WAY

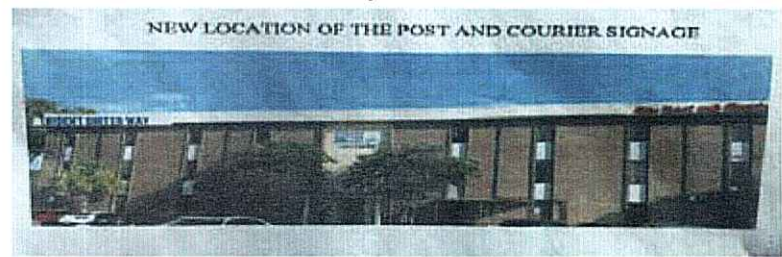
260"

Existing

Proposed



Completed Job



NOTES: Removal of 'The Post and Courier'
 Install 'TRIDENT UNITED WAY'
 Internal LED lighted letters (existing electrical)
 Individually mounted to building facade



CLIENT NAME: Trident United Way

CONTACT: Andre Oskam

SALES REP:
 HW

DESIGNER:
 AM

30"

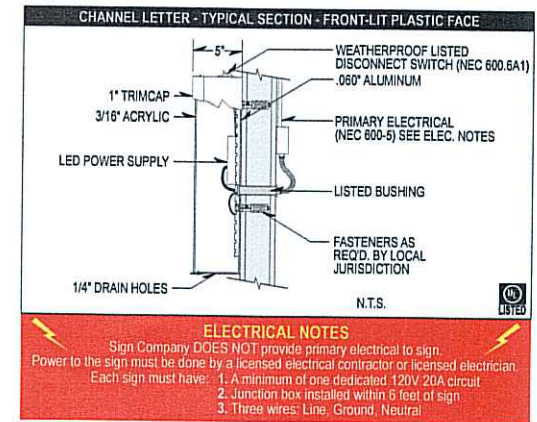


360"

EXISTING SIGNAGE



PROPOSED SIGNAGE



Completed Job



NOTES: Pre-existing letters will be removed and installed on the opposite end of the same wall on the building. 'The Post and Courier' (no lighting)



CLIENT NAME: Trident United Way

CONTACT: Andre Oskam

SALES REP:
HW

DESIGNER:
AM

CAROLINASIGNCO.COM | HUGH@CAROLINASIGNCO.COM | 843. 779.7446 | 107 ST JAMES AVE. UNIT A2 GOOSE CREEK, SC

ALL DESIGNS PRESENTED ARE REPRESENTATIONS OF WHAT THE PROJECT WILL LOOK LIKE AT COMPLETION. THERE CAN BE A SIZE DIFFERENCE FROM THE PICTURE TO THE ACTUAL PRODUCT.



21' 9"

TRIDENT UNITED WAY

155' 8"

428 MITZ

428 MITZ

21' 9"

155' 8"

Trident United Way



City of North Charleston
Finance Department
PO Box 190016, North Charleston, SC 29419-9016

No: 20-00167

Date: 01/13/20

Received From: HUGH WELCH

For: VARIANCE

321.1	321.2	321.3	369.6 X	
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Check #2:		Amount:	0.00	
Check #3:		Amount:	0.00	Total:
Check #4:		Amount:	0.00	75.00
		CC Amount:	75.00	
		Cash Amount:	0.00	

Received By: DANA Ball

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM VII**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article V, Section 5-14, Paragraph (b)(1)(a)**

The applicant, Norman C. Epps, with Trident Medical Center, is seeking a variance from Article V, Section 5-14, Paragraph (b)(1)(a) relating to the commercial front buffer requirements in an overlay district for the property located at 9305 Medical Plaza Drive (TMS # 486-00-00-031) in the B-1, Limited Business Zoning District/University Boulevard Overlay District/Council District 3.

Trident Medical Center (TMC) is in the process of constructing a new parking lot area, where a small building was previously demolished, to address the growth and parking needs within TMC. However, to do so, he will need to install a 15 ft. wide front commercial buffer along the right-of-way. Accordingly, he is seeking relief through a variance.

Mr. Epps argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that the site was originally developed prior to the passage of this ordinance and at a time when the front commercial buffer width was only 5 ft. As a result, there is insufficient room available to create a 15 ft. wide buffer without eliminating a number of new parking spaces within the project area, thereby undermining the intent of the project's scope of repurposing an existing site by creating additional parking spaces for those seeking treatment at the medical center.

Accordingly, the applicant argues that the minimum requirements of the ordinance that would be necessary to permit the proposed use or construction is to allow the 10 ft. reduction in the required 15 ft. buffer width. With the exception of the reduced buffer width, Mr. Epps argues that there will be no change in the quantity or composition of the buffer materials planted, as reflected in the attached exhibit. Additionally, he will save all existing protected trees including the grand pine in the project area.

The applicant contends that the particular hardship which would result if strict application of the rule was applied is that there would be a diminished ability for Trident Medical Center to provide accessible parking and to serve the community seeking medical treatment at its facility, thus counteracting the main purpose of the project improvements and noted parking shortage at the hospital.

Per the ordinance, the 15 ft. front commercial buffer should minimally consist of three canopy trees, three understory trees and 25 shrubs per 100 linear feet of road frontage. Staff has reviewed the applicant's request and does not believe the reduced buffer width is unreasonable. The intent of the 15-foot commercial front buffer is for aesthetic rather than screening purposes. Therefore, given the above

conditions, public benefit from additional parking spaces, and belief that the reduction will not be a detriment to the community, Staff recommends approval of the requested variance.

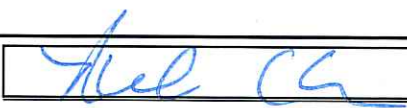
City of North Charleston, SC


APPLICATION FOR ZONING VARIANCE

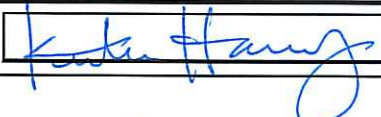
Date: January 13, 2020

\$75.00 Application Fee

TMS#: 486-00-00-031 Current Zoning:
Location Address: 9305 Medical Plaza Drive, North Charleston, SC 29406
Request for Variance from the Provisions of Article: 5. Distr. Use Classification, Section: 5-14
Paragraph: (b) 1. - A, of the Zoning Ordinance relating to the area:
Yard: , Height: , Parking: , or Other:
 Provisions of the Regulations.
Present use of property: Hospital and medical office parking
Proposed use of property: Hospital and medical office parking

Applicant: Trident Medical Center
Print: Norman C. Epps Signature: 
Address: 9330 Medical Plaza Drive
North Charleston Email: norman.epps@hcahealthcare.com
Phone # (cell): Phone # (work): 843-847-4488

Owner(s): Trident Medical Center
Print: Norman C. Epps Signature: 
Address: 9330 Medical Plaza Drive
North Charleston Email: norman.epps@hcahealthcare.com
Phone # (cell): Phone # (work): 843-847-4488

Representative: ADC Engineering, Inc.
Print: Kristina Harvey Signature: 
Address: 1226 Yeamans Hall Road
Hanahan Email: kristinah@adcengineering.com
Phone # (cell): Phone # (work): 843-566-0161

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – 10 copies required
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

University Blvd Overlay - Commercial Front Buffer 15' minimum width.
Please note: this application requests partial width reduction only; no conflict with plant types or quantity of buffer plant material requirements.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

The hospital property owner, Trident Medical Center, desires to meet needs and provide services for the good of the community and is experiencing extreme parking shortage. The main goal of this project is to help meet this need by re-purposing existing parcel, where smaller building was demolished, for additional off-street parking. This site was previously developed before the overlay district existed, and implementing the full 15' width of the overlay buffer would prohibit shown existing areas of existing off-street parking to remain. The proposed site improvements do not remove any existing protected and grand pine trees but rather add landscape plantings in parking lot islands and along front property line.
--

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction..

Reduction of buffer width from 15 feet to 5 only.
No change to quantity of required buffer plant material
to still meet intent of Overlay buffer aesthetics.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

Diminished ability to be accessible and serve the community seeking medical treatment at Trident Medical Center with reduced offering of parking on re-purposed parcels, counteracting the main purpose of the proposed project improvements and stated parking shortage at hospital.


Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for To Be Filled Out By Zoning Official Zoning Board of Appeals Meeting

Print

SUBMIT

Reset



9330 Medical Plaza Drive
Charleston, SC 29406
Phone: (843) 847-4000
Fax: (843) 847-4086
www.tridenthealthsystem.com

City of North Charleston
2500 City Hall Ln
North Charleston, SC 29406

1/13/2020

To whom it may concern,

Trident Medical Center (TMC) continues to support the community with excellent patient care. As our growth continues, so does the need to increase parking availability. TMC's last parking study from February 2016 indicated a net need of 327 parking spaces. In particular, the study reports Trident frequently exceeds parking capacity. During the last 5 years, Trident volumes have grown (FY2018 v 2013) as follows:

- Admits: +3,609 (+23.6%)
- ER Visits: +14,587 (+27.3%)
- OP Visits: +3,898 (+4.6%)

During this 5-year span, Trident has added 36 parking spaces through other property acquisition transactions and upgrades. In 2018, Trident acquired the adjacent property at 9239 Medical Plaza Drive and 9299 Medical Plaza Drive. These two properties present an immediate opportunity to expand parking capacity efficiently.

TMC requests a variance to the buffer zone to allow the maximum parking spaces. TMC understands this variance comes with vegetation ramifications. Please let me know if we can provide any additional information for approval.

Thank you

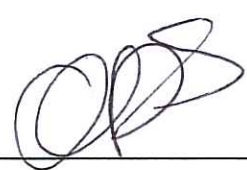
Norman C. Epps
Trident Health
Director of Facilities Management
843-847-4488

Date: 01/13/20

Received From: ADC ENGINEERING INC

For: ZONING VARIANCE

321.1	321.2	321.3	369.6 X	
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Check #2:		Amount:	0.00	
Check #3:		Amount:	0.00	Total: 75.00
Check #4:		Amount:	0.00	
		CC Amount:	0.00	
		Cash Amount:	0.00	



Received By: OLIVIA SIMPSON

Please Note: If payment is made by check, this receipt is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM VIII**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article V, Section 5-14, Paragraph (b)(1)(a)**

The applicant, Norman C. Epps, with Trident Medical Center, is seeking a variance from Article V, Section 5-14, Paragraph (b)(1)(a) relating to the commercial front buffer requirements in an overlay district for the property located at 9239 Medical Plaza Drive (TMS # 486-00-00-023) in the B-1, Limited Business Zoning District/University Boulevard Overlay District/Council District 3.

Trident Medical Center is in the process of re-purposing an existing parcel to create additional off-street parking to address the growth and parking needs within TMC. However, to do so, he will need to install a 15 ft. wide front commercial buffer along the right-of-way. Accordingly, he is seeking relief through a variance.

Mr. Epps argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that the site was originally developed prior to the passage of this ordinance and at a time when the front commercial buffer width was only 5 ft. As a result, there is insufficient room available to create a 15 ft. wide buffer without eliminating a number of new parking spaces within the project area, thereby undermining the intent of the project's scope of repurposing an existing site by creating additional parking spaces for those seeking treatment at the medical center.

Accordingly, the applicant argues that the minimum requirements of the ordinance that would be necessary to permit the proposed use or construction is to allow the 10 ft. reduction in the required 15 ft. buffer width. Except for the reduced buffer width, plant material substitutions due to existing utility, and the construction of a sidewalk, Mr. Epps argues that there will be no change in the quantity of the buffer materials planted, see attachment). Additionally, he will save all existing protected trees including the grand pine in the project area.

The applicant contends that the particular hardship which would result if strict application of the rule was applied is that there would be a diminished ability for Trident Medical Center to provide accessible parking and to serve the community seeking medical treatment at its facility, thus counteracting the main purpose of the project improvements and noted parking shortage at the hospital.

Per the ordinance, the 15 ft. front commercial buffer should minimally consist of three canopy trees, three understory trees and 25 shrubs per 100 linear feet of road frontage. Staff has reviewed the applicant's request and does not believe the reduced buffer width is unreasonable. The intent of the 15-foot commercial front buffer is for aesthetic rather than screening purposes. Therefore, given the above conditions, public benefit from additional parking spaces, and belief that the reduction will not be a detriment to the community, Staff recommends approval of the requested variance.

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: January 13, 2020

\$75.00 Application Fee

TMS#: 486-00-00-023 9239 Current Zoning:

Location Address: 9305 Medical Plaza Drive, North Charleston, SC 29406

Request for Variance from the Provisions of Article: 5. Distr. Use Classification, Section: 5-14

Paragraph: (b) 1. - A, of the Zoning Ordinance relating to the area:

Yard: , Height: , Parking: , or Other:

Provisions of the Regulations.

Present use of property: Hospital + Medical Parking

Proposed use of property: Hospital + Medical Parking

Applicant: Trident Medical Center


Print: Norman C. Epps Signature: 

Address: 9330 Medical Plaza Drive

North Charleston Email: norman.epps@hcahealthcare.com

Phone # (cell): Phone # (work): 843-847-4488

Owner(s): Trident Medical Center

Print: Norman C. Epps Signature: 

Address: 9330 Medical Plaza Drive

North Charleston Email: norman.epps@hcahealthcare.com

Phone # (cell): Phone # (work): 843-847-4488

Representative: ADC Engineering, Inc.

Print: Kristina Harvey Signature: 

Address: 1226 Yeaman Hall Road

Hanahan Email: kristinah@adcengineering.com

Phone # (cell): Phone # (work): 843-566-0161

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – **10 copies required**
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

University Blvd Overlay - Commercial Front Buffer 15' minimum width.
Please note: this application requests partial width reduction only; no conflict with plant types or quantity of buffer plant material requirements.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

The hospital property owner, Trident Medical Center, desires to meet needs and provide services for the good of the community and is experiencing extreme parking shortage. The main goal of this project is to help meet this need by re-purposing existing parcel, where smaller building was demolished, for additional off-street parking. This site was previously developed before the overlay district existed, and implementing the full 15' width of the overlay buffer would significantly restrict providing much needed parking for hospital. The proposed site improvements do not remove any existing protected and grand pine trees but rather add landscape plantings in parking lot islands and along front property line.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction..

Reduction of buffer width from 15 feet to 5 only.
No change to quantity of required buffer plant material
to still meet intent of overlay buffer aesthetics.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

Diminished ability to be accessible and serve the community seeking medical treatment at Trident Medical Center with reduced offering of parking on re-purposed parcels, counteracting the main purpose of the proposed project improvements and stated parking shortage at hospital.


Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for To Be Filled Out By Zoning Official Zoning Board of Appeals Meeting

Print

SUBMIT

Reset



TRIDENT
MEDICAL CENTER
a new tradition

9330 Medical Plaza Drive
Charleston, SC 29406
Phone: (843) 847-4000
Fax: (843) 847-4086
www.tridenthealthsystem.com

City of North Charleston
2500 City Hall Ln
North Charleston, SC 29406

1/13/2020

To whom it may concern,

Trident Medical Center (TMC) continues to support the community with excellent patient care. As our growth continues, so does the need to increase parking availability. TMC's last parking study from February 2016 indicated a net need of 327 parking spaces. In particular, the study reports Trident frequently exceeds parking capacity. During the last 5 years, Trident volumes have grown (FY2018 v 2013) as follows:

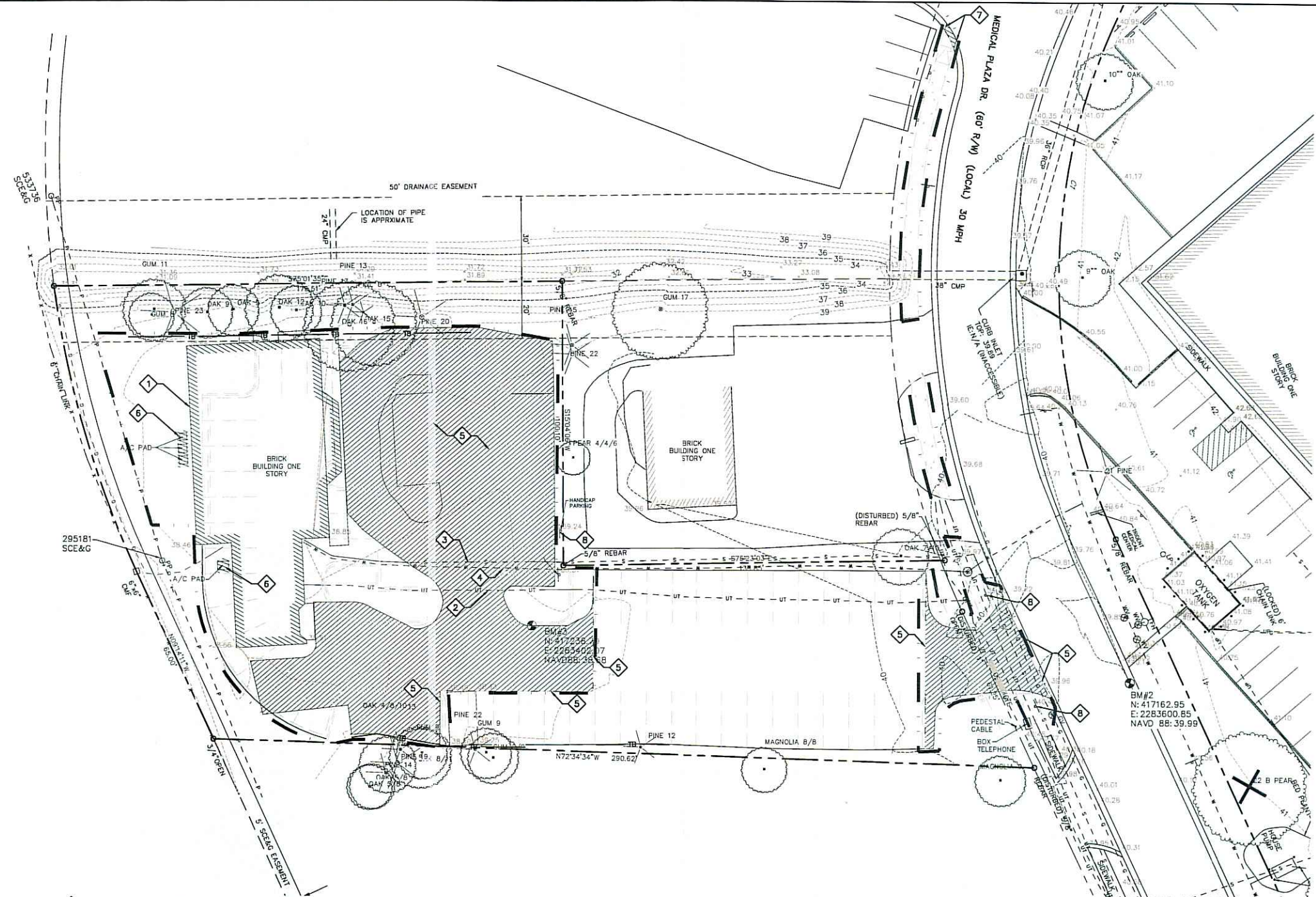
- Admits: +3,609 (+23.6%)
- ER Visits: +14,587 (+27.3%)
- OP Visits: +3,898 (+4.6%)

During this 5-year span, Trident has added 36 parking spaces through other property acquisition transactions and upgrades. In 2018, Trident acquired the adjacent property at 9239 Medical Plaza Drive and 9299 Medical Plaza Drive. These two properties present an immediate opportunity to expand parking capacity efficiently.

TMC requests a variance to the buffer zone to allow the maximum parking spaces. TMC understands this variance comes with vegetation ramifications. Please let me know if we can provide any additional information for approval.

Thank you

Norman C. Epps
Trident Health
Director of Facilities Management
843-847-4488



GENERAL NOTES:

- SEE SHEET C001 FOR CIVIL ABBREVIATIONS AND GENERAL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
- ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
- ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

KEYNOTES: ◆

- BUILDING PREVIOUSLY REMOVED BY OTHERS.
- REMOVE EXST UNDERGROUND TELEPHONE TO PROPERTY LINE.
- REMOVE EXST SANITARY SEWER LINE TO PROPERTY LINE.
- REMOVE EXST WATER LINE UP TO PROPOSED PAVEMENT LINE.
- REMOVE EXST PAVEMENT. SAW CUT PAVEMENT AT LIMITS OF REMOVAL/REMOVE TO EXISTING EXISTING CURB.
- REMOVE EXST CONCRETE PAD.
- REMOVE EXISTING CURB.
- REMOVE EXISTING SIGN.

EXISTING SITE LEGEND

--- W ---	WATER LINE W/ VALVE
--- WS ---	WATER SERVICE
--- S ---	SANITARY SEWER PIPE
--- SS ---	SANITARY SEWER SERVICE
--- FM ---	FORCE MAIN
=====	STORM DRAIN
--- SD ---	PERFORATED STORM DRAIN
--- P ---	POWER LINE (OVERHEAD)
--- UP ---	POWER LINE (UNDERGROUND)
--- T ---	TELEPHONE LINE (OVERHEAD)
--- UT ---	TELEPHONE LINE (UNDERGROUND)
--- COM ---	COMMUNICATIONS LINE (UNDERGROUND)
--- FO ---	FIBER OPTIC LINE
--- G ---	GAS LINE
--- ST ---	STEAM LINE

○ * SIZE/TYPE	EXISTING TREE
○ PP	POWER POLE, GUY WIRE
□ E	ELECTRICAL BOX, HAND HOLE
○ LP	LIGHT POLE, CAMERA POLE
○ SSMH	SANITARY MANHOLE
○ CO	SEWER CLEANOUT
□ CB	CATCH BASIN
○ FH	FIRE HYDRANT
○ FDC	FIRE DEPARTMENT CONNECTION
○ PIV	POST INDICATOR VALVE
○ ICV	IRRIGATION VALVE
○ WMH	WATER VAULT, MANHOLE
○ TV	TELEPHONE VAULT, PEDESTAL
○ ACU	AIR CONDITION UNIT

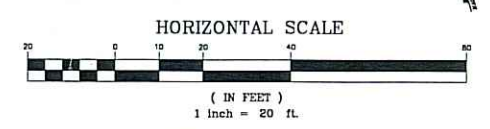
○	GAS METER
--- X ---	FENCE
--- 24 ---	SIGN
--- 23.45 ---	CONTOUR
--- 23.45 ---	SPOT ELEVATION
---	PROPERTY LINE
---	LIMITS OF CONSTRUCTION/DISTURBANCE

EXISTING DEMO LEGEND

▨	ITEMS TO BE DEMOLISHED
○ X * SIZE/TYPE	TREE TO BE DEMOLISHED
--- TB ---	TREE BARRICADE

CONTRACTOR SHALL CONTACT 811 FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

811 Know what's below. Call before you dig.



Trident Hospital
Charleston, South Carolina

**TRIDENT MEDICAL CENTER
PARKING MODIFICATIONS**

NORTH CHARLESTON
SOUTH CAROLINA

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ADC ENGINEERING

1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM

811 CONTRACTOR SHALL CONTACT 811 (1-888-721-7877) FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. Know what's below. Call before you dig.

DATE:	12/20/2019
ADC PROJECT #:	19349
DESIGNED:	MTP
CHECKED:	SDD
DRAWN:	MTP
REVISION:	

DEMOLITION PLAN - AREA 1

C101
SHEET OF

DESIGN DEVELOPMENT

ALL EXISTING PROTECTED TREES AND GRAND PINES TO REMAIN, TYP.

SOD ALL DISTURBED AREA, TYP.

295181 SCE&G
PROPOSED AREA OF DISTURBANCE FOR SITE DEVELOPMENT

NEW DRIVE AND PARKING (PROPOSED)

EXISTING PAVING (TO REMAIN)

BRICK BUILDING ONE STORY
NEW SIDEWALK PER OWNER
EXISTING OFF-STREET PARKING WITHIN 15'w OVERLAY BUFFER (REQUIRED WITH DEVELOPMENT)

ALL EXISTING PROTECTED TREES TO REMAIN, TYP.

POTENTIAL LOCATION OF LIGHT POLES, TYP. (FINAL LOCATION TBD)

PROPOSED ADDITIONAL SWEETGRASS (NON-BUFFER PLANTINGS)

PROPOSED BUFFER PLANTS, TYP. (SHOWN FOR QUANTITATIVE PURPOSES)

- GENERAL NOTES:**
- THIS DRAWING IS BASED ON DETAILED SURVEY ON LIMITED AREAS OF SITE COMBINED WITH AERIAL IMAGE DATA.
 - PLANTS SHOWN ARE FOR QUANTITATIVE PURPOSES ONLY AT THIS TIME TO SHOW COMPLIANCE OF BUFFER QUANTITIES WITHIN A REDUCED 5' WIDTH. LANDSCAPE PLANS WILL BE SUBMITTED WITH COMPLETE SITE PACKAGE FOR REVIEW BY THE CITY OF NORTH CHARLESTON.

LANDSCAPING REQUIREMENTS

- OVERLAY BUFFER**
(along property line and road r/w)
- PARKING LOT LANDSCAPING**
(1 tree per 10 parking spaces)
- TREE MITIGATION** N/A
(no grand trees are to be removed)

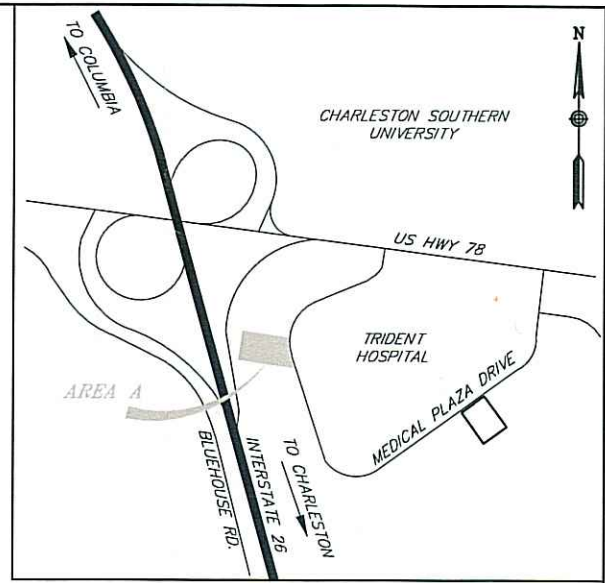
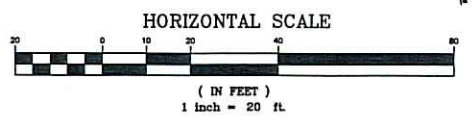
**UNIVERSITY BLVD OVERLAY DISTRICT
COMMERCIAL FRONT BUFFER, 15'w
(Variance application requests 5'width)**

REQUIREMENTS (PER 100 LF):
3 CANOPY TREES
3 UNDERSTORY TREES
25 SHRUBS

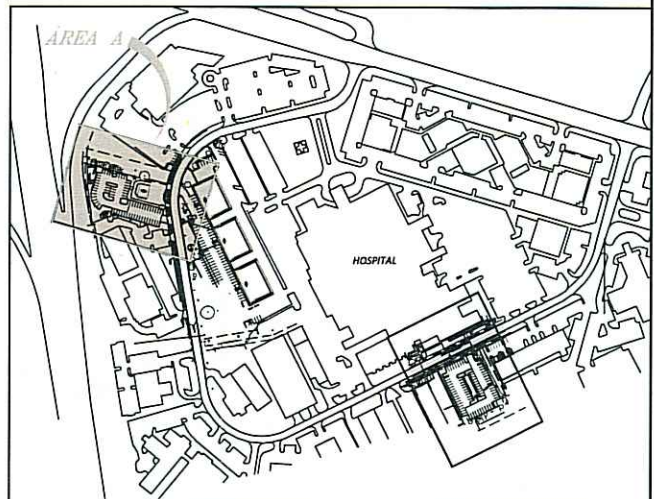
PROVIDED for AREA A (52 LF):
2 CANOPY TREES
2 UNDERSTORY TREES
13 SHRUBS

PROVIDED for AREA B (130 LF):
4 CANOPY TREES (approved sub. at power line)
4 UNDERSTORY TREES
33 SHRUBS

CONTRACTOR SHALL CONTACT 811 FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.



LOCATION MAP, N.T.S.



ENLARGED LOCATION MAP, 300 scale

Trident Hospital
Charleston, South Carolina

TRIDENT MEDICAL CENTER
PARKING MODIFICATIONS

NORTH CHARLESTON
SOUTH CAROLINA

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

ADC ENGINEERING
1226 YEAMANS HALL ROAD
HANAHAN, SC 29410
843-566-0161
ADCENGINEERING.COM

CONTRACTOR SHALL CONTACT 811 (1-888-721-7877) FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

DATE:	12/20/2019
ADC PROJECT #:	19349
DESIGNED:	KGH
CHECKED:	KGH
DRAWN:	WYP
REVISION:	

BZA EXHIBIT
- AREA A

L401
SHEET OF

DESIGN DEVELOPMENT

City of North Charleston
Finance Department
PO Box 190016, North Charleston, SC 29419-9016


No: 20-00172

Date: 01/13/20

Received From: ADC ENGINEERING INC

For: ZONING VARIANCE

321.1	321.2	321.3	369.6 X		
Check #1: 5313		Amount:	75.00		
Check #2:		Amount:	0.00		
Check #3:		Amount:	0.00	Total:	75.00
Check #4:		Amount:	0.00		
		CC Amount:	0.00		
		Cash Amount:	0.00		



Received By: OLIVIA SIMPSON

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM IX**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article VI, Section 6-1, Paragraph (c)(1)(a)**

The applicant, John S. Popelka, with JSP Parcels, LLC is seeking a variance from Article VI, Section 6-1, Paragraph (c)(1)(a) relating to the front yard building setback requirements for the property located at 2340 Otranto Road (TMS # 486-15-00-255) in the R-1, Single-Family Residential Zoning District/University Boulevard Overlay District/Council District 3.

Mr. Popelka is proposing to construct a new single-family residence but is prevented from moving forward due to the requirement to observe a 30 ft. front yard building setback. Accordingly, he is requesting a variance for relief of the requirement.

The applicant contends that the extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance is that a portion of a 25 ft. drainage easement canal bisects the property limiting his ability to construct the desired footprint from being safely built. Additionally, the rear corner of the footprint of the home is extremely close to the existing drainage easement and that by allowing the home to be constructed slightly forward will create a safer situation.

Accordingly, Mr. Popelka argues that the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction is allow the garage corner to be encroach approximately 5 ft., 3.85' for the building and 1 ft. overhang, into the front yard building setback.

The applicant argues that the particular hardship which would result if strict application of this ordinance was applied is that he would not be able to safely construct the desired 1,500 sq. ft. home on the subject property.

Staff has reviewed the request and finds that the although 15 ft. of the 25' drainage easement does bisect a portion of the northwestern property line, a site plan approved on 30 December 2019 and later permitted on 3 January 2020 without the garage demonstrates an ability to comply with said requirements of the ordinance (see attachment). Instead, Staff believes that the applicant's later desire to enlarge the footprint to include a garage has created the hardship or the unsafe conditions he is now experiencing. Accordingly, Staff recommends denial of the requested variance.

SETBACKS PER RECORDED PLAT AND OR ONLINE ORDINANCES AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE CONSTRUCTION OR DESIGN.

DISTANCES FROM STEPS TO SETBACKS ARE BASED OFF OF ASSUMED ELEVATIONS. STAIR LENGTH AND TREAD COUNT MAY BE DIFFERENT THAN SHOWN AFTER CONSTRUCTION

TREE NOTES:
 2 PROTECTED TREES,
 0 UNDER BUILDING/DRIVEWAY,
 2 REMAINING TREES,
 0 PROPOSED FOR REMOVAL

APPROXIMATE AREAS:
 CONCRETE
 TO F.O.A. = 686 sqft
 PUBLIC WALK = EX. 5'x1'
 PREVIOUS = 1439.25 sqft
 18.0% COVERAGE

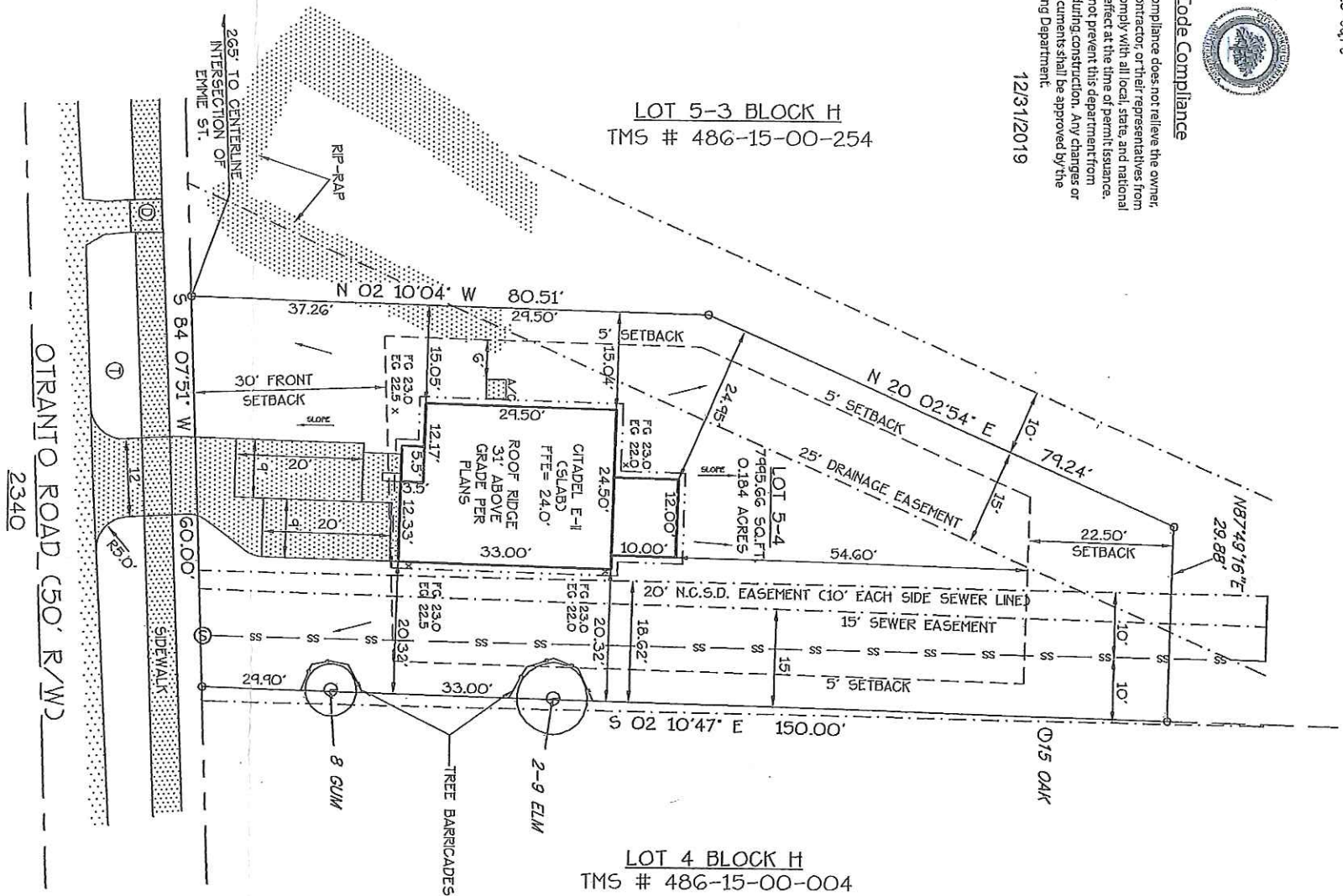
NOTES:
 1. OVERHANGS ASSUMED AND SHOWN AT 1.0'
 2. THERE DOES NOT APPEAR TO BE ANY WETLANDS ON SITE.



Reviewed For Code Compliance

This review for code compliance does not relieve the owner, design professional, contractor, or their representatives from the responsibility to comply with all local, state, and national codes or standards in effect at the time of permit issuance. This plan review does not prevent this department from requiring corrections during construction. Any changes or alterations to these documents shall be approved by the North Charleston Zoning Department.

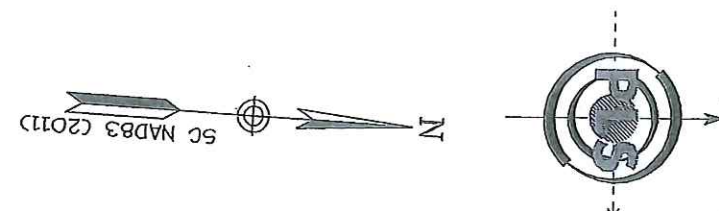
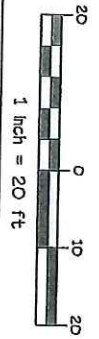
Wesley Gault
 12/31/2019



PREPARED FOR ROLINA HOMES
 PLOT PLAN SHOWING LOT 5-4, BLOCK H
 DEER PARK SUBDIVISION, TMS# 486-15-00-255
 LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SC

SCALE: 1" = 20'
 DATE: 11/26/19, 12/16/19 CREV. TO GARAGE RIGHT, 12/17/19 (ADDRESSED COMMENTS), 12/27/19 (ADDRESSED COMMENTS)
 REFERENCE: PLAT RECORDED IN PLAT BOOK DF, PAGE 173
 LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
 PROPERTY APPEARS TO LIE IN FLOOD ZONE X, 48019C 0285, 1 EFFECTIVE NOVEMBER 17, 2004
 FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 11/27/2019
 NOTE: ELEVATIONS ARE BASED ON NAVD 1988
 DEER PARK-LOT 5-4-PP / LMW

PARKER LAND SURVEYING, LLC
 5910 GRIFFIN STREET, HANAHAN, SC 29410
 TEL: (843) 554-7777 FAX: (843) 554-7774
 THIS PLOT PLAN WAS NOT PREPARED FOR RECORDATION AND IS NOT SUITABLE FOR DEEDING OF PROPERTY.



ROLINA HOMES

2340 OTRAUTO RD.

CITADEL B-II

BASE MODEL AND 6' EXTENSION MODEL



SQUARE FOOTAGE--BASE FLOOR PLAN

	ELEV. "A" HEATED SQ. FTG.	ELEV. "A" UNHEATED SQ. FTG.
FIRST FLOOR	765 SF	
SECOND FLOOR	702 SF	
FRONT PORCH		42 SF
PATIO		120 SF
OPTIONAL SCREENED PORCH		120 SF
SUB TOTAL		1467 SF

*BASE HOUSE
OVERALL WIDTH 24'-6" OVERALL DEPTH 33'-0"
OVERALL DEPTH W/ OPT. SCREENED PORCH 43'-0"

SQUARE FOOTAGE--6' EXTENSION FLOOR PLAN

	ELEV. "A" HEATED SQ. FTG.	ELEV. "A" UNHEATED SQ. FTG.
FIRST FLOOR	913 SF	
SECOND FLOOR	650 SF	
FRONT PORCH		42 SF
PATIO		120 SF
OPTIONAL SCREENED PORCH		120 SF
SUB TOTAL		1763 SF

*BASE HOUSE
OVERALL WIDTH 24'-6" OVERALL DEPTH 33'-0"
OVERALL DEPTH W/ OPT. SCREENED PORCH 49'-0"

- NOTES**
- (A) INTERNATIONAL RESIDENTIAL CODE - 2015 (IRC-2015)
 - (B) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC-600 2014)
 - (C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (2015)

McSweeney Engineers
4950 Meeting Street
Charleston, SC 29403
(843) 974-5821
www.mcsweeneyengineers.com

ROLINA HOMES
CITADEL B-II MODEL



DESIGNED BY: WDB
DRAWN BY: JTP
CHECKED BY: DBM
DATE: 7/2/19
REV. 2 DATE: 4/16/19

T2
TITLE SHEET

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: January 13, 2020

\$75.00 Application Fee

TMS#: 486-15-00-255

Current Zoning: R-1

Location Address:

Otranto Road 3340 Otranto Road

Request for Variance from the Provisions of Article:

Section:

Paragraph:

of the Zoning Ordinance relating to the area:

Yard:

Height:

Parking:

or Other:

Provisions of the Regulations.

Present use of property:

Vacant Land (zoned R-1)

Proposed use of property:

R-1

Applicant:

JSP Parcels, LLC

Print:

John S. Popelka

Signature:

John S. Popelka

Address:

1204 New Parrish Way

Mount Pleasant, SC 29464

Email:

jsprealty@hotmail.com

Phone # (cell):

843-270-7600

Phone # (work):

843-270-7600

Owner(s):

JSP Parcels, LLC

Print:

John S. Popelka

Signature:

John S. Popelka

Address:

1204 New Parrish Way

Mount Pleasant, SC 29464

Email:

jsprealty@hotmail.com

Phone # (cell):

843-270-7600

Phone # (work):

843-270-7600

Representative:

Print:

Signature:

Address:

Email:

Phone # (cell):

Phone # (work):

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – **10 copies required**
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

The ordinance requires a 30 foot front setback. Given this setback, the rear corner of the house footprint is extremely close to the existing 25' drainage easement and drainage canal that runs through the property. The request is to push the footprint slightly forward making it a safer situation.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

The existing drainage canal and easement running through the property prevent the desired footprint from being safely built.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction..

The garage corner is 3.85' into the 30' front setback and the 1' roof overhang is 4.91' into the 30' front setback (per Parker Land Surveying)

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

The desired house plan of 1,500 square feet will not be able to be safely built on site.


Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for To Be Filled Out By Zoning Official Zoning Board of Appeals Meeting

Print

SUBMIT

Reset

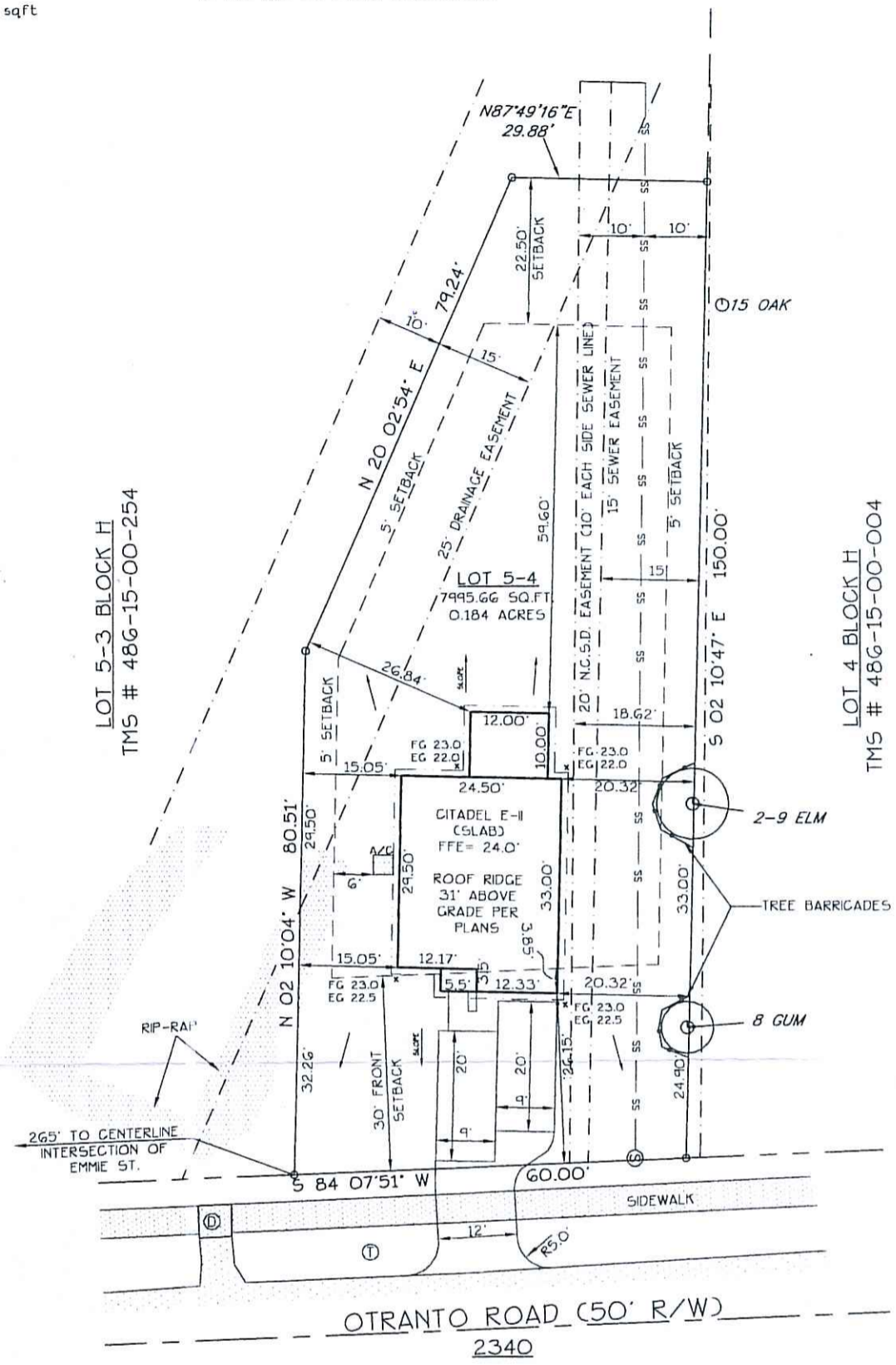
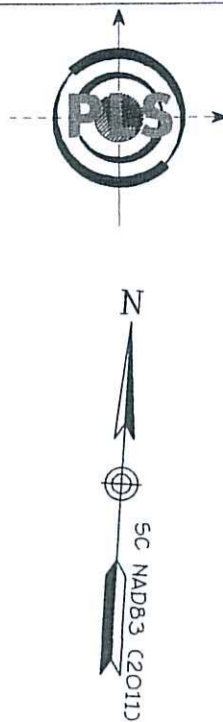
SETBACKS PER RECORDED PLAT AND OR ONLINE ORDINANCES AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE CONSTRUCTION OR DESIGN.

DISTANCES FROM STEPS TO SETBACKS ARE BASED OFF OF ASSUMED ELEVATIONS. STAIR LENGTH AND TREAD COUNT MAY BE DIFFERENT THAN SHOWN AFTER CONSTRUCTION

TREE NOTES:
 2 PROTECTED TREES.
 0 UNDER BUILDING/DRIVEWAY.
 2 REMAINING TREES.
 0 PROPOSED FOR REMOVAL

APPROXIMATE AREAS:
 CONCRETE
 TO E.O.A. = 686 sqft
 PUBLIC WALK = EX. S/W
 IMPERVIOUS = 1439.25 sqft
 18.0% COVERAGE

NOTES:
 1. OVERHANGS ASSUMED AND SHOWN AT 1.0"
 2. THERE DOES NOT APPEAR TO BE ANY WETLANDS ON SITE.
 3. GARAGE IS 3.85' INTO 30' FRONT SETBACK LINE. ROOF OVERHANG IS 4.91' INTO 30' FRONT SETBACK LINE.



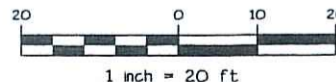
PREPARED FOR ROLINA HOMES
 PLOT PLAN SHOWING LOT 5-4, BLOCK H
 DEER PARK SUBDIVISION, TMS# 486-15-00-255

LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SC

SCALE: 1" = 20' DATE: 11/26/19, 12/16/19 (GARAGE RIGHT), 12/17/19 (COMMENTS), 12/27/19 (COMMENTS), 1/8/20 (5' FORWARD)
 REFERENCE: PLAT RECORDED IN PLAT BOOK DF, PAGE 173
 LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
 PROPERTY APPEARS TO LIE IN FLOOD ZONE X, 45019C 0285 J, EFFECTIVE NOVEMBER 17, 2004
 FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 11/27/2019
 NOTE: ELEVATIONS ARE BASE ON NAVD 1988
 DEER PARK-LOT 5-4-PP / LMW

PARKER LAND SURVEYING, LLC
 5910 GRIFFIN STREET, HANAHAN, SC 29410
 TEL: (843) 554-7777 FAX: (843) 554-7779

THIS PLOT PLAN WAS NOT PREPARED FOR RECORDATION.
 AND IS NOT SUITABLE FOR DEEDING OF PROPERTY.

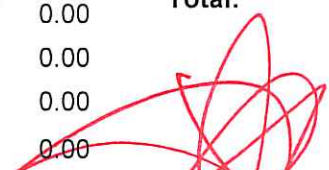


Date: 01/13/20

Received From: JSP PARCELS LLC

For: ZONING VARIANCE

321.1	321.2	321.3	369.6 X		
Check #1: 632		Amount:	75.00		
Check #2:		Amount:	0.00		
Check #3:		Amount:	0.00	Total:	75.00
Check #4:		Amount:	0.00		
		CC Amount:	0.00		
		Cash Amount:	0.00		



Received By: DANA Ball

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

MEMORANDUM

To: The Zoning Board of Appeals (**ITEM X**)
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article IV, Section 4-10, Paragraph (a)(2)**

The applicant, Patterson Farmer, with Seamon, Whiteside & Associates, for the owner's representative, Ben Liebetrau, of Montague Owner, LP, is seeking a variance from Article IV, Section 4-10, Paragraph (a)(2), relating to the parking requirements for the property located at 2403 Mall Drive (TMS # 472-15-00-011) in the CRD, Commercial Redevelopment, Zoning District/Council District 6.

The applicant is proposing to construct a 300-unit apartment complex with associated surface and garage parking. However, to do so, he is seeking a variance to be relieved of the requirement to provide two parking spaces per dwelling unit.

Mr. Farmer argues that the extraordinary and exceptional conditions of the subject property which prevent compliance with the said requirements of this ordinance is that the subject parcel is subject to both substantial electric transmission easements and a reciprocal parking easement from the 1970s allowing for shared parking across the multiple parcels, including that of City Hall, which used to jointly comprise Charles Towne Square Mall. The proposed development was designed utilizing the reciprocal parking easement, which allows shared use of all parking areas, in conjunction with Section 4-10(b) of the Ordinance, which allows shared-parking arrangements. However, acknowledging the fundamental disconnect between the parking easement designed to support a mall and the site's current occupants, the City has requested, and the applicant has agreed to, the termination of the reciprocal parking easement.

Accordingly, Mr. Farmer is seeking a variance to allow for the use of an alternate parking standard using 1.4 parking spaces per unit which is a reduction of 0.6 parking spaces per unit.

The applicant argues that the particular hardship which would result if said particular requirements of this ordinance was applied to the subject property is that he will be unable to comply with the parking requirement, resulting in the need to maintain the cross-parking agreement.

Staff has reviewed the applicant's request and believes the request is reasonable. Additionally, the City is separately pursuing a change to the Zoning Regulations which would change the parking standard currently applied to apartment complexes of 2 spaces per dwelling unit to a standard that would be based on the number of bedrooms within the units:

- 1 parking space per studio/efficiency unit;
- 1.25 parking spaces per one-bedroom unit; and

- 2 parking spaces for two-bedroom and larger units.

Furthermore, Staff does not believe that the parking reduction will be detrimental to the adjacent properties and that the applicant's proposal is consistent with the pending ordinance change which will be considered by City Council next month. Given the City's request to terminate the shared-parking agreement and the pending ordinance change, Staff recommends approval.

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE


Date: January 13, 2020

\$75.00 Application Fee

TMS#: 472-15-00-011 Current Zoning: CRD (Commercial Redevelopment District)
Location Address: 2403 Mall Drive, North Charleston, SC 29406
Request for Variance from the Provisions of Article: IV, Section: 4-10
Paragraph: (a) 2, of the Zoning Ordinance relating to the area: Offstreet Parking
Yard: , Height: , Parking: X, or Other:
Provisions of the Regulations.
Present use of property: Movie Theater - Vacant
Proposed use of property: Multi-family

Applicant: Seamon, Whiteside & Associates

Print: R. Patterson Farmer

Signature: 

Address: 501 Wando Park Blvd. Suite 200

Mount Pleasant, SC 29464

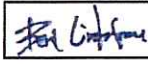
Email: pfarmer@seamonwhiteside.com

Phone # (cell):

Phone # (work): 843-884-1667

Owner(s): Montague Owner, L.P.

Print: Ben Liebetrau

Signature: 

Address: 465 Meeting Street, Suite 500

Charleston, SC 29403

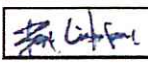
Email: bliebetrau@greystar.com

Phone # (cell):

Phone # (work): 843-576-5718

Representative: Montague Owner, L.P.

Print: Ben Liebetrau

Signature: 

Address: 465 Meeting Street, Suite 500

Charleston, SC 29403

Email: bliebetrau@greystar.com

Phone # (cell):

Phone # (work): 843-576-5718

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – **10 copies required**
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

See attached.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

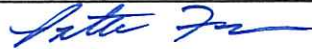
See attached.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction..

See attached.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

See attached.



Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for Zoning Board of Appeals Meeting

Print

SUBMIT

Reset

Page 2 of 2

January 13, 2020

Zoning Board of Appeals
City of North Charleston
2500 City Hall Lane
North Charleston, SC 29419

Elan Montague Apartments
2403 Mall Drive
TMS#: 472-15-00-011

Below you will find our responses addressing the four hardships as listed on the application:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

The City of North Charleston Zoning Ordinance ("Ordinance") requires that Multi-family Developments be parked at 2 spaces per unit. The proposed development is designed utilizing reciprocal easements dating to the 1970s ("Easements"), which allow shared parking to occur off-site for a portion of the required parking, in conjunction with Section 4-10(b) of the Ordinance. Through the site plan review process, the City of North Charleston ("City") has expressed the desire to remove these Easements and associated shared parking agreements, which the Property Owner is amenable to. However, with shared parking removed, the project is parked at 1.4 spaces per unit, which would not meet the City's required parking ratios, per Section 4-10(a) of the Ordinance.

Given the large amount of studios and one-bedroom units in this particular development, the Property Owner is very comfortable with the lower parking standard. The Property Owner is requesting relief from the standard 2 parking spaces per unit in order to meet the City's desire to remove the Easements and associated shared parking agreements.

The normal application of the ordinance would result in either a non-conforming site plan which would prevent the proposed use or would require that the Property Owner maintain and utilize the existing Easements and associated shared parking agreements, which would be contrary to the City's desires.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

To comply with the parking ordinance, the site plan relies on off-site, shared parking, which is allowed by Section 4-10(b) of the Ordinance and provided by reciprocal Easements dating to the 1970s that allow cross-parking between the Property and surrounding parcels, including City Hall owned by the City. Since the 2010s, the City has pursued termination of the Easements. At the request of the City, the applicant is willing to terminate the Easements, which would cause the property to be nonconforming with the parking ordinance.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction.

To permit the proposed use, the project will require a parking minimum of 1.4 spaces per unit. This is a reduction of 0.6 spaces per unit from the Ordinance. By nature, some residential uses necessitate different levels of demand for parking than others. The proposed use necessitates less than the required 2.0 spaces per unit because of the intended unit mix of the multi-family residential project, which consists of predominately studio and one-bedroom units.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

If the parking ordinance were strictly applied to the property, the Property Owner would not be able to comply with the City's request to terminate the Easements because the Property Owner would be forced to rely on the Easements to comply with the parking ordinance.

Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.



R. Patterson Farmer, PE
Senior Civil Engineer

CC: Anna Lewis, Entitlements Manager, SW+
Job #7959




Date: 01/13/20

Received From: SEAMON WHITESIDE

For: ZONING VARIANCE

321.1	321.2	321.3	369.6 X		
Check #1: 13396		Amount:	75.00		
Check #2:		Amount:	0.00		
Check #3:		Amount:	0.00	Total:	75.00
Check #4:		Amount:	0.00		
		CC Amount:	0.00		
		Cash Amount:	0.00		



Received By: OLIVIA SIMPSON

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

FIG # 457
2403 MAIL Drive

MEMORANDUM

To: The Zoning Board of Appeals **(ITEM XI)**
From: Gwen Moultrie, Zoning Administrator
Date: February 3, 2020
Re: **Request for a Variance from Article VI, Section 6-16, Paragraph (g)(2)**

The applicant, Michael Cain with Seamon & Whiteside, is seeking a variance from Article VI, Section 6-16, Paragraph (g)(2) relating to the encroachment into the dripline of grand trees for the property identified as Mixson Phase 2 located at 4332 Cordial Alley, 4497 Durant Avenue, 4495 Durant Avenue, and 4499 Durant Avenue (TMS #s 470-05-00-059 and 470-06-00-267, 268, and 275) in the Mixson PDD, Planned Development Zoning District/Council District 7.

Mr. Cain is in the process of completing the design for the last phase of Mixson and is requesting to encroach greater than 25 percent into the dripline of four existing grand trees (three canopies) for the development, which consists of mixed use live/work office space, 9 townhomes, drainage improvements, open space, and roads. Accordingly, he is seeking relief through a variance.

Mr. Cain argues that the exceptional or extraordinary conditions preventing compliance with the regulations is that the subject site has pre-existing storm drainage structures that need to be connected underneath the dripline of two of the trees, and that there are existing encroachments (a dog park, gravel driveway and parking) on the site that will be reduced through the proposed redevelopment. The applicant asserts that without the proposed encroachments, the development would have more driveways, going against traffic engineering recommendations, and that proper drainage of the site could not occur. Thus, the applicant is requesting a variance to allow encroachment up to 51.4% under Tree Canopy 1; 52.9% under Tree Canopy 2; and 37% encroachment under the Tree Canopy 3 as shown on the provided exhibit. The applicant has provided a letter from an arborist along with a preservation plan that indicates the proposed development and encroachment, utilizing pervious pavement and hand digging near roots, should not affect the health of the grand trees and the certified arborist does not believe that these encroachments will have negligible impacts to the health of the trees.

The trees shown with encroachments on the provided exhibit are listed on the following page, with staff recommendations.

Tree Canopy	Tree DBH and type	Percent of encroachment proposed	Finding
1	25.5" and 37" live oak	51.4	Per the applicant, the existing encroachment is 67.3 percent and the proposed development would reduce the encroachment to 51.4%, The tree's location near the existing drainage system and its large canopy dripline does create a substantial constraint. Staff recommends approval of the variance.
2	40" live oak	52.9%	The encroachment is needed for circulation and to avoid individual driveway entrances along Mixson and Avery Avenue. Staff recommends approval of the variance.
3	32" live oak	37%	Similar to tree #1, this tree is located adjacent to the existing drainage system. Staff recommends approval of the variance to allow encroachment.

Staff further recommends that the approval of any encroachments into the dripline(s) of the grand tree(s) be subject to the following conditions:

1. Adherence to the arborist's recommended tree-protection measures; and
2. A follow-up assessment being performed one year after the construction has commenced with a second follow-up being performed on the anniversary date; and

An agreement to provide inch-for-inch replacement or payment into the tree bank should the construction result in further decline in the health or anticipated death of the tree(s).

City of North Charleston, SC

APPLICATION FOR ZONING VARIANCE

Date: January 13, 2020

\$75.00 Application Fee

TMS#: 470-05-00-059; 470-06-00-267, 268, & 275

Current Zoning: PDD

Location Address: Mixson Avenue & Durant Avenue
4495 and 4999 Durant Avenue 4332 Cordial Alley, 4497 Durant Avenue 3

Request for Variance from the Provisions of Article: IV, Section: 6-16

Paragraph: 9(2), of the Zoning Ordinance relating to the area: Tree Protection

Yard: , Height: , Parking: , or Other:

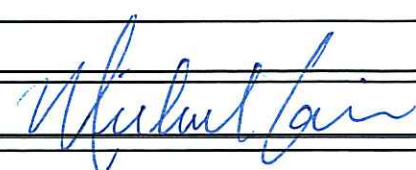
Grand Tree Encroachments (>25% per zoning ordinance) Provisions of the Regulations.

Present use of property: Residual Lot (Mixson PDD)

Proposed use of property: Mixed Use (Commercial and Residential Uses)

Applicant: Seamon, Whiteside & Associates, Inc. (Michael Cain)

Print:

Signature: 

Address: 501 Wando Park Blvd. Suite 200

Mount Pleasant, SC 29464

Email: alewis@seamonwhiteside.com

Phone # (cell):

Phone # (work): (843) 884-1667

Owner(s): SM Charleston, LLC

Print:

Roger Hunt

Signature: 

Address: 502 Wando Park Blvd. Suite 101

Mount Pleasant, SC 29464

Email: HuntRB@stanleymartin.com

Phone # (cell):

Phone # (work): (843) 259-6213

Representative: Stanley Martin Homes (Roger Hunt)

Print:

Roger Hunt

Signature: 

Address: 502 Wando Park Blvd. Suite 101

Mount Pleasant, SC 29464

Email: HuntRB@stanleymartin.com

Phone # (cell):

Phone # (work): (843) 259-6213

City of North Charleston, SC

A site plan showing the following must be submitted with this application:

- 1. SITE PLAN (Showing all existing and proposed buildings, roads, driveways, 9'x19' minimum parking spaces, fences, etc.) – **10 copies required**
- 2. STATEMENT OF APPELLANT containing the following:

The following issues must be addressed as part of the application process:

1. Identify the particular requirements of this ordinance which prevent the proposed use or construction.

Per Article IV, Section 6-16(g)(2); Tree protection required. The requirement requires any encroachment that is more than 25% of a grand tree's dripline/canopy is subject to zoning board of appeals approval.

In addition, a preservation plan letter from the certified arborist will be provided for the zoning board of appeals.

2. Indicate any extraordinary and exceptional conditions of the subject property which prevent compliance with said requirements of this ordinance.

There are pre-existing storm drainage structures (one on McCarthy St. and the other on Avery Ave.) that must be connected from one side of the site to the other while remaining clear of structures within the development. The configuration of the drainage easement must encroach within each existing dripline in order to connect in a practical manner.

There are existing encroachments (gravel driveway and parking lot, farmer's market structure, dog park, etc.) within the site. The existing encroachment on the 37" and 25.5" (Tree Canopy #1) Live Oaks will be reduced through the proposed design scenario. See attached exhibit.

3. What is the minimum reduction of the requirements of this ordinance which would be necessary to permit the proposed use or construction.

Tree Canopy #1 - 51.4% encroachment; Tree Canopy #2 - 52.9% encroachment; Tree Canopy #3 - 37% encroachment

- The certified arborist believes that these encroachments will have negligible impacts to the health of the tree - see provided letters.

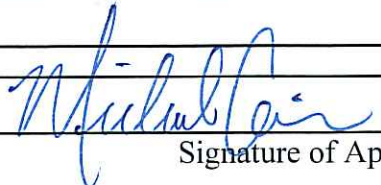
- Each encroachment would require that construction is to be supervised by on-site certified arborist.

- Contractor shall hand excavate with air spade around existing root system where any utility easement is crossing into the dripline.

- Any root pruning and/or tree branch/limb trimming with proposed encroachment shall be coordinated with City's arborist and on-site certified arborist to ensure proper methods are considered and used wherever necessary.

4. Identify the particular hardship which would result if said particular requirements of this ordinance were applied to the subject property.

The particular hardships that would result include not providing internal vehicular circulation within the site with accompanying driveway access to at least five lots. The lots would require individual driveways along Mixson Ave and Durant Ave, which would be contradictory to the approved Mixson PDD and traffic engineering recommendations. The inability to make utility connections and provide proper drainage routing would prevent reasonable utilization of the site.


Signature of Applicant

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY BEFORE SUBMITTAL

Scheduled for Zoning Board of Appeals Meeting

Print

SUBMIT

Reset

Page 2 of 2



January 9, 2020

Roger Hunt
Stanley Martin Homes
502 Wando Park Blvd,
Suite 101
Mt Pleasant, SC 29464

Dear Mr. Hunt.

As requested, this is my evaluation of the impacts of construction on the 40" Live Oak adjacent to the existing Dog Park in Mixson. This property is located in the City of North Charleston. This letter is a follow up to my site visit with Michael Cain with Seamon Whiteside.

The primary focus of our meeting was to discuss the impacts of the proposed roadway to the health of the Live Oak. It is my understanding that the primary purpose for this roadway is access to the proposed homes for the home owners only. This roadway is not to serve as access for oversized vehicles; only standard automobiles. The roadway is shown to be a permeable surface to be placed at or near existing grade and primarily follow the existing contours of the site. The edge of the roadway is proposed to be approximately 20 feet from the tree. I found no reason to believe the roadway will have any adverse impacts to the health of the tree.

In addition, we will need to perform some minor pruning to raise the canopy of the tree over the roadway for clearance. This pruning will only impact 5% of the canopy.

While onsite, we reviewed the encroachment of the canopy. It is my opinion that the proposed construction will only be impacting approximately 20% of the total canopy of the tree. The major portion of this canopy is vertical and away from the construction.

Trees inherently pose hazards and I cannot guarantee the structural integrity of any tree. Although I am confident in the accuracy of this report, no construction should begin without permission from the City of North Charleston. Please give me a call with any questions at (843) 296-1581.

Sincerely,

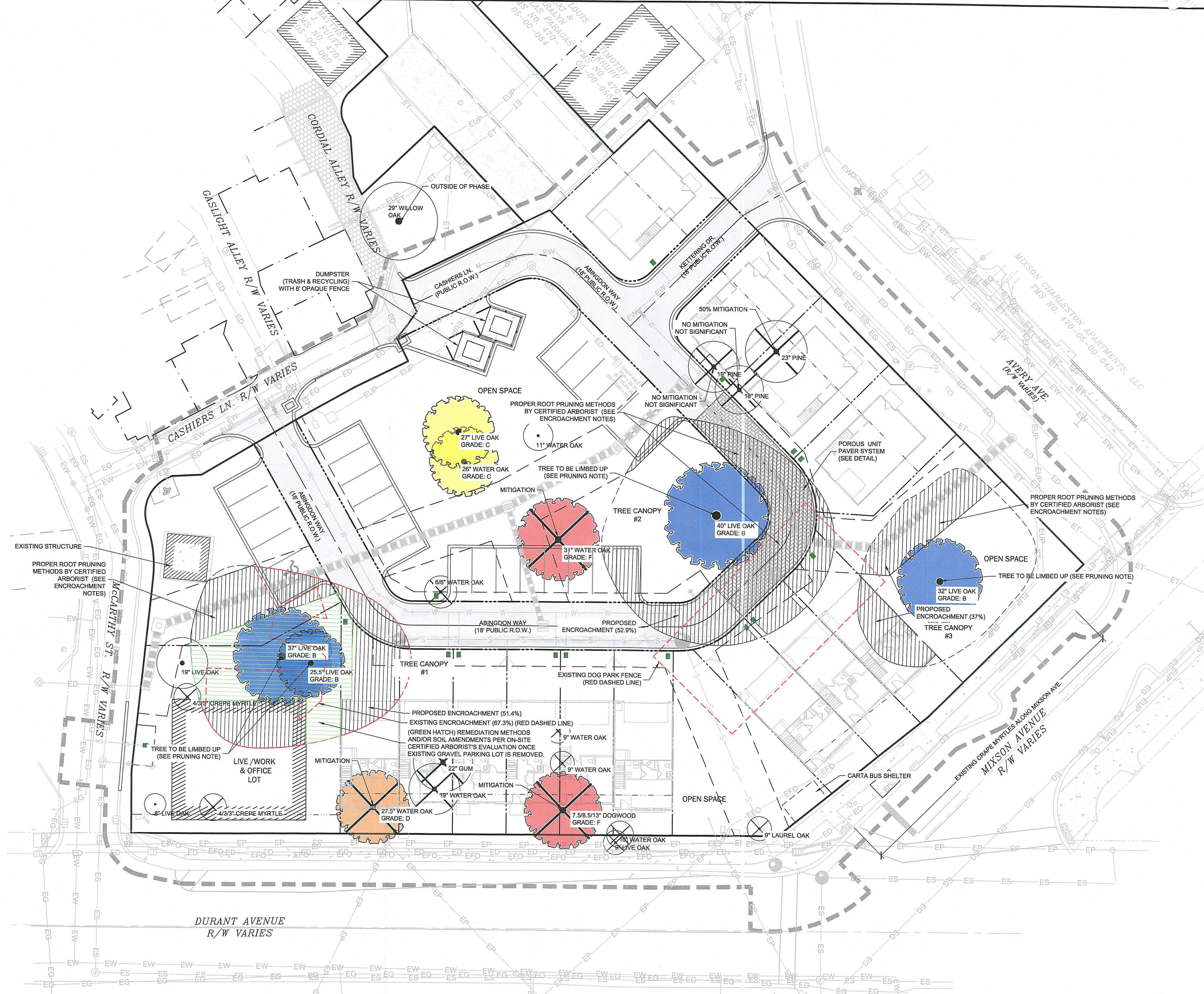
Donald E. Skinner, Jr.

Donald E. Skinner, Jr.
Certified Arborist SO-5166A
S.C. Registered Forester #1707

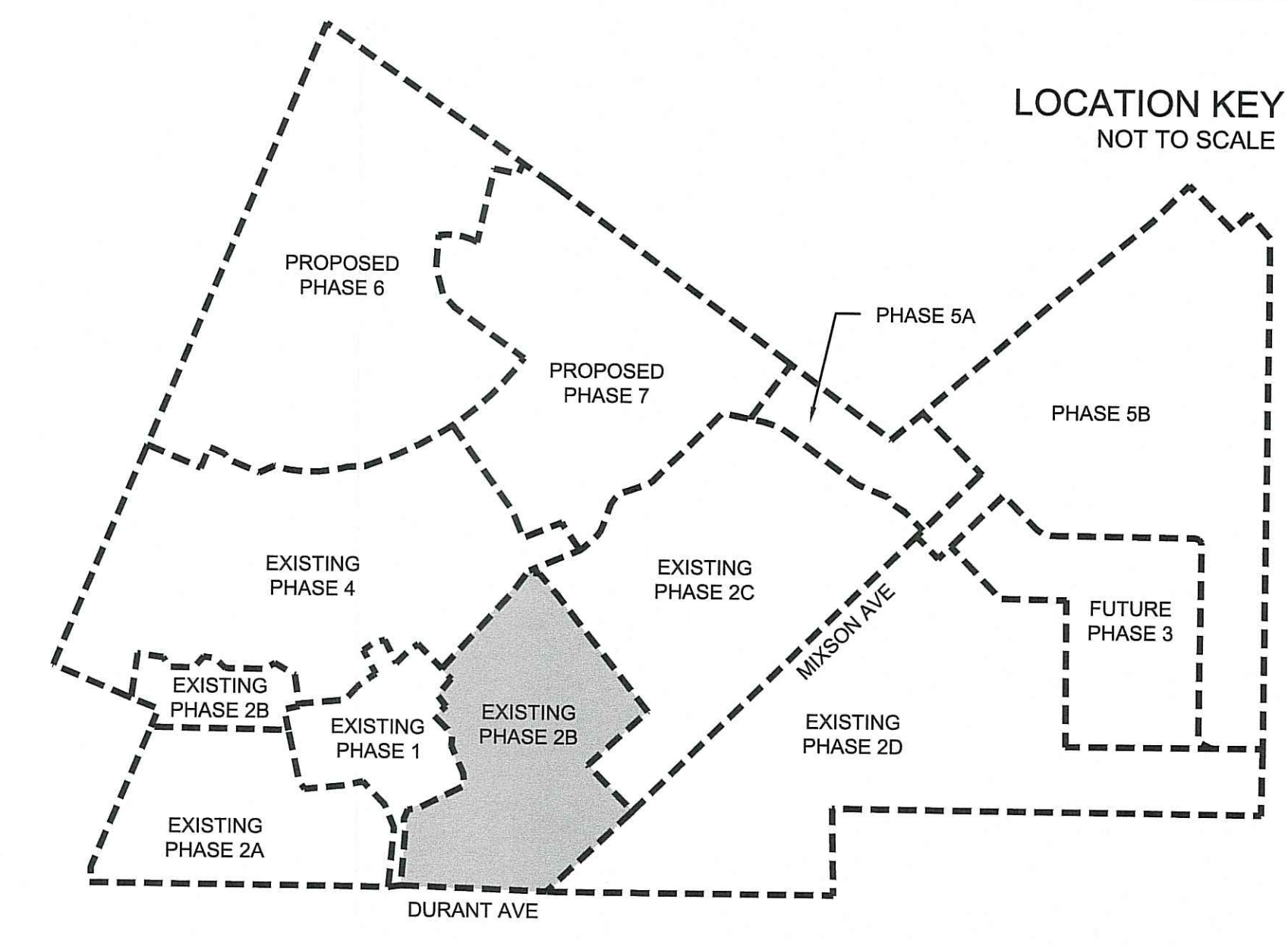
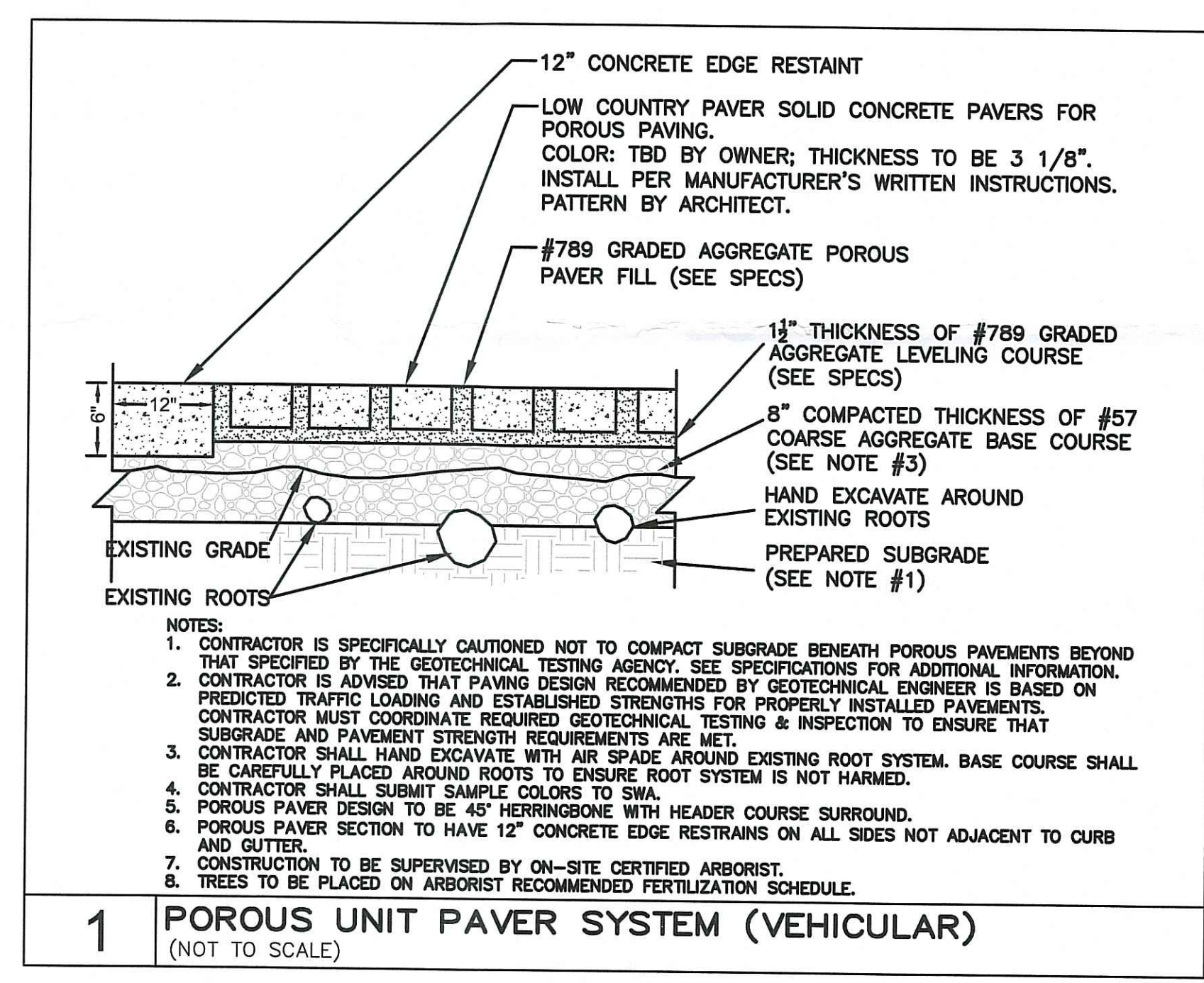
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

© SEMINOLE, WHITESIDE & ASSOCIATES, INC.



- GENERAL NOTES:**
- SEE SWPPP PLANS [SHEETS C4.0 - C4.5] FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
 - FOR TREE REMOVALS, PLEASE REFER TO SHEET C3.0 TREE REMOVAL PLAN.
 - PER MIXSON PDD, A "TYPE B" BUFFER IS REQUIRED ALONG THE LIBERTY HILL PROPERTY LINE (LOCATED ALONG PHASES 5A, 5B, 6, AND 7). NO OTHER BUFFERS ARE REQUIRED ON SITE.
 - REQUIRED TREE MITIGATION CAN BE FOUND ON SHEETS L1.1.
 - THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON SHEET L3.0
 - SEE PRELIMINARY PLAT ON SHEET C5.0 FOR LOT NUMBERS, SITE LABELS, INFORMATION AND DETAILS.
 - MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR READILY AVAILABLE WATER SUPPLY.
 - CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667
 - PER MIXSON PDD:
 - THE SETBACKS FOR ROWHOUSES AND TOWNHOUSES ARE AS FOLLOWS:
 - FRONT: 0' TO 15'
 - SIDE: 0' MINIMUM, PROVIDED THAT THE FIRE CODE SEPARATION ARE MET ON ALL LOTS.
 - REAR: 0' MINIMUM, PROVIDED THAT THE FIRE CODE SEPARATION ARE MET ON ALL LOTS.
 - THE SETBACKS FOR SINGLE FAMILY LOTS ARE AS FOLLOWS:
 - FRONT: 0' TO 20'
 - SIDE: 0' MINIMUM, PROVIDED THAT THE FIRE CODE SEPARATION ARE MET ON ALL LOTS.
 - REAR: 0' MINIMUM, PROVIDED THAT THE FIRE CODE SEPARATION ARE MET ON ALL LOTS.
 - THE MAXIMUM BUILDING HEIGHT IS 40 FT. FOR THE TOWNHOUSES AND SINGLE FAMILY HOUSES ALONG THE LIBERTY HILL BUFFER LINE. ALL OTHER SINGLE FAMILY LOTS ARE A MAXIMUM 65 FT. HEIGHT.
 - PARKING LOTS OF 10 OR MORE SPACES SHALL BE LANDSCAPED.
 - ONE (1) CANOPY TREE PER 10 SPACES MINIMUM.
 - STREET TREES SHALL BE PLANTED ON HOLMES AVENUE, MIXSON AVENUE, AND DURANT AVENUE.
 - A 10' MINIMUM TYPE "B" BUFFER SHALL BE ALONG PROPERTY BOUNDARY AT LIBERTY HILL.
 - PARKING SURFACES SHALL BE OF PERMEABLE MATERIAL WHENEVER PRACTICAL.



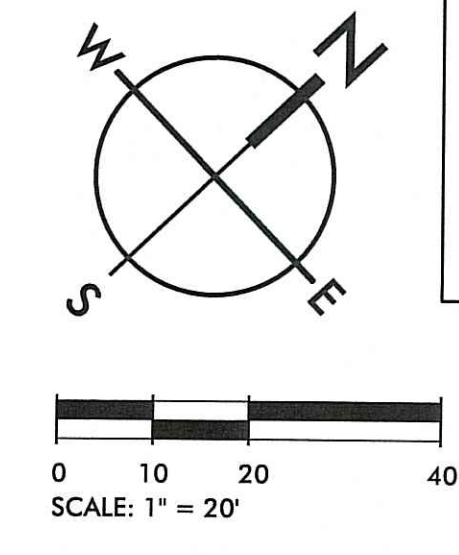
TREE ENCROACHMENT NOTES:

- CONSTRUCTION TO BE SUPERVISED BY ON-SITE CERTIFIED ARBORIST.
- CONTRACTOR SHALL HAND EXCAVATE WITH AIR SPADE AROUND EXISTING ROOT SYSTEM WHERE ANY UTILITY EASEMENT IS CROSSING INTO THE DRIPLINE.
- ANY ROOT PRUNING AND/OR TREE BRANCH/LIMB TRIMMING FOR EXISTING TREES SHALL BE COORDINATED WITH CITY'S ARBORIST AND ON-SITE CERTIFIED ARBORIST TO ENSURE PROPER METHODS ARE CONSIDERED AND USED WHEREVER NECESSARY.
- TREES TO BE PLACED ON ARBORIST RECOMMENDED FERTILIZATION SCHEDULE.

TREE LEGEND

ABBREVIATIONS			
BLACK CHERRY	BC	LIVE OAK	LO
BLACK GUM	BG	LONGLEAF	LL
CEDAR	CE	MAGNOLIA	MG
CHINA BERRY	CB	MAPLE	MA
CHINESE ELM	CH	OAK	OAK
CREPE MYRTLE	CP	PECAN	PE
DOGWOOD	DW	PINE	P
ELM	ELM	RIVER BIRCH	RB
HACKBERRY	HB	SWEET GUM	SG
HOLLY	HL	SYCAMORE	SY
LAUREL CHERRY	LAC	TALLOW	TL
LAUREL OAK	LAO	WATER OAK	WA
		WILLOW OAK	WO

	TREE TO REMAIN-RATED F		TREE TO BE REMOVED-RATED F
	TREE TO REMAIN-RATED D		TREE TO BE REMOVED-RATED D
	TREE TO REMAIN-RATED C		TREE TO BE REMOVED-RATED C
	TREE TO REMAIN-RATED B		TREE TO BE REMOVED-RATED B
	TREE TO REMAIN-RATED A		TREE TO BE REMOVED-RATED A




AN AMENDED PRELIMINARY SUBDIVISION PLAT OF:
MIXSON PLACE
SW+ PROJ. DATE: DRAWN BY: CHECKED: REVISION: TREE PLAN (ZBA APPL EXHIB

Date: 01/13/20

Received From: SEAMON WHITESIDE

For: ZONING VARIANCE

321.1	321.2	321.3	369.6 X		
Check #1: 13397		Amount:	75.00		
Check #2:		Amount:	0.00		
Check #3:		Amount:	0.00	Total:	75.00
Check #4:		Amount:	0.00		
		CC Amount:	0.00		
		Cash Amount:	0.00		



Received By: OLIVIA SIMPSON

Please Note: If payment is made by check, this receipt
is valid only if your check clears the bank.

File #
458
Mixer Phase 2B