

**TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
Town Hall
1122 Dills Bluff Road, James Island, SC 29412
BZA AGENDA
June 17th, 2025
5:00 PM**

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

(MEETING WILL BE STREAMED ON THE TOWN WEBSITE jamesislandsc.us)

Members of the public addressing the Board in support or opposition of these cases at Town Hall must sign in. The Town invites the public to submit comments on this case prior to the meeting via email to kcrane@jamesislandsc.us referencing the Case #. Emailed comments not sent to this email address, and comments that do not include a home address for the record, will not be accepted. Emailed comments must be received by noon on June 16th.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT**
- IV. INTRODUCTIONS**
- V. REVIEW SUMMARY (MINUTES) FROM THE MAY 20th, 2025 BZA MEETING**
- VI. BRIEF THE PUBLIC ON THE PROCEDURES OF THE BZA**
- VII. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY**
- VIII. EXECUTIVE SESSION: THE BZA MAY ENTER INTO AN EXECUTIVE SESSION IN ACCORDANCE WITH 30-4-70(a) CODE OF LAWS OF SOUTH CAROLINA**
- IX. REVIEW OF THE FOLLOWING APPLICATION:**
 - 1. CASE #BZAS-5-25-030** Special Exception request for the placement of a Child Day Care Facility in the Low-Density Suburban Residential District (RSL) at 1006 Honey Hill Rd. (TMS #428-07-00-129).
- X. ADDITIONAL BUSINESS:**
 - 1. Next Meeting Date: July 15th, 2025**
- XI. ADJOURN**

*Full packet available for public review on website, and Monday through Friday during normal business hours.

TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
SUMMARY OF MAY 20, 2025

The Board of Zoning Appeals (BZA) held its regularly scheduled meeting on Tuesday, May 20, 2025, at 5:00 p.m. at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC.

Comm'rs present: David Savage, Chair, Joshua Hayes, and Massey Yannitelli. Absent: Comm'r Roy Smith (gave notice). A quorum was present to conduct business. Also, Mayor Brook Lyon (for Planning Director, Kristen Crane), Town/BZA Attorney, Brian Quisenberry, and Parker Richardson (for Town Clerk/Secretary to the BZA, Frances Simmons).

Call to Order: Chair Savage called the meeting to order and asked those who wished to participate to join in the prayer. Comm'r Hayes lead the Pledge of Allegiance.

Compliance with the SC Freedom of Information Act: Chair Savage announced that this meeting was being held in compliance with the SC Freedom of Information Act. Fifteen (15) days prior to this hearing, a public notice was posted in the Post and Courier, sign posted on the designated property, and a notice was mailed to the applicant or representative of the property, the property owner, and property owners within 300 feet of the application, and to parties of interest. Persons, organizations and the news media that have requested declaration of our meetings were also notified. The Freedom of Information Act does not require notification to anyone other than the applicant and parties of interest. This hearing was also live-streamed on the Town's website.

Introductions: Chair Savage introduced himself as Chair, members of the BZA, Mayor Brook Lyon, Town/BZA Attorney, Brian Quisenberry, and Parker Richardson

Review Summary (Minutes) of the April 15, 2025 Meeting: Chair Savage called for a motion to approve the April 15, 2025 minutes. Motion made by Comm'r Yannitelli, seconded by Comm'r Hayes. No discussion. Passed unanimously.

Brief the Public on the Procedures of the BZA: Chair Savage explained the purpose of the Board of Zoning Appeals as a quasi-judicial board empowered to approve, approve with conditions, or to deny requests. The BZA is authorized to defer a case should there be a need to obtain additional information.

Administer the Oath to those Presenting Testimony: Town/BZA Attorney, Brian Quisenberry swore in persons wishing to provide testimony.

Executive Session: The BZA may enter into an Executive Session in accordance with 30-4-70(a) Code of Laws of South Carolina. Not needed.

Review of the Following Application:

Case #BZAV-3-25-041: Variance request for the reduction of the 5' required accessory structure setback for the placement of a detached shed in the Low-Density Suburban Residential District (RSL) at 821 Jeb Stuart Road, (TMS# 454-08-00-009): Chair Savage introduced the variance request of Erik Hilger, 821 Jeb Stuart Road, for the reduction of the required 5' setback to 3' for an accessory structure. The variance must meet all of the criteria of the Ordinance. Chair Savage called upon Mayor Lyon to give the Staff's Review and Findings of Facts for Planning Director, Kristen Crane.

Staff Review:

The applicants, Erik and Brittany Hilger, are requesting a variance for the reduction of the 5' required accessory structure side setback for the placement of a detached structure (shed) in the Low-Density Suburban Residential (RSL) Zoning District at 821 Jeb Stuart Rd. (TMS #454-08-00-009). Adjacent properties to the north, east, south, and west are also in the Low-Density Suburban Residential Zoning District and are in the Town of James Island's jurisdiction. Other uses within 300' of the subject property include residential uses in the Town of James Island.

Town of James Island Zoning and Land Development Regulations, §153.207 states accessory structures in residential zoning districts that are over 120 square feet, shall be at least five feet from any interior lot line in a residential district.

The subject property contains one single-family home that was constructed in 1972 per Charleston County records. The submitted survey shows a small shed located in the backyard, as well as a rear patio and deck. The property owners explain in the letter of intent that they "would like to put our building less than 5 feet of the property line to allow a live oak some space to grow. Also I would like to be under 3 feet of line in one corner because our lot is narrowing in the back and it will crowd the yard and tree if moved out."

Findings of Fact:

According to §153.049 F, Zoning Variance Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Appeals makes and explains in writing the following findings:

F (a): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **The live oak tree situated in the middle of the rear yard may be an exceptional condition that pertains to this piece of property.**

F (b): *These conditions do not generally apply to other property in the vicinity;*

Response: **There may be other properties in the vicinity that have grand trees in a similar location, but it is not known if any of these properties have trees in a location that would prevent any proposed construction in their desired locations. Therefore, the condition of the grand tree's location may not generally apply to other properties in the vicinity.**

F (c): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: **The application of this Ordinance, §153.207, to the subject property would prohibit constructing the shed in the location that is proposed.**

F (d): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response **The authorization of a variance should not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district should not be harmed. Additionally, an opaque, wooden privacy fence acts as a buffer between the proposed structure and the adjacent neighbor.**

F (e): *The Board of Zoning Appeals shall not grant a variance to the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land or to change the zoning district boundaries shown on the Official Zoning Map;*

Response: **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries.**

F (f): *The need for the variance is not the result of the applicant's own actions; and*

Response: **The need for the variance may not be the result of the applicant's own actions due to the pre-existing location of the grand tree, prior to the purchase of the property.**

F (g): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*

Response: **The granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.**

In granting a Variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§153.045 E 2).

Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZAV-3-25-041 (for the reduction of the 5' required accessory structure setback for the placement of a detached accessory structure (shed) in the Low-Density Suburban Residential (RSL) Zoning District at 821 Jeb Stuart Rd.) based on the "Findings of Fact" listed above, unless additional information is deemed necessary to make an informed decision.

Questions to Staff:

Comm'r Hayes asked if there is an approximate height of the tree where the branch comes up that would potentially interfere with the building. Mayor Lyon said there does not appear to be any low lying branches but assumes it has to do with the root of the tree to allow it to grow larger. She suggested deferring the response to the applicant.

Chair Savage announced that the Board must determine that the request meet all criteria of the Ordinance and commented needing further clarification on criteria F(c) and F(f).

Applicant Presentation:

Eric Hilger
821 Jeb Stuart Rd.
Charleston, SC 29412

Mr. Hilger addressed the Board by explaining to them how his lot sits. He said the tree is the reason he is requesting a setback reduction to have more space to allow the tree to mature over time. He answered Comm'r Hayes' question about low hanging branches, that there may be overgrowth that interferes. He said it is 44' to the tree and by adding everything, it is a 5' setback to the tree trunk. Mr. Hilger said he would like to allow the tree any space that he could. He explained that in the back right corner, (where the yard narrows), he is trying to keep that under so that with the overhead awning it would allow more space. Mr. Hilger spoke about the current layout of the surrounding properties is why he would like to keep it in the same place where the shed is now but it would be a different size. He has spoken with neighbors and Ms. Williams, (who lives in the back) and they are ok with his request.

Questions from the Board:

Comm'r Yannitelli asked how high the shed would be. Mr. Hilger said 13' in the peak and 7' on the awning side. Comm'r Yannitelli asked if the shed would be used for standard purposes. Mr. Hilger said yes, for storage and maybe a hobby shop. They have plans in the future and need more space in their home. He said the garage is finished.

Chair Savage asked if the awning side would be closest to the oak tree. Mr. Hilger confirmed. Chair Savage asked if the awning would be supported by two posts into the ground at each corner. Mr. Hilger confirmed. Chair Savage asked if the only interference with the root system would be where each of those posts would be. Mr. Hilger said he is sure there will be some type of concrete involved. The length may be four and posts, and an anchoring system and maybe a footer.

Chair Savage asked Mr. Hilger when did he and his wife acquire the property and he answered in 2017. Chair Savage asked if the small shed was there at that time. Mr. Hilger said yes, but it is in bad shape and needs to be taken down. Chair Savage said as he understands, the dimensions of the front of the shed is 33'; 23' wide; and a 10' awning, substantially larger than the shed there. Mr. Hilger confirmed. Chair Savage also mentioned that it is 30' deep and Mr. Hilger confirmed. Chair Savage asked Mr. Hilger if he is requesting the variance because of the size of the shed and he confirmed.

Chair Savage recalled a statement made by Mr. Hilger earlier about wanting more space for the tree to grow if the awning could be 10' away from the tree. Mr. Hilger said it would be closer about 5-6'. Chair Savage asked if the shed was made of steel and if there are plans to use it as a fabrication shop. Mr. Hilger said no. Another question by Chair Savage was the 10' awning. He is used to seeing awnings the width of the car under it; typically no more than 6 ½ feet long. He asked what is the purpose of needing a 10' awning on the shed. Mr. Hilger said for storage of lawnmowers and equipment. Chair Savage asked if he could have purchased a smaller shed. Mr. Hilger said he cannot at this point and he was unaware of the setback requirements. Chair Savage asked if a smaller shed could be built and Mr. Hilger said the company is waiting for clearance from him and he has already bought the shed. In response to an earlier statement about the back of the property narrows, Mr. Hilger showed this to the Board from the slide presentation. It was confirmed that the property was purchased as a single family residence. Chair Savage asked whether or not the shed is built, that the property could still be used and Mr. Hilger said yes.

Comm'r Hayes asked if the shed was pre-fabricated and Mr. Hilger said yes. Comm'r Hayes asked if there is a way the shed could be shifted down to the right to meet the 5' and 5'. Mr. Hilger said it could but he was trying to get it closer for more space. Comm'r Hayes stated that he did not see an issue where a limb had to be cut. He understands that the drawing may not be 100 % accurate as for as distance, but it looks that there is some space where it could potentially be moved closer, especially if the awning at its peak is only 7'. Further he said in the previous photos, the lowest limbs would be well above that with the 13' peak on the largest portion of the shed. In response to Comm'r Hayes' question about the posts for the awning

and the anchoring, Mr. Hilger said the shed would be on slab and the awning would be the footer and the footers would have to be done all around.

Comm'r Yannitelli commented on his understanding of the request stating that if the shed were moved diagonal towards the tree to get it to 2' further from the back 2' from the left, the applicant would be in compliance. He said the Board is not saying that he cannot have this size shed a little closer to the tree; the property owner would like to tuck it in the back corner; which is what we all want to do with our sheds. He asked if his understanding of this is correct. Chair Savage gave his understanding that of the shed moved 2' additional feet from the back of the fence and 2' additional feet from the left side. Comm'r Yannitelli asked what is the size of the live oak and Chair Savage said it is described as a grand tree.

Comm'r Yannitelli commented that he likes the idea of giving the tree as much space as possible personally but think it is going to be hard to meet all of the criteria, however, that was not posed as a question.

Chair Savage gave Mr. Hilger the opportunity to address the Board. Mr. Hilger said he would like to follow his plan. He said the Board may have questions about the criteria but felt what he presented is there and is happy with the decision of the Board either way.

In Support: None.

In Opposition: None.

Rebuttal: Not needed.

*One email was received in support of the request from Travis Fitts, 825 Jeb Stuart Rd.

Chair Savage asked for motion to close the hearing and a second for discussion. Comm'r Yannitelli moved to close the hearing, seconded by Comm'r Hayes. No discussion. Motion passed unanimously. Chair Savage asked for a motion to approve the variance request for: Case #BZAV-3-25-041: Variance request for the reduction of the 5' required accessory structure setback for the placement of a detached shed in the Low-Density Suburban Residential District (RSL) at 821 Jeb Stuart Road, (TMS# 454-08-00-009. Motion made by Comm'r Yannitelli, seconded by Comm'r Hayes.

Comm'r Hayes voiced concern about criteria F(f). He understands if this were his property he would want the same, but the Board has to be held to all criteria and looking at the data presented via the schematics in the drawings, the photos of the tree, and the additional 2' to be brought down in the right is more of a want or desire, not necessarily something that is concrete that has to be done. This is where he is held up.

Chair Savage said because of these hearings being videotaped he feels it is important for those who might be watching to understand the Board's analysis. He said typically when you have a request for a variance we often see an existing shed on the property that overtime deteriorates and when the time comes that an applicant wants to repair what has already been there you find out there has been some new setback requirements. He said under those circumstances you can easily pass muster on criteria F(f) but in this case, it is a request for a preference. He understands preferences are noble but the Board is bound by all of the criteria presented and cited F(f). While he is sympathetic to the fact that "*I already bought a kit*" but it is up to you to the person buy the right kit. He said the request does not pass meeting Criteria F(c) and F(f) and asked the other Board members for their response regarding the criteria presented. Comm'r Hayes spoke in agreement that all the criteria must be met as did Comm'r Yannitelli. He said the kit has already been purchased, and a solution would be to shift a couple feet closer to the tree then the homeowner would be in compliance and hasn't lost any money by having to purchase a kit for something a little too large for where he wants to put it.

Chair Savage restated the motion that a vote of “yes” approves the variance request and a “no” vote denies it.

Vote:

Comm’r Hayes	Nay
Comm’r Yannitelli	Nay
Chair Savage	Nay

Denied

Chair Savage announced for the record that the basis of the denial is that the applicant failed to satisfy conditions F(c) and F(f). The vote to deny the request was unanimous. The final decision of the Board will be mailed to the applicant within ten (10) working days and the applicant may contact the Planning and Zoning staff with questions about the denial of the application..

Vote for Chair and Vice-Chair: Chair Savage announced with the absence of Comm’r Smith and a replacement for Ms. Fabri, the election would not take place tonight. He asked for a motion to carry this item over to the next meeting. The motion was made by Comm’r Hayes, seconded by Comm’r Yannitelli and passed unanimously.

Additional Business: The next meeting of the Board of Zoning Appeals is scheduled to be held on June 17, 2025 at 5:00 p.m.

Adjourn: There being no further business to come before the body, the meeting was adjourned.

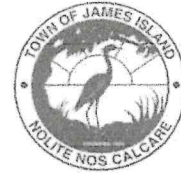
Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the BZA

Application for Special Exception

Town of James Island Board of Zoning Appeals

Town of James Island
Zoning/Planning Department
1122 Dills Bluff Road
James Island, SC 29412
Phone 843-795-4141
Fax 843-795-4878
www.jamesislandsc.us



This application must be complete and submitted in person to the Town of James Island Zoning/Planning Department in order to apply for a Special Exception. Please read the entire form prior to completing the application. The applicant shall receive a copy of this completed form at the time the application is filed. **This application will be returned to the applicant within fifteen (15) working days if these items are not submitted with the application or if any are found to be inaccurate:**

- 1) Completed Special Exception application signed by the current property owner(s).
- 2) Copy of **Current Recorded Deed** to the property (Owner's signature must match documentation). If the applicant is not the owner of the property, the **Current Property Owner(s)** must sign and print the **Designation of Agent** found below.
- 3) **Restrictive Covenants & Posted Notice Affidavit(s)** signed by the applicant or current property owner(s).
- 4) A **letter of intent** signed by the applicant or property owner(s) stating the reason for the request that explains why this request should be granted and how it meets the Approval Criteria of §153.045 E. All proposed Special Exceptions, except single family, shall satisfy the Site Plan Review process and attend at least one Site Plan Review meeting prior to submitting this application.
- 5) An accurate, legible **Site Plan drawn to Engineers Scale** must be attached. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, parking areas, Grand trees (18" DBH or greater, Pine, Sweetgum, SC Invasive Pest Trees are exempt), wetlands (properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on site plan or plat), holding basins and buffers when applicable.
One 24 x 36 copy and one digital copy via email.
- 6) Copy of a legible **Approved and Recorded Plat** showing present boundaries of property.
- 7) **Fee \$250** check made out to "Town of James Island".

Applicant Name: Julia Drayton-Crumblin
Mailing Address: 1006 Honey Hill Road
City, State, Zip Code: Charleston, SC 29412 Daytime Phone: (803) 394-6840
Email Address: jdrayton89@gmail.com
Subject Property Address: 1006 Honey Hill Road
Present Use of Property: residential

Special Exception Description: small scale educational enrichment program

Applicant Signature: [Signature]

Date: 5/16/2025

Designation of Agent (Complete only if owner is not applicant): I hereby appoint the person named as Applicant above as my (our) agent to represent me (us) in this application.

Owner Print Name: Paulshia Graves

Date: 5/13/25

Owner Mailing Address: 4965 Serene Lane

Owner Signature: [Signature]

City, State, Zip Code: Hollywood, SC 29449

FOR OFFICE USE ONLY:

Application #: BZAS-5-25-030

Flood Zone: —

Zoning District: PSL

Fee Paid (\$250): \$250 ch# 177

Date Filed: 5/16/2025

Zoning Officer: ILAC

TMS#: 428-07-00-129

Subject Property



6

Subject Property



7

Adjacent Property



Staff Review:

The applicant, Julia Drayton-Crumblin of *Picking Up the Pieces Enrichment Program, LLC*, is requesting a Special Exception for the placement of a Child Day Care Facility in the Low-Density Suburban Residential (RSL) District at 1006 Honey Hill Road – Town of James Island (TMS #428-07-00-129). The parcel has a single-family home currently located on it. The adjacent properties to the north, east, south, and west are zoned Low-Density Suburban Residential (RSL) and are in the Town of James Island. Most uses within 300' of the subject property are single family residential, and parcels in the City of Charleston that are used as parks/recreation.

The *Town of James Island Zoning and Land Development Regulations Ordinance*, Use Table §153.110 allows child day care facilities, including group day care homes or childcare centers, with a Special Exception in RSL districts.

In the letter of intent, the applicant explains, *"This program is an extension of my lifelong connection to the James Island community and my commitment to expanding access to quality care. I am a graduate of the Lowcountry Local First Community Business Academy, which has prepared me to run a responsible, values driven, and community serving business. I am committed to being a good neighbor and to helping address the urgent local need for infant care, homeschool support, and safe after-school supervision."*

Findings of Fact:

According to §153.045 E, *Special Exceptions Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR)*, Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use:

E. (a): *Is consistent with the recommendations contained in the Town of James Island Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent";*

Response: *The Town of James Island Comprehensive Plan, Population Element states, in reference to the most recent data available at the time of the last Comprehensive Plan update, that "The Island, as a whole, increased in population by more than twelve percent...Children aged five and younger increased by over eleven percent" with a significant increase of the number of young adults. Additionally, the Comprehensive Plan explains, "the purpose of the following land use information, goals, and strategies is to encourage sustainable development practices to allow for growth." The applicant's letter of intent states that this project will follow goals of "encouraging local entrepreneurship, strengthening family resources, and fostering safe, walkable neighborhoods, by providing affordable, flexible care options within a*

residential area.” Therefore, this application may be consistent with the Town of James Island Comprehensive Plan and its intent.

E (b): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: **The subject property is bordered on all sides by residential uses, and there is a park within the vicinity. The applicant is “committed to maintaining a quiet, residential character while operating a small and respectful neighborhood-based program...This request does not seek to expand commercial zoning or introduce a new district classification, but simply to allow a home-based business that meets all required safety and licensing standards.”**

E (c): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;*

Response: **The applicant states that “With only 12 children at one time, staggered arrivals, no commercial signage, and strict supervision of outdoor play, this use will not create noise or traffic disturbances.” In addition, the proposed site plan shows fencing surrounding any outdoor play areas to protect adjacent properties from noise.**

E (d): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: **The current site has an existing single-family home, and any existing natural features will be preserved and incorporated.**

E (e): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: **The applicant is in the process to ensure compliance with the applicable regulations.**

E (f): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: **As the applicant’s letter of intent explains, “Unlike many homes in the immediate vicinity, this property provides both ample interior space and dedicated front of house parking, making it uniquely suited for a safe and small-scale childcare setting. The quiet residential street limits traffic and ensures a safe, calm drop off and pickup environment.” Due to the provided**

parking and drop-off area, and the existing circular flow and layout of the street, vehicular traffic and pedestrian movement should not be hindered or endangered.

In granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§153.045 E 2).

Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZAS-5-25-030 (Special Exception request for the placement of a Child Day Care Facility in the Low-Density Suburban Residential (RSL) District), based on the "Findings of Fact" listed above, unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions:

1. Sound-attenuating coverage is to be installed on the fencing proposed between the subject parcel and the neighboring residential properties.
2. There shall be no more than 12 children present at one time, with staggered arrivals and pick-ups as explained in the applicant's letter of intent.
3. Parking shall be contained on the subject property and not in the Right-of-Way.
4. No signage allowed.

Mrs. Kristen Crane
Town of James Island
Zoning Board of Appeals
1122 Dills Bluff Road
James Island, SC 29412

RE: Letter of Intent — Group Child Care Home at 1006 Honey Hill Road

Dear Kristen,

I am writing to respectfully request a variance to allow the operation of a Group Child Care Home at located at 1006 Honey Hill Road. I am the owner and founder of Picking Up the Pieces Enrichment Program, LLC, a community rooted childcare and early education program that will serve children from 6 months through school age, with flexible programming to meet the diverse needs of working families on James Island.

Picking Up the Pieces Enrichment Program will operate in three overlapping segments:

- (1) Full-day infant–preschool care (ages 6 months–4 years),
- (2) Midday homeschool enrichment for a small group of elementary-aged students, and
- (3) After-school care from approximately 3:00 p.m. to 5:30 p.m. for school-age children.

These segments are carefully scheduled to ensure that no more than twelve (12) children are present on the property at any one time, in compliance with South Carolina Department of Social Services (DSS) regulations for Group Child Care Homes. With staggered drop-off and pick-up times, traffic and neighborhood impact will remain minimal.

This program is an extension of my lifelong connection to the James Island community and my commitment to expanding access to quality care. I am a graduate of the Lowcountry Local First Community Business Academy, which has prepared me to run a responsible, values driven, and community serving business. I am committed to being a good neighbor and to helping address the urgent local need for infant care, homeschool support, and safe after-school supervision.

In accordance with Section 153.045(E) of the Town of James Island Zoning Ordinance, this request meets the following approval criteria:

(a) This 2 story residence sits on a 0.2 acre lot with ample indoor living space and a deep backyard that will be fitted with a fenced in outdoor play area to ensure child safety. The home's internal layout and lot configuration uniquely support separate care zones for different age groups and supervised outdoor activities.

(b) Unlike many homes in the immediate vicinity, this property provides both ample interior space and dedicated front of house parking, making it uniquely suited for a safe and small scale child care setting. The quiet residential street limits traffic and ensures a safe, calm drop off and pickup environment.

(c) Denying the variance would prevent this property from being used in a way that serves the community and supports my livelihood. The Group Child Care Home model allows me to remain in compliance with DSS licensing while using my skills and training to meet a documented local need.

(d) With only 12 children at any one time, staggered arrivals, no commercial signage, and strict supervision of outdoor play, this use will not create noise or traffic disturbances. I am committed to maintaining a quiet, residential character while operating a small and respectful neighborhood based program.

(e) Group Child Care Homes are permitted within residential zones with a variance or special exception. This request does not seek to expand commercial zoning or introduce a new district classification, but simply to allow a home based business that meets all required safety and licensing standards.

(f) The need arises from both the growing demand for licensed, affordable child care and the zoning restrictions that limit home based care in residential areas. I am responding to a clear service gap for local families, not attempting to circumvent existing rules for personal gain.

(g) This project supports the Comprehensive Plan's goals of encouraging local entrepreneurship, strengthening family resources, and fostering safe, walkable neighborhoods. By providing affordable, flexible care options within a residential area, this program directly aligns with those community centered values.

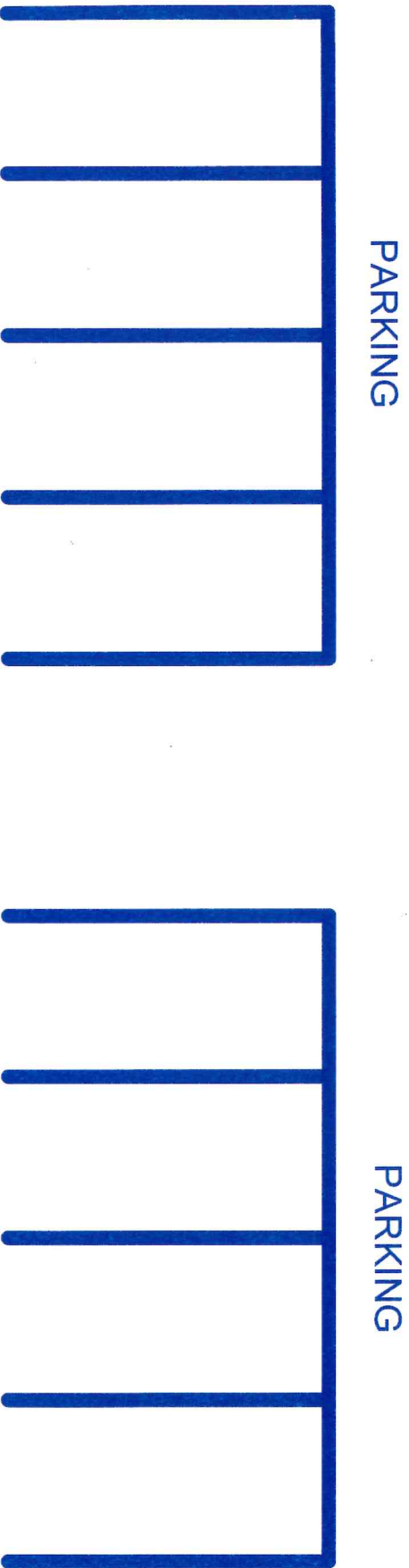
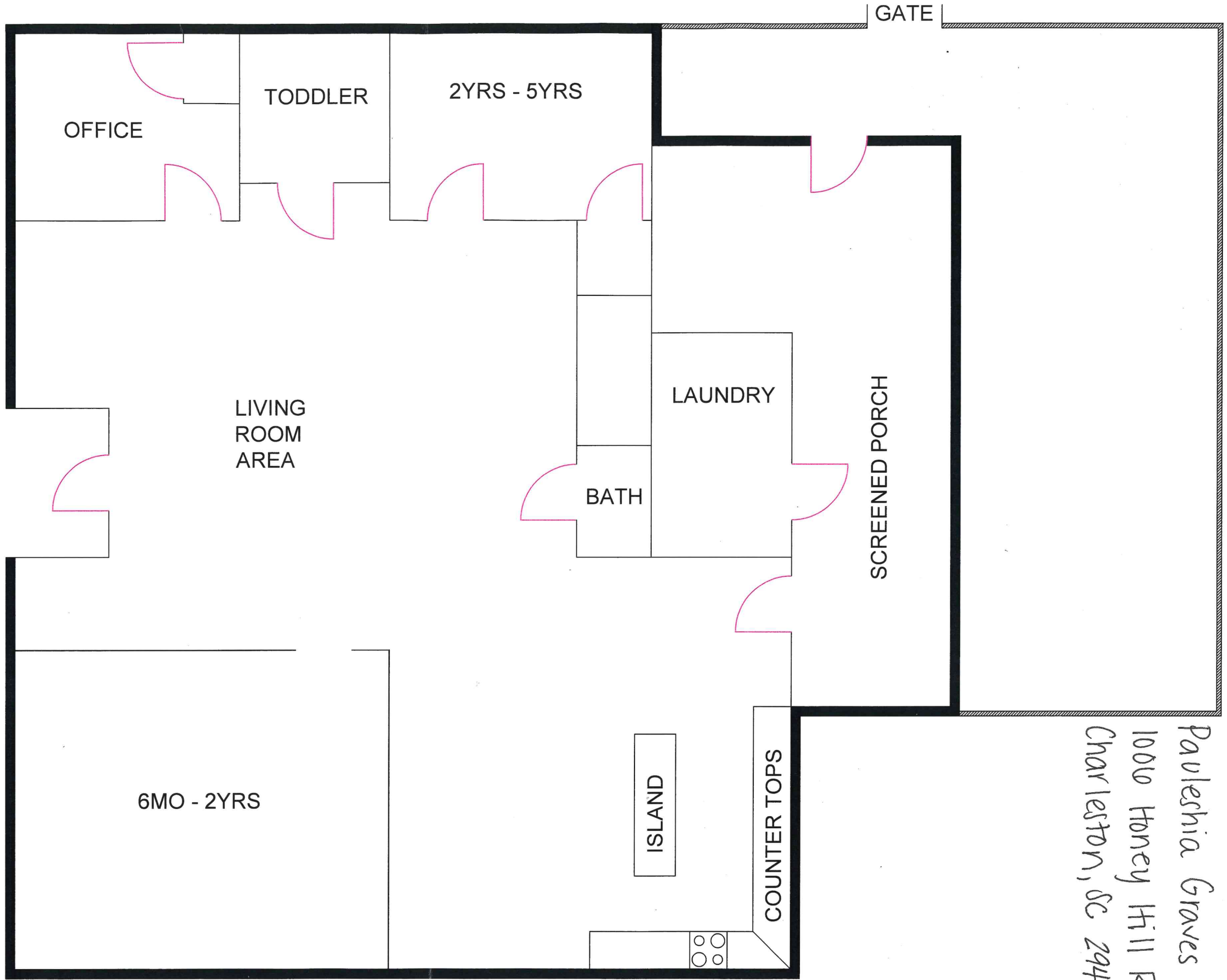
Affordable child care is critically limited on James Island, especially for infants and toddlers. With many local centers reporting months-long waitlists. Simultaneously, a growing number of families are choosing to homeschool their children, creating a demand for daytime enrichment options. In addition, after-school care remains a serious gap for working parents, particularly those with limited transportation or flexible work schedules.

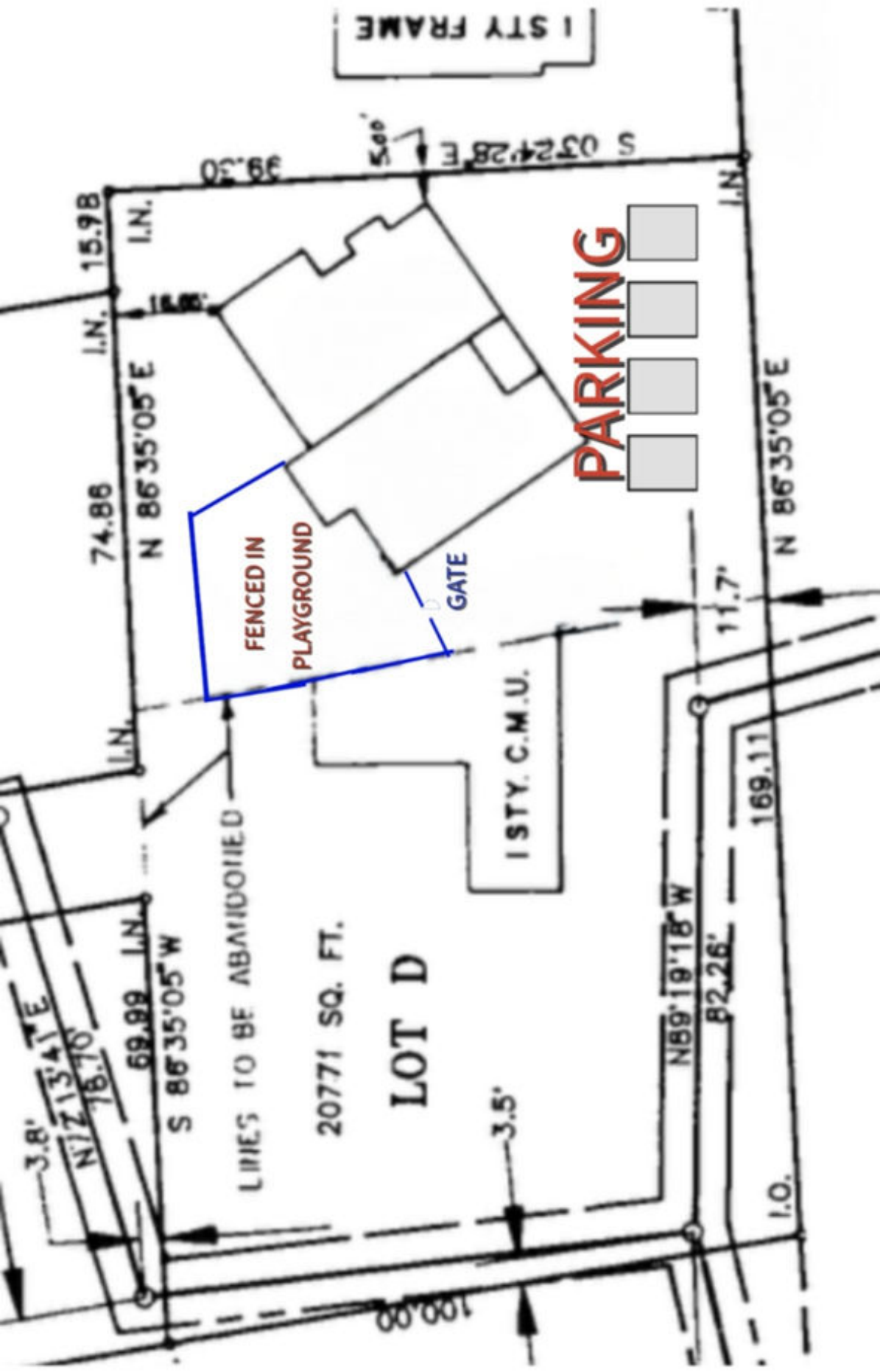
Picking Up the Pieces Enrichment Program, LLC is designed to address these challenges head on. By providing reliable, nurturing, and affordable care to local families in a format that is flexible, community centered, and state regulated.

Thank you for your thoughtful consideration. I welcome the opportunity to speak further about how this program can contribute to the well-being of children and families on James Island.

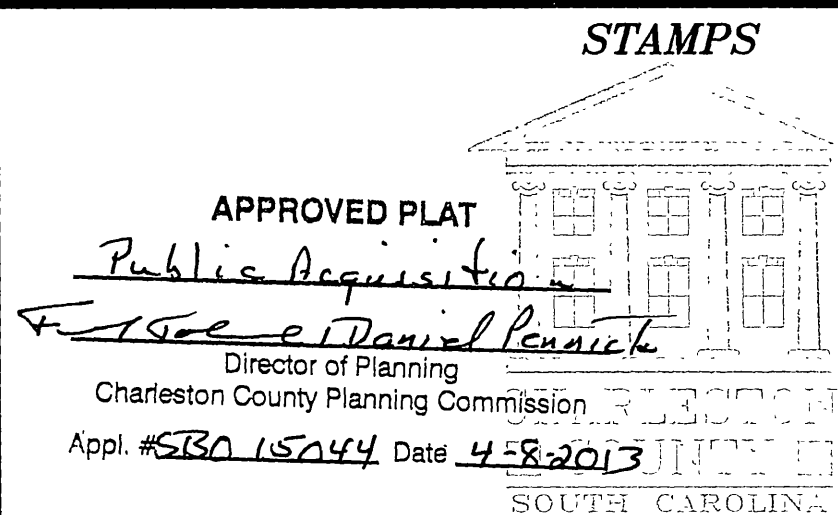
Sincerely,
Julia Drayton-Crumblin
Founder, Picking Up the Pieces Enrichment Program, LLC

Pauleshia Graves
1000 Honey Hill Rd
Charleston, SC 29412





STAMPS



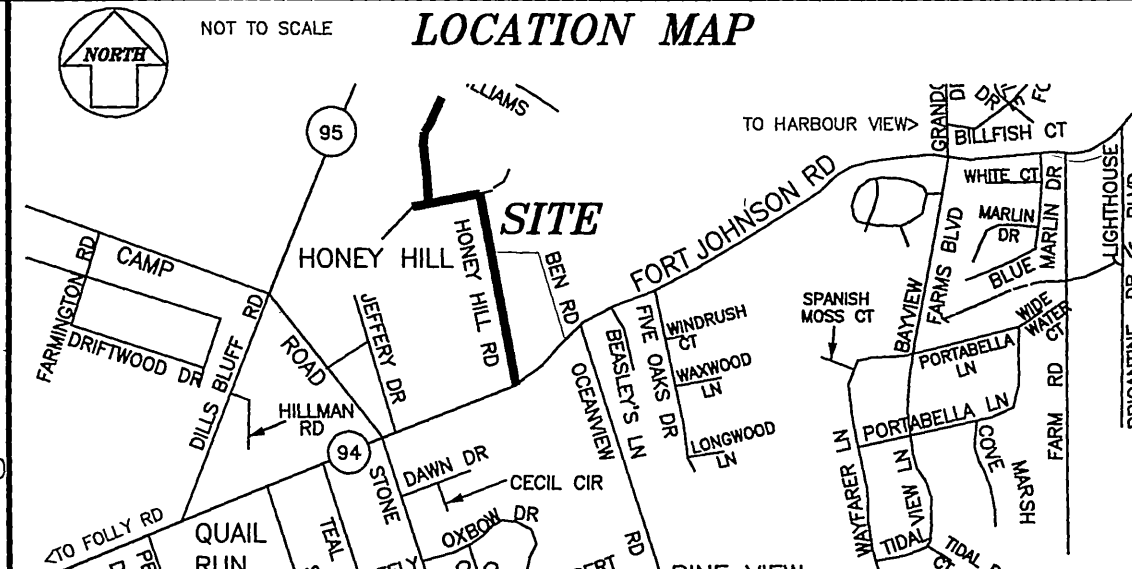
NOTES:

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8. SEE TMS # 428-07-00 FOR MORE INFORMATION AND SEE SCDOT PLANS DOCKET # NONE.
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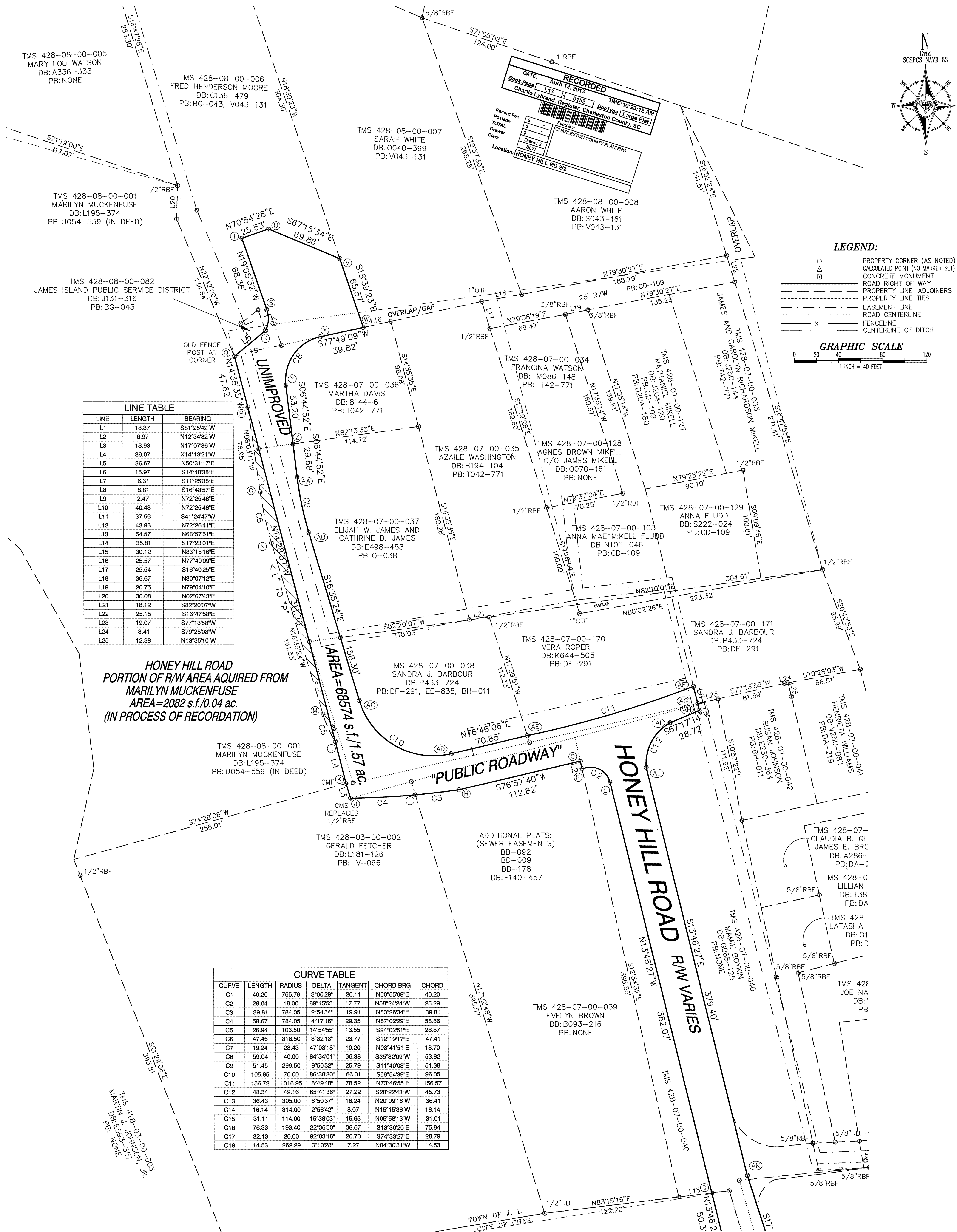
NOTES:

11. ALL CURVES MAY NOT BE STANDARD HIGHWAY CURVE CONFIGURATIONS.
12. THE COUNTY RESERVES ALL RIGHT IN ALL EXISTING RIGHT OF WAY AND EASEMENT LOCATIONS.
13. THE COUNTY ESTABLISHES THE BOUNDARY OF THIS ROAD AS A COUNTY NON-STANDARD ROAD FOR MAINTENANCE AND IMPROVEMENTS PURSUANT TO COUNCIL ACTION TAKEN ON DECEMBER 6, 2011 WHICH AFFIRMED THIS ROAD TO BE PUBLIC ROAD.
14. THIS DOES NOT DECLARE THE ROAD TO BE A COUNTY STANDARD EARTH ROAD.
15. THE RIGHT OF WAY SHOWN WAS DELINEATED BY PAROL EVIDENCE, MAINTENANCE RECORDS, AND FIELD INSPECTION.
16. FUTURE IMPROVEMENTS OF THIS ROAD MAY REQUIRE ADDITIONAL RIGHT OF WAY AND DRAINAGE EASEMENTS.
17. IMPROVEMENT OF THIS NON-STANDARD ROAD TO A STANDARD ROAD MAY NOT BE POSSIBLE AND IN NO WISE GUARANTEED.
18. PREPONDERANCE OF EVIDENCE, LINES OF OCCUPATION, AND/OR FIELD EVIDENCE USED TO SHOW ADJOINERS' LINES.
19. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PUBLIC ROADWAY BOUNDARY OF HONEY HILL ROAD.

LOCATION MAP



COUNTY NON-STANDARD ROAD PROGRAM



PAGE 2 OF 2

COUNTY NON-STANDARD ROAD PROGRAM
HONEY HILL ROAD
VARIABLE WIDTH PUBLIC ROADWAY
LOCATED ON JAMES ISLAND
IN THE TOWN OF JAMES ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE OF FIELD SURVEY: 08-08-2012

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Edward Glen Cheers, P.L.S.
S.C.P.L.S. #16488

S.C.
Signature and Embossed Seal

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
SCPLS NO. 16488
EDWARD GLEN CHEARS
Surveyor's Stamp

COUNTY OF CHARLESTON
SOUTH CAROLINA

Drawing Prepared By...
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
4045 Bridge View Drive
North Charleston, S.C. 29405
Phone: (843) 202-7600 Fax: (843) 202-7601

STAMPS

RECORDED

DATE: May 3, 2013 TIME: 10:48:28 AM

Book/Page: S13 0109 DocType: Small Plat

Charlie Lybrand, Register, Charleston County, SC

Filed By: CHARLESTON COUNTY PLANNING

Record Fee: \$ -

Portage: \$ -

TOTAL: \$ -

Drawer: 4

LRR: Clerk

Location: HONEY HILL RD SECTION B

APPROVED PLAT

Public Acquisition

Director of Planning

Charleston County Planning Commission

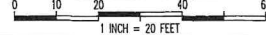
Appl. # SBO 15718 Date 4/24/2013

FOR OFFICIAL USE ONLY

LEGEND:

- PROPERTY CORNER (AS NOTED)
- △ CALCULATED POINT (NO MARKER SET)
- CONCRETE MONUMENT
- ROAD RIGHT OF WAY
- PROPERTY LINE—ADJOINERS
- PROPERTY LINE TIES
- ROAD CENTERLINE
- FENCELINE
- CENTERLINE OF DITCH

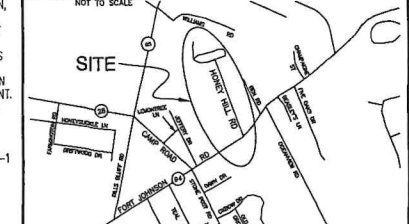
GRAPHIC SCALE



NOTES:

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LOCATION MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.41	S79°20'31"W
L2	19.07	S77°19'58"W
L3	14.10	N73°24'36"E
L4	6.87	N12°34'32"W
L5	2.83	S77°29'28"W
L6	6.31	S12°48'01"E
L7	12.98	N13°35'10"W
L8	15.24	N79°38'22"E
L9	13.83	N17°07'38"W
L10	8.40	S17°16'09"E
L11	13.10	N72°24'38"E

TMS 428-08-00-001
MARILYN MUCKENFUSS
DB: L195-374
PB: U054-559 (IN DEED)
PB: S12-0242

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	34.16	20.00	97°54'51"	22.97	N28°16'33"E	30.17
C2	27.87	20.00	79°16'41"	16.57	N89°19'13"W	25.52
C3	22.37	192.50	6°01'56"	10.14	S72°22'34"W	20.28
C4	16.04	16.00	51°03'29"	8.60	S47°52'52"W	15.51
C5	48.34	42.16	85°41'38"	27.22	S28°22'43"W	45.73
C6	156.72	1015.95	8°49'48"	78.52	N73°48'58"E	155.57
C7	28.04	18.00	88°15'33"	17.77	N89°24'24"W	25.53
C8	39.81	784.05	2°34'34"	19.81	N53°26'34"E	39.81
C9	58.87	784.05	4°17'16"	29.35	N87°02'29"E	58.66
C10	105.85	70.00	88°38'30"	66.01	S59°54'39"E	96.05
C11	51.45	299.50	9°50'25"	25.79	S11°46'08"E	51.38
C12	47.45	318.50	9°52'13"	23.77	S12°19'17"E	47.41
C13	23.95	15.00	90°00'00"	15.00	S61°35'24"E	21.21
C14	21.85	207.50	6°01'59"	10.93	S70°28'34"W	21.84
C15	25.03	100.00	14°20'23"	12.58	N72°21'59"E	24.95
C16	18.59	65.00	11°10'50"	8.32	S79°47'17"W	18.58
C17	62.69	65.00	49°33'00"	31.69	N82°10'28"W	59.38
C18	33.70	55.00	35°35'15"	17.40	S80°18'52"E	33.17
C19	48.26	75.00	39°52'12"	25.00	S81°31'28"E	47.43

TMS 428-03-00-002
GERALD FETCHER
DB: L181-126
PB: V-066

EXHIBIT "A"

HONEY HILL ROAD SECTION "B"
VARIABLE WIDTH PUBLIC ROADWAY
LOCATED ON JAMES ISLAND
IN THE TOWN OF JAMES ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE OF FIELD SURVEY: 4/10/13

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Edward Glen Cheers, P.L.S. S.C.P.L.S. #16488

S.C.

Signature and Embossed Seal

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
SCLPS
NO. 16488
EDWARD GLEN CHEERS

Surveyor's Stamp

COUNTY OF CHARLESTON
SOUTH CAROLINA

Drawing Prepared By:
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
4045 Bridge View Drive
North Charleston, S.C. 29405
Phone: (843) 202-7600 Fax: (843) 202-7601



STAMPS

APPROVED PLAT
Public Acquisition
Director of Planning
Charleston County Planning Commission
Appl. #580 15916 Date 4/24/2013

RECORDED
DATE: May 3, 2013 TIME: 10:45:25 AM
Book Page: S13 0108 DocType: (Small Plat)
Charlie Lybrand, Register, Charleston County, SC

Record Fee
Passage
TOTAL
DRAWER
LRR
Location: HONEY HILL RD SECTION A

FOR OFFICIAL USE ONLY

LEGEND:

- PROPERTY CORNER (AS NOTED)
CALCULATED POINT (NO MARKER SET)
CONCRETE MONUMENT
ROAD RIGHT OF WAY
PROPERTY LINE-ADJOINERS
PROPERTY LINE TIES
- ROAD CENTERLINE
FENCELINE
CENTERLINE OF DITCH

GRAPHIC SCALE

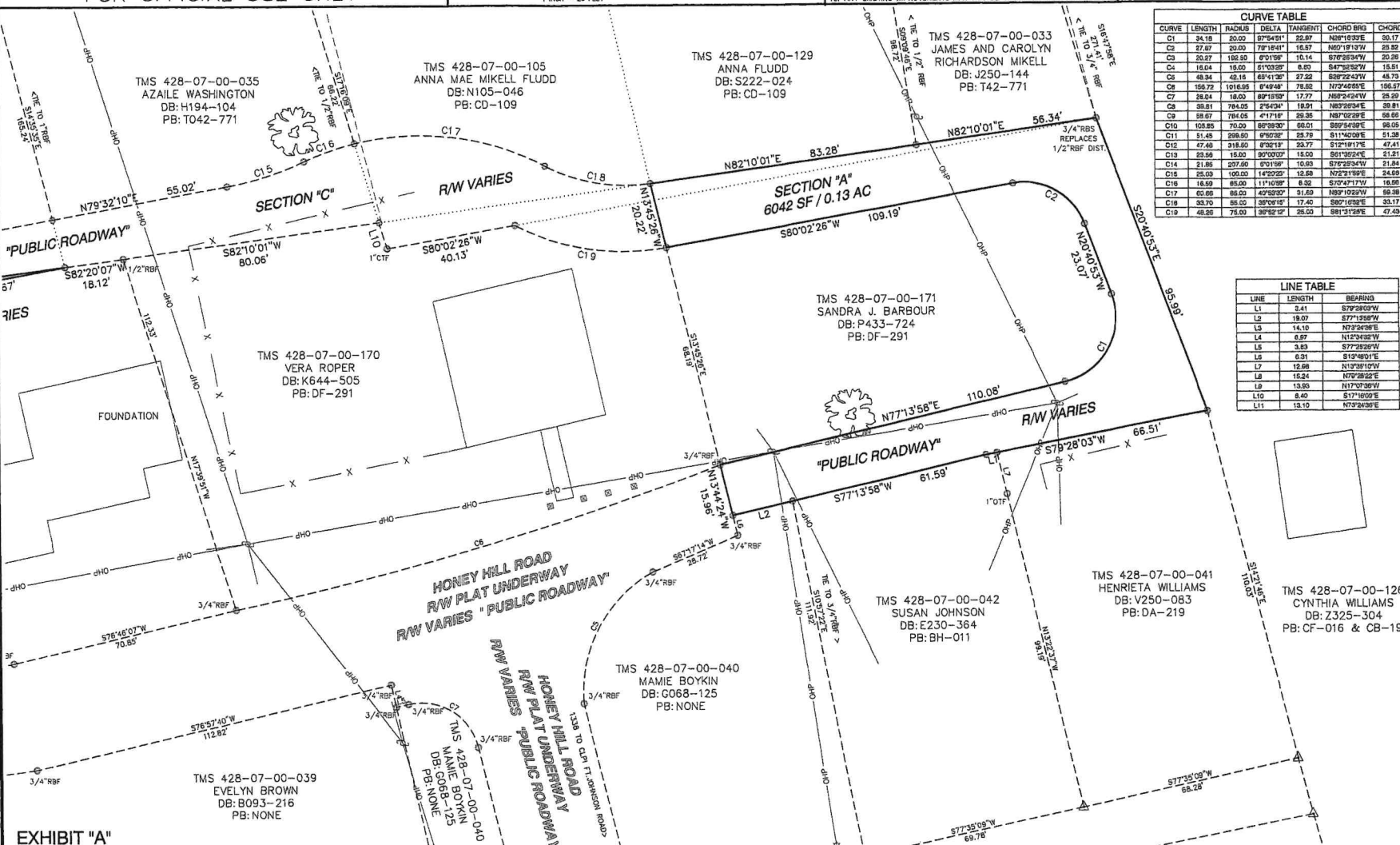
1 INCH = 20 FEET



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LOCATION MAP



CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEG	CHORD END	CHORD BEG	CHORD END	CHORD
C1	24.18	20.00	87°54'51"	22.87	N82°10'01"E	20.17	N82°10'01"E	20.17	20.17
C2	27.67	20.00	70°19'41"	16.87	N62°19'13"W	25.52	N62°19'13"W	25.52	25.52
C3	20.27	182.80	6°01'58"	10.14	S78°25'34"W	20.26	S78°25'34"W	20.26	20.26
C4	16.04	15.00	51°03'28"	8.53	S47°25'22"W	15.51	S47°25'22"W	15.51	15.51
C5	48.34	42.15	63°11'32"	27.52	S68°24'43"W	45.73	S68°24'43"W	45.73	45.73
C6	155.72	1016.95	6°49'48"	78.82	N72°45'55"E	155.57	N72°45'55"E	155.57	155.57
C7	26.04	18.00	80°18'59"	17.77	N82°24'24"W	25.52	N82°24'24"W	25.52	25.52
C8	38.81	784.05	2°54'34"	19.91	N83°25'34"E	39.81	N83°25'34"E	39.81	39.81
C9	28.67	184.05	4°11'11"	28.35	N83°25'34"E	28.67	N83°25'34"E	28.67	28.67
C10	105.85	70.00	80°38'30"	65.01	S69°54'30"E	98.06	S69°54'30"E	98.06	98.06
C11	51.48	599.60	6°02'32"	25.79	S11°42'09"E	51.38	S11°42'09"E	51.38	51.38
C12	47.48	318.50	8°05'13"	23.77	S12°18'13"E	47.41	S12°18'13"E	47.41	47.41
C13	28.59	15.00	90°00'00"	15.00	S61°22'22"E	21.21	S61°22'22"E	21.21	21.21
C14	21.86	207.60	20°01'59"	10.93	S78°25'34"W	21.84	S78°25'34"W	21.84	21.84
C15	25.03	100.00	14°22'22"	12.89	N72°19'59"E	24.69	N72°19'59"E	24.69	24.69
C16	18.59	85.00	11°10'58"	8.52	S70°47'17"W	18.58	S70°47'17"W	18.58	18.58
C17	65.89	85.00	42°58'22"	51.69	N69°22'22"E	59.38	N69°22'22"E	59.38	59.38
C18	33.70	85.00	28°06'16"	17.40	S60°16'58"E	33.17	S60°16'58"E	33.17	33.17
C19	48.38	75.00	38°32'12"	25.00	S81°31'29"E	47.43	S81°31'29"E	47.43	47.43

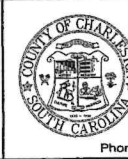
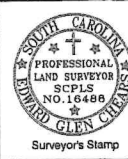
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.41	S77°48'00"W
L2	19.07	S77°13'58"W
L3	14.10	N72°34'38"E
L4	6.87	N12°34'38"E
L5	3.53	S77°25'34"W
L6	6.31	S13°38'00"E
L7	12.88	N13°38'19"W
L8	15.24	N7°28'22"E
L9	13.53	N17°37'58"E
L10	8.40	S11°42'09"E
L11	13.10	N72°34'38"E

HONEY HILL ROAD SECTION "A"
VARIABLE WIDTH PUBLIC ROADWAY
LOCATED ON JAMES ISLAND
IN THE TOWN OF JAMES ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE OF FIELD SURVEY: 4/10/13

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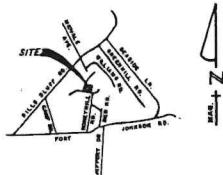
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Edward Glen Cheers, P.L.S. S.C.P.L.S. #16488



Drawing Prepared By:
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
4045 Bridge View Drive
North Charleston, S.C. 29405
Phone: (843) 202-7600 Fax: (843) 202-7601





LOCATION MAP (N.T.S.)

WE, James Watson, hereby dedicate the 25' road right of way to the use of the public forever. Owners of these lots and their heirs and assigns guarantee its maintenance until such time as it is accepted into public maintenance system.

Francine Watson
FRANCINE WATSON
Nathaniel Mikell
NATHANIEL MIKELL
Agnes B. Mikell
AGNES B. MIKELL
Anna Mae Mikell Fludd
ANNA MAE MIKELL FLUDD

LEGEND:

- I.O. IRON PIN OLD
I.N. IRON PIN NEW

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 3.) PUBLIC SEWER AVAILABLE

REFERENCES:

- 1.) T.M.S. 428-07-00-033,034 & 105
- 2.) PLAT BY W. L. GAILLARD
DATED JULY 30, 1943
BOOK 1-42, PAGE 771
RMC COUNTY
- 3.) PLAT BY GEORGE A. Z. JOHNSON JR., INC.
DATED FEBRUARY 12, 1986
P.B. 8H, PAGE 11
- 4.) DEED BOOK 1086, PAGE 148
- 5.) DEED BOOK 1105, PAGE 46

I, F. Elliott Quinn, II, a Registered Land Surveyor in the State of South Carolina, hereby certify that I have surveyed the Property shown hereon, that this Plat shows its true dimensions, that all necessary markers have been installed and that the Precision of the Survey is 1:10,000.

F. Elliott Quinn, II, R.L.S.
S.C. Reg. No. 10292

I, F. Elliott Quinn, II, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this Plat is correct to the best of my knowledge and belief, that the easements shown are those that are shown and apparent, that all necessary markers have been installed, that the area was determined by coordinate method, and that the ratio of precision of the undisturbed field survey exceeds 1:10,000.

F. Elliott Quinn, II, R.L.S.
S.C. Registration Number 10292



F. Elliott Quinn, II



OWNERS:

- LOT A FRANCINE WATSON
LOT B NATHANIEL MIKELL
LOT C AGNES B. MIKELL
LOT D ANNA MAE MIKELL FLUDD

PLAT OF THE SUBDIVISION OF T.M.S. PARCELS
428-07-00-033,034 & 105 INTO LOTS A,B,C & D
FORMERLY LANDS OF JOSEPH MIKELL(1.385 AC.)
HONEY HILL SECTION, JAMES ISLAND
CHARLESTON COUNTY SOUTH CAROLINA

DATE 2/15/91

SCALE 1" = 40'



GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS - PLANNERS

207 CALHOUN STREET
CHARLESTON, S.C. 29403
(803) 722-3892