

**TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
Town Hall
1122 Dills Bluff Road, James Island, SC 29412
BZA AGENDA
January 18, 2022
7:00 PM**

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

**(PLEASE SEE ZOOM LINK AND CALL-IN NUMBERS BELOW TO VIEW VIRTUALLY, OR VISIT THE TOWN'S
YouTube CHANNEL)**

Members of the public addressing the Board in support or opposition of this case at Town Hall must sign in. Social distancing will be in place. The Town invites the public to submit comments on this case prior to the meeting via email to kcrane@jamesislandsc.us referencing the Case #.

- I. CALL TO ORDER
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- III. INTRODUCTIONS
- IV. REVIEW SUMMARY (MINUTES) FROM THE JULY 20, 2021 BZA MEETING
- V. BRIEF THE PUBLIC ON THE PROCEDURES OF THE BZA
- VI. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY
- VII. REVIEW OF THE FOLLOWING APPLICATIONS:
 1. **Case # BZAS-11-21-022**
TMS # 425-06-00-096
Special Exception request for Beverage or Related Products Manufacturing and Alcohol Sales and Consumption in the Community Commercial (CC) District.
- VIII. VOTE FOR CHAIR AND VICE-CHAIR
- IX. ADDITIONAL BUSINESS:
 1. Next Meeting Date: February 15, 2022
- X. ADJOURN

ZOOM INFO:

<https://us02web.zoom.us/j/86702228792?pwd=ekQzUTRzbFYrNVBGMFJPMjliaUpjZz09>

Webinar ID: 867 0222 8792

Passcode: 431624

*Full packet available for public review Monday through Friday during normal business hours.

TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
SUMMARY OF JULY 20, 2021

The Board of Zoning Appeals held its regularly scheduled meeting on Tuesday, July 20, 2021 in person at the Town Hall, 1122 Dills Bluff Road, James Island. Commissioners present: Amy Fabri (via telephone conference), Corie Hipp, David Savage, Vice Chair, Roy Smith, and Brook Lyon, Chairwoman, who presided. Also, Kristen Crane, Planning Director, Bonum S. Wilson, Town Attorney (via telephone conference), Flannery Wood, Planner II, and Frances Simmons, Town Clerk and Secretary to the BZA. A quorum was present to conduct business.

Call to Order: Chairwoman Lyon called the BZA meeting to order at 7:00 p.m. She announced that it was good to see everyone in person since the Board hasn't met in person since December last year. Chairwoman Lyon welcomed Commissioner Amy Fabri, recently appointed to the Board. Commissioner Fabri will be participating by telephone conference as she has come into a bad case of poison oak.

Compliance with the Freedom of Information Act: This meeting was held in compliance with the SC Freedom of Information Act. The public was also informed that this meeting would be live-streamed on the Town's YouTube Channel and was provided that information.

Introductions: Chairwoman Lyon introduced herself, Members of the BZA, Attorney, and Staff.

Review Summary from December 15, 2020 BZA Meeting: Motion to approve the meeting minutes from the December 15, 2020 BZA meeting was made by Commissioner Savage, seconded by Commissioner Smith, and passed unanimously.

Brief the Public on the Procedures of the BZA: Chairwoman Lyon explained how the Board of Zoning Appeals Hearing would be conducted.

Administer the Oath to those Presenting Testimony: Chairwoman Lyon swore in persons who wished to give testimony.

Review of the Following Application:

Case# BZAV-6-21-027

TMS #426-08-00-078

Planning Director, Kristen Crane, presented the staff review by showing a radius map and an aerial view of the property. The applicant, Mr. E. Culver Kidd is requesting a variance for the removal of a grand tree for the construction of a single-family home on a vacant lot in the Low-Density Suburban Residential (RSL) Zoning District at 907 White Point Blvd, TMS #426-08-00-078. Adjacent properties to the east, south, and west are also in the Low-Density Suburban Residential Zoning District and are in the Town of James Island's jurisdiction. Adjacent property to the north is marsh. Other uses within 300' of the subject property includes residential uses in the Town of James Island and the City of Charleston.

The Town of James Island's Zoning and Land Development Regulations, §153.335 (E) (2) Tree Protection and Preservation states trees that do not meet the criteria may be removed only were approved by the Board of Zoning Appeals and shall be replaced according to a schedule determined by the Zoning Administrator.

The subject property is vacant and is 0.44 acres in size. There are currently six (6) grand trees on the site, with two (2) of those having previously been permitted for removal due to health. The tree requested for removal is a 48" DBH live oak located in the center of the property on the western side. Records indicate a plat for the property was recorded in 1969. The previous property owners owned the lot since 1972. The applicant purchased the property in April of 2021. The applicant explains in their letter of intent "I purchased this residential lot to build a single-family residence. Upon acquiring the parcel and meeting with potential builders it quickly became apparent that in order to build a single-family residence one grand live oak would need to be removed."

Mrs. Crane reviewed the Findings of Facts according to §153.049 F, Zoning Variance Approval Criteria of the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR). She said the Board has authority to approve, approve with conditions, or to deny the case based upon the Findings of Fact unless additional information is required to make an informed decision. Mrs. Crane then read the seven (7) approval criteria and three (3) conditions recommended by staff:

1. The applicant/owner shall install tree barricades around the grand trees on the property, as described in §153.334 of the Ordinance, throughout the duration of construction.
2. Prior to obtaining a Zoning Permit for the proposed site improvements, the applicant/owner shall provide documentation that the grand trees on the subject parcel have been pruned and fertilized as recommended by a Certified Arborist, to mitigate potential damage to the trees caused by construction.
3. The applicant/owner shall mitigate the removal of the grand tree by submitting a mitigation plan to the Zoning Administrator, as described in §153.334 (E) (2) of the Ordinance, that includes inch-per inch replacement.

Questions from the Board:

Commissioner Fabri asked when was the two (2) trees previously permitted for removal requested and Mrs. Crane said she received an arborist letter in February recommending that they be removed.

Commissioner Fabri asked if the applicant was planning on removing any other trees on the lot when the permits for these two were applied for and Mrs. Crane responded it is only for the two in the back as far as she understands, but the applicant may know more about that.

Chairwoman Lyon questioned Condition #3 should the application is approved. She asked Mrs. Crane if the applicant/owner submits the mitigation plan to her as the Zoning Administrator to approve and is the plan an inch-per-inch replacement. Mrs. Crane answered that it is inch-per-inch so the applicant would need to replace 42 inches. The Town requests quotes from tree companies for similar trees that are at least 2 inches in caliper and the costs of the trees can be planted on the site or the amount of money donated to the Tree Fund; or a combination of both if it doesn't make sense to plant the trees back on the site. Chairwoman Lyon asked what the Tree Fund money is used for, and Mrs. Crane answered to replant and maintain the trees.

Commissioner Fabri asked for clarification of the mitigation plan. Mrs. Crane stated that the smallest caliper tree for mitigation purposes is a 2 inch tree. If the mitigation plan includes replacement of physical trees it would be 2 inch trees replaced and planted somewhere. If it includes a donation to the Tree Fund for mitigation purposes the Town would request two quotes for a live oak that is at least a 2 inch caliper tree.

Applicant Presentation:

Culver Kidd, 669 Lake Francis Dr., Charleston, thanked the Board for hearing his request. He has lived on James Island since 1999 for 22 years now. This is home, where he wants to live out his days, and is raising his son. He wants to build his forever home and has spent the bulk of his life savings to purchase the lot. He originally did so thinking that he could build a home without destruction of the trees. He, like many Board members, love our Town because of the grand oaks and nature. His current home has live oaks in the yard, and he loves them and hopes to have them here as well. In fact he originally wanted to build around the trees and to find a way to protect them. Shortly after purchasing the lot it became apparent with the survey done and the OCRM line that he began to understand what the footprint would look like. He answered Commissioner Fabri's question that he made the removal of the back damaged trees a condition in his contract and the permit came prior to closing on the property. He was hopeful that he could build behind the two existing grand oaks, but it became apparent that the slope and the encroaching OCRM line, while also creating a buffer to those existing trees not only impeded the root structure but the size of their canopy was not possible.

Mr. Kidd said he is not looking to build a huge house and the homes in that area run 3,000-9,000 square feet. His house would be on the low end of that range. He said it is not that he wants to cut the trees down, he needs to cut them down. He doesn't make that decision lightly because he understands how important it is to our island. He wants to approach this the right way and to be respectful of the process. He referred to the arborist letter stating that he is not trying to make the tree into something that it is not, but everything he's read and knows about live oaks and the tree's damage it would not survive if you're going to build this house. He feels that it's the only use that makes sense for the property. He said when going through the factors that Mrs. Crane identified, he believes it fits the scenario perfectly; it is a very unique property having a unique set of trees on it and he believes that you cannot build a family residence without removing one of them. The arborist has suggested this as the appropriate tree to remove under these circumstances so that we can help create a more appropriate buffer for the remaining grand oak on the property to preserve it, and he is putting the tree on a pedestal to make sure that it lives a long and healthy life without the encroachment of the construction project on the property. They are willing to do whatever is necessary to appease the Board and satisfy the law. Despite him being a lawyer, this isn't his area of expertise, however, the Board has the authority to approve the variance under the law and he hopes the Board will see it the same way and allow him to construct his residence so that he can move in with his family. He has reached out to the immediate neighbor at 911 White Point Blvd. who is with him tonight and is not opposed to him cutting down the tree. He hopes the Board will look at the unique nature of this for a single family residence and hopes they will take that into consideration.

Questions for Applicant:

Commissioner Hipp asked if the other neighbor was opposed to the request. Mr. Kidd said the other neighbor is the person who he purchased the lot from. He did not want to ask her to come and speak on his behalf because he knows that she is very attached to the trees. He said to be frank with the Board, she sold him the lot knowing that was a possibility; one that was discussed prior to him purchasing the lot and that is why they paid what they did. Frankly he did not ask her one way or another because he did not want to put her in that position. She is elderly and he wants to have harmony with his neighbors.

Commissioner Hipp asked if he had exhausted all resources to figure out if this was the best footprint for this type of house with the trees. Mr. Kidd said they reached out to a number of architects but has not gone through the full architect/planning process because it is extremely costly in designing a full architectural design not knowing what the actual building footprint would be because of the trees. The answer is candidly

no. He hasn't done a full design with an architect but has met with several builders and walked through the lot to discuss what could be built on the street side of the trees. With the flood zone and OCRM line, a sizeable home in-line with the neighboring houses on the street would not be able to be constructed because of the buffer from the trunk and the canopy. He feels the footprint is extremely limited from both a horizontal and vertical standpoint.

Commissioner Fabri asked if the trees on the water side had been removed. Mr. Kidd said he has not removed any trees from the property yet because he does not intend to spend more money on the property if he can't build on it. He does not intend to remove any of the trees if he can't remove one of the grand oaks.

Commissioner Smith said after looking at the plan, if Mr. Kidd intends to remove the two 30 inch oaks that are dead and dying, and what is the plan for the 20 inch tree in the back. Mr. Kidd said the plan was to remove the tree because it is connected to the dying trees; it comes up from the same root structure, so it looks to be one tree with the exception that the arborist considers them two trees. On the drawing they look to be apart but in reality they are connected. He said the larger portion of that tree is dead and he does not believe one can be removed without the other. There was discussion about variances and if one is required for 20 inch trees. Mrs. Crane responded that variances are not required for trees under 24 inches, and she has the arborist report for those two trees. Commissioner Smith referred to Mr. Kidd's letter of intent that stated the lot as being unique in that years of erosion have caused the OCRM line to move inland. Mr. Smith asked if this didn't do anything to the other lots. Mr. Kidd said it most likely has, that all of the lots had residences built on them for a long time. Now many of these homes are in the setback of the OCRM line. Because his lot has not had construction on it and there is no buffer or provision for erosion on it, it limits where he can build.

Support:

Cam Wills, 911 White Point Blvd., lives to the right of Mr. Kidd's lot. His wife is tending to a sick dog, otherwise she would be here. They are both in favor of Mr. Kidd utilizing the lot. He is also a General Contractor and like Mr. Kidd stated, he cannot utilize the lot because of the trees. As a contractor, he is worried about him building a house under any one of those trees and have a limb slam into a child's bedroom. This happens all the time when we go through hurricanes with houses on the harbor. He has spoken with Myrt Lamm, the seller, who knows what Mr. Kidd's intentions are. She loves trees but is totally aware that he needs to remove them to build the house. Mr. Wills said that he recently finished his house and Mrs. Crane was great through the entire process; but regardless, grass grows in the OCRM line that establishes the critical line, so this is what happens to these lots over the years as the grass is growing up when they come out and mark the lines. The grass grows significantly. He has lost maybe 3/10 of an acre with the line creeping up on him. So with the front setback, and the rear buffer, and the side setbacks he would have a tiny area to build a house. Frankly if it were him, he would be asking for both trees to be removed to utilize the lot and mitigate, replant, and donate to the Town's tree fund.

Opposition:

John Fairey, 883 White Point Blvd. Mr. Fairey stated, just so that everyone knows, he did not know if the packets has the responses of the people who were notified within 300 ft. He said the family right across the street from the vacant lot just experienced a death in the family, the young father, so the wife and the children are in Maine right now. He doesn't know if they have any idea he is saying this, so he just wanted to put it out there. He asked is there a way to have a variance that allows you to encroach on the canopy and Chairwoman Lyon responded that the Board is not for questions and answers, this is the public's time to make their comments. Mr. Fairey mentioned other houses that are under the canopies of trees and that

other strategies be considered because this is a 200 year old tree and no one here will see the replacement grow to that size.

Applicant Rebuttal:

Mr. Kidd responded to the opposition stating that you could build underneath the canopy to some extent. You have to maintain certain distances from the main leads, and you are limited to how far underneath the canopy you can go. He said a lot of the older homes here that you see when you ride up and down the road some of the oaks are right over the roof.

Chairwoman Lyon closed the meeting to the public at 7:43 p.m. and moved to approve Case #BZAV-6-21-072, TMS #426-08-00-078: Variance Request for the removal of a grand tree for construction of a single-family home on a vacant lot in the low-density suburban residential district (RSL) on property located at 907 White Point Blvd. with the three (3) conditions recommended by staff. Chairwoman Lyon asked for a second to the motion for discussion. The motion was seconded by Commissioner Smith.

Board Discussion:

Commissioner Hipp stated that she is not for cutting down trees, but it seems impossible to get around it. Unless the applicant donates the land to the Town and calls it a day, she doesn't understand how his right to build a house is not the best use of the land.

Commissioner Fabri stated there is no way to build without taking out a tree, however the applicant should be responsible for the two trees in the rear that were approved. She said approval is conveyed with the property.

Chairwoman Lyon discussed the condition, disease, and size of the trees; therefore mitigation was not necessary, however, a small permit fee of \$25.00 was charged. She said two trees were permitted, one because of its health and the other because of its size. Chairwoman Lyon went on to state that she felt the applicant met all criteria and she would need to vote to approve.

Commissioner Fabri spoke about the conditions for sale of the lot and some form of mitigation should be assessed.

Commissioner Savage spoke that the issue of mitigation for the other trees is not before the Board, only the one tree. He said the applicant has satisfied all of the criteria required (F) a, b, c, d, e, f, and g, and he doesn't see how he could build a house on the lot, also this is a residential lot. He cannot think of any reason to deny the request and spoke in favor of approval based on satisfaction of meeting all criteria.

Commissioner Smith stated that he does not agree that denying the application would make the property worthless as some kind of house could be built. He stated that he is an architect and feels certainly a house could be built, just not one in keeping with the character of the neighborhood and possibly causing a hardship. Commissioner Smith stated that the applicant met the criteria, and he will support the motion.

After discussion, Chairwoman Lyon reiterated the motion to approve Case #BZAV-6-21-072 with the three (3) conditions recommended by staff.

1. The applicant/owner shall install tree barricades around the grand trees on the property, as described in §153.334 of the Ordinance throughout the duration of construction.
2. Prior to obtaining a Zoning Permit for the proposed site improvements, the applicant/owner shall provide documentation that the grand trees on the subject parcel have been pruned and fertilized as

recommended by a Certified Arborist, to mitigate potential damage to the trees caused by construction.

3. The applicant/owner shall mitigate the removal of the grand tree by submitting a mitigation plan to the Zoning Administrator, as described in §153.334 (E) (2) of the Ordinance, that includes inch-per-inch replacement.

Vote:

Commissioner Fabri	Aye
Commissioner Hipp	Aye
Commissioner Savage	Aye
Commissioner Smith	Aye
Chairwoman Lyon	Aye

Passed Unanimously

Chairwoman Lyon announced that the final decision will be mailed within ten (10) business days and the applicant may contact the Planning and Zoning staff with questions regarding the application.

Additional Business:

No applications were received for the August 17th meeting. the next Meeting will be held September 21 if applications are received.

Chairwoman Lyon thanked Mrs. Crane, Ms. Wood, and Mrs. Simmons, for all the hard work they do in preparing for the BZA meetings.

Adjournment:

There being no further business to come before the Board, the meeting adjourned at 7:58 p.m.

Respectfully Submitted:

Frances Simmons
Secretary to the Board of Zoning Appeals

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(24" 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 & fifteen (15) 11 x 17 copies.
- 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: Roman Rozek- Beer Engineer Supply

Mailing Address: 46 Rivers Point Row

City, State, Zip Code: Charleston, SC 29412 Daytime Phone: 215-601-9852

Email Address: RJ.Rozek@gmail.com

Subject Property Address: 1622 Camp Rd Charleston, SC 29412

Present Use of Property: OG zoning: previous firehouse, currently vacant.

Special Exception Description: CC zoning: To be used as a microbrewery, taproom, restaurant, and retail space.

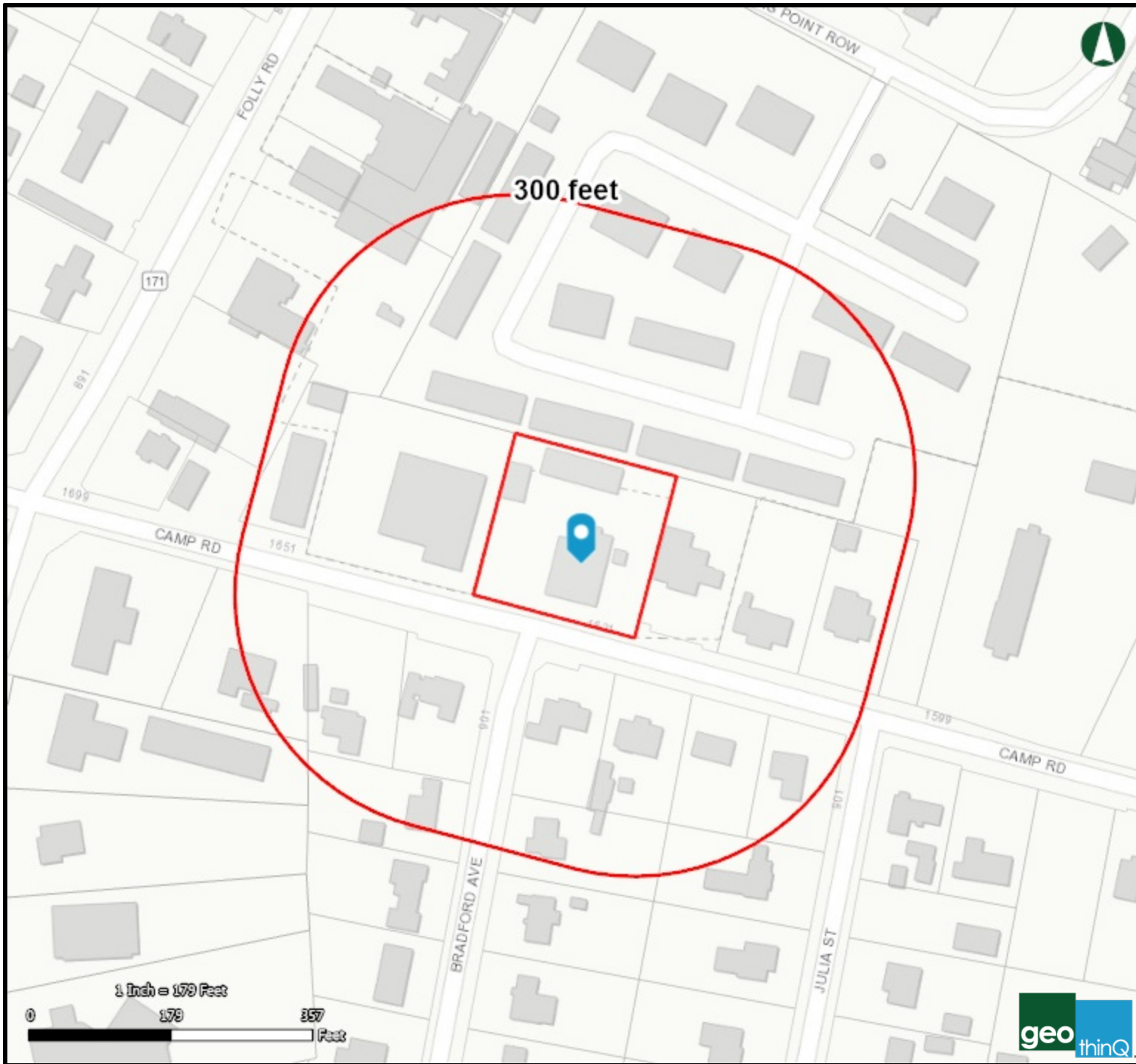
Applicant Signature *[Signature]* Digitally signed by Roman Rozek Date 11/4/21

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.

Brooks Host 11/4/21 po box 460
Owner Print Name Date Owner Mailing Address
[Signature] Charleston SC 29402
Owner Signature City, State, Zip Code

FOR OFFICE USE ONLY:

Application #: _____ Flood Zone: _____
Zoning District: _____ Fee Paid (\$250): _____
Date Filed: _____ Zoning Officer: _____
TMS#: _____



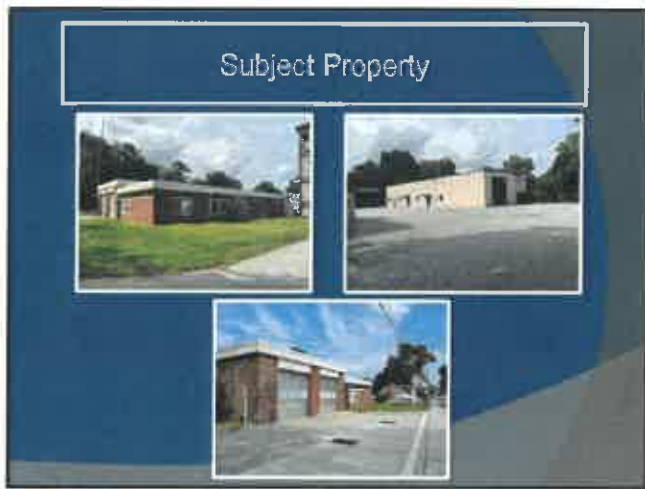
Town of James Island
South Carolina



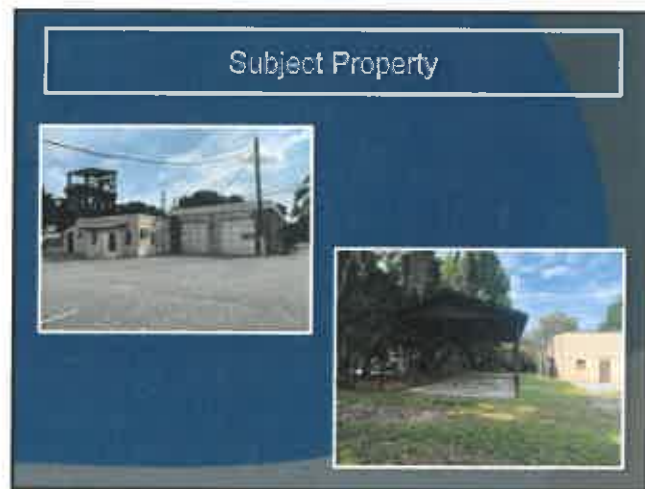
Radius Map

1622 Camp Road Rezoning
09/24/2021





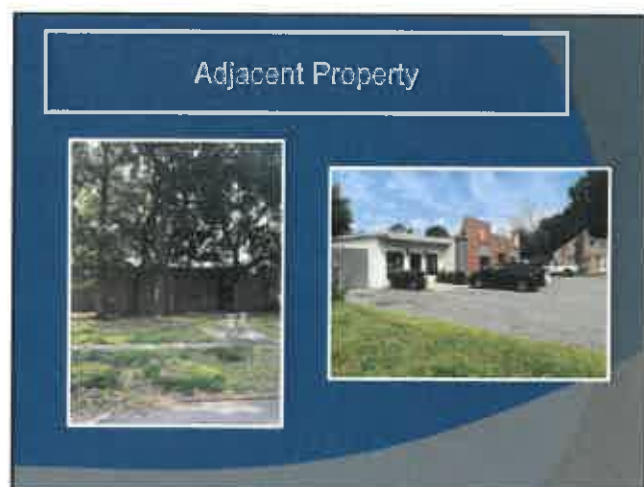
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7



8

Adjacent Property



9

Camp Road



10

Staff Review:

1622 Camp Road (TMS #425-06-00-096) is located adjacent to the intersection of Camp Road and Bradford Avenue. The property was formerly zoned General Office (OG) and utilized by the James Island Public Service District as a fire station, and currently has three structures located on it with one of those being a covered truck/carport. In December of 2021, Town Council heard the applicant's request to rezone the parcel to the Community Commercial (CC) Zoning District for the specific use described in this application; the request was approved with a 4-1 vote. The parcel is 0.932 acres in size and is considered a legal conforming lot. The adjacent parcel to the east is in the City of Charleston and is zoned Limited Business (Tiger Lily Florist). The adjacent parcel to the west is in the City of Charleston's jurisdiction and is zoned General Office (Southern Bell Telephone & Telegraph Company, utilized by AT&T). To the south and across Camp Road, the adjacent parcels are in the Town of James Island, zoned CC (Sanctuary Recovery Centers) and RSL (residential). To the north the parcel is zoned DR-1F in the City of Charleston and is multi-family residential. The remaining surrounding area includes parcels in the City of Charleston zoned General Business, as well as parcels in the Town of James Island zoned CC, OG and RSL.

Town of James Island Zoning and Land Development Regulations Ordinance Chapter § 153.135 RESTAURANTS, BARS, AND LOUNGES WITH ALCOHOL. All proposed bars, lounges, and restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use shall require review and approval in accordance with the special exception procedures of this chapter.

Beverage or related products manufacturing, including alcoholic beverages, shall comply with the special exception procedures on a parcel zoned CC, according to Use Table 153.110.

The applicant, Mr. Roman Rozek, is seeking to utilize the property for his existing homebrew supply store, "Beer Engineer Supply", as well as adding a brewery, taproom, and restaurant to the property. His letter of intent states: "Beer Engineer Supply (BES) is looking to expand its homebrew supply store operations in North Charleston to bring a production brewery, taproom, and restaurant to James Island. Our supply store will also be in our new location for the Charleston area beer and wine making hobbyists. BES will provide an inviting atmosphere for family, friends, and community to gather and share experiences over a few pints and great food." 1622 Camp Road, LLC is the current owner of the subject parcel.

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 Comprehensive Plan, Land Use Element states a need as, "encouraging sensitive and sustainable development practices." Additionally, the Economic Development Element states a strategy as "encouraging a variety of diverse commercial uses that will benefit the Town as a whole". The applicant states in his letter of intent that "BES is passionate about education for our homebrewers and our expanded location on James Island will allow us to provide classes, competitions, and other outreach programs for the local Charleston Community". The applicant also intends on utilizing the existing buildings; therefore, this request may be consistent with the Comprehensive Plan and the stated purposes of this Ordinance.*

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: *Nearby properties have a wide range of existing uses (florist, communication services, transitional housing, single-family and multi-family residential, retail sales, mailing/packaging services, garden supply, bank, and social club) and zoning (commercial, general business, general office, limited business, and residential). The immediate adjacent properties are mixed between commercial, office, and residential uses. The use may be compatible with some of the existing uses in the vicinity, including parcels that have the possibility to be utilized/redeveloped with their current commercial zoning. However, the subject property is bordered by multi-family residential to the north and single-family residential across Camp Road.*

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: *There are existing vegetative buffers between the multi-family parcel to the north and the property to the west. However, a comprehensive landscaping and site plan will be required during the Site Plan Review process to address supplemental buffering, fencing requirements, parking, lighting, and setbacks. The applicant's letter of intent states that they "will have ample parking and sidewalks for our neighbors nearby".*

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

Response: The parcel is fully developed with no changes being proposed to existing building footprints or existing vegetation.

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: The applicant's letter of intent states that they "are a family operation that will have ample parking and sidewalks for our neighbors nearby". Additionally, the applicant's site plan indicates one-way traffic will be maintained on site.

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-11-21-022 (Special Exception Request for Beverage or Related Products Manufacturing and Alcohol Sales and Consumption in the Community Commercial (CC) 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. An 8-foot high, opaque, sound-attenuating privacy fence shall be installed along the entire northern perimeter adjacent to any residential use or property.
2. Buffer plantings adjacent to any residential use shall be of a taller nature to ensure maximum screening, subject to the discretion of the Zoning Administrator during Site Plan Review.
3. Lighting shall be directionally controlled away from residential uses and shall conform to the requirements described in §153.336 of the *Ordinance*, as submitted on a lighting plan with photo-metrics.

4. There shall be no outdoor music.
5. The applicant shall follow all applicable laws and regulations concerning alcohol sales, consumption, and manufacturing.

BEER ENGINEER- Brewery & Supply

RE: 1622 Camp Rd Brewery, Store, Restaurant.

Roman Rozek

1923 East Montague Ave
North Charleston, SC 29405
215.601.9852
Rj.rozek@gmail.com

10/14/21

To the JI Zoning Board,

Beer Engineer Supply (BES) is looking to expand its homebrew supply store operations in North Charleston to bring a production brewery, taproom, and restaurant to James Island. Our supply store will also be in our new location for the Charleston area beer and wine making hobbyists.

BES will provide an inviting atmosphere for family, friends, and community to gather and share experiences over a few pints and great food. With our extensive knowledge in the beverage industry, we promise to provide drinks to satisfy everyone's different pallets. BES is passionate about education for our homebrewers and our expanded location on James Island will allow us to provide classes, competitions, and other outreach programs for the local Charleston community.

Most importantly, BES at the Camp Road firehouse location will bring a much-desired environment to the James Island community. We are a family friendly operation that will have ample parking, sidewalks for our neighbors nearby, and live music. It will be a place to safely unwind and celebrate a productive day, or a lazy day with your loved ones and new friends you will meet here.

We hope you will accept our request to bring our business to James Island at 1622 Camp Rd and we look forward to being a part of the JI community.

Sincerely,

Roman J. Rozek



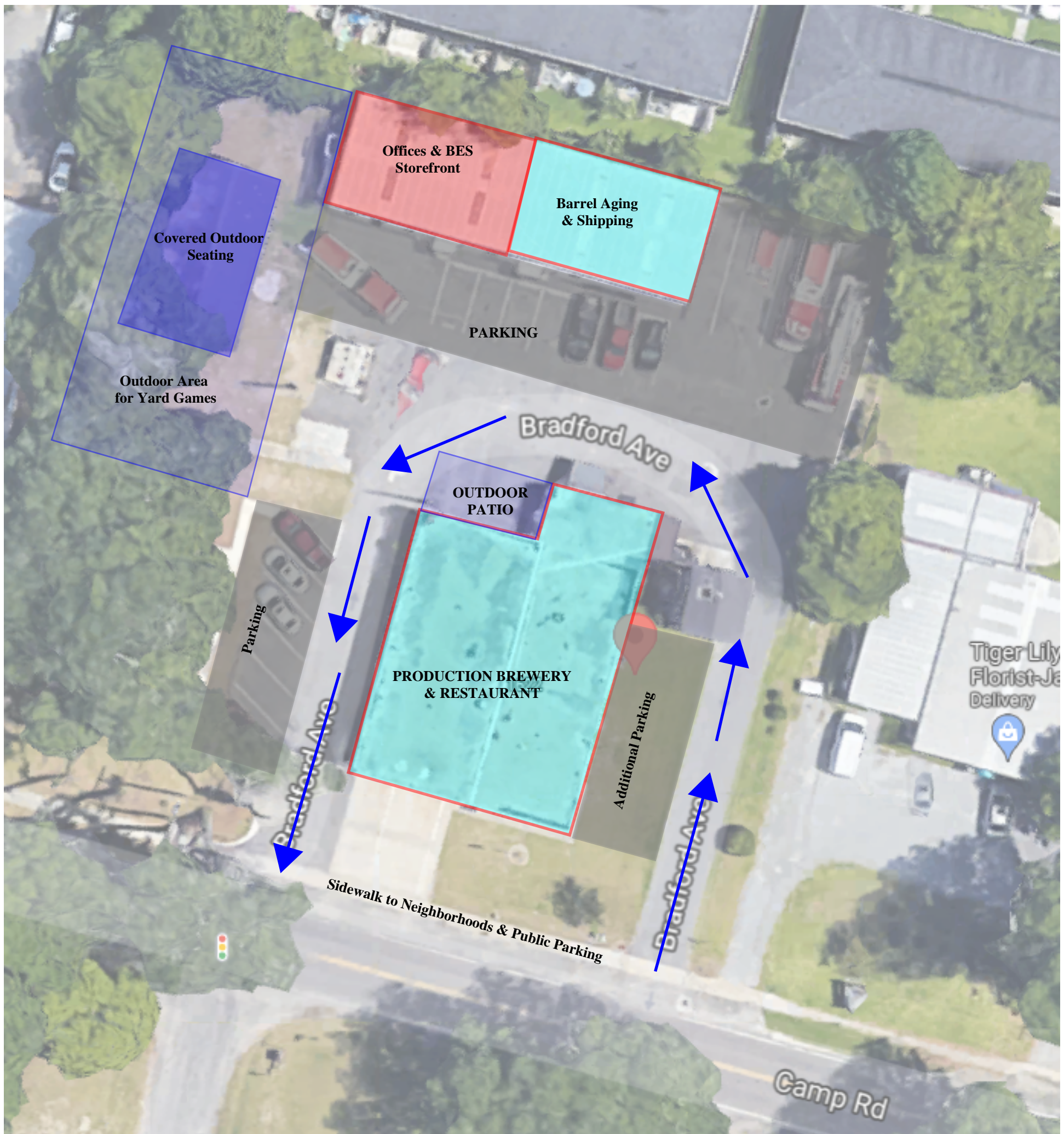
High Level Site Plan 1622 Camp Rd for Beer Engineer's Use

- Access:**
- *~20 on-site parking spots. Additional public parking nearby.
 - *One way traffic.
 - *Pedestrian and thus neighborhood access.

- Use:**
- *New & primary location for Beer Engineer Supply -Charleston's only homebrew shop.
 - *New Production Brewery- James Island's first.
 - *Full fledged restaurant.
 - *Live music, games, and of course college football.

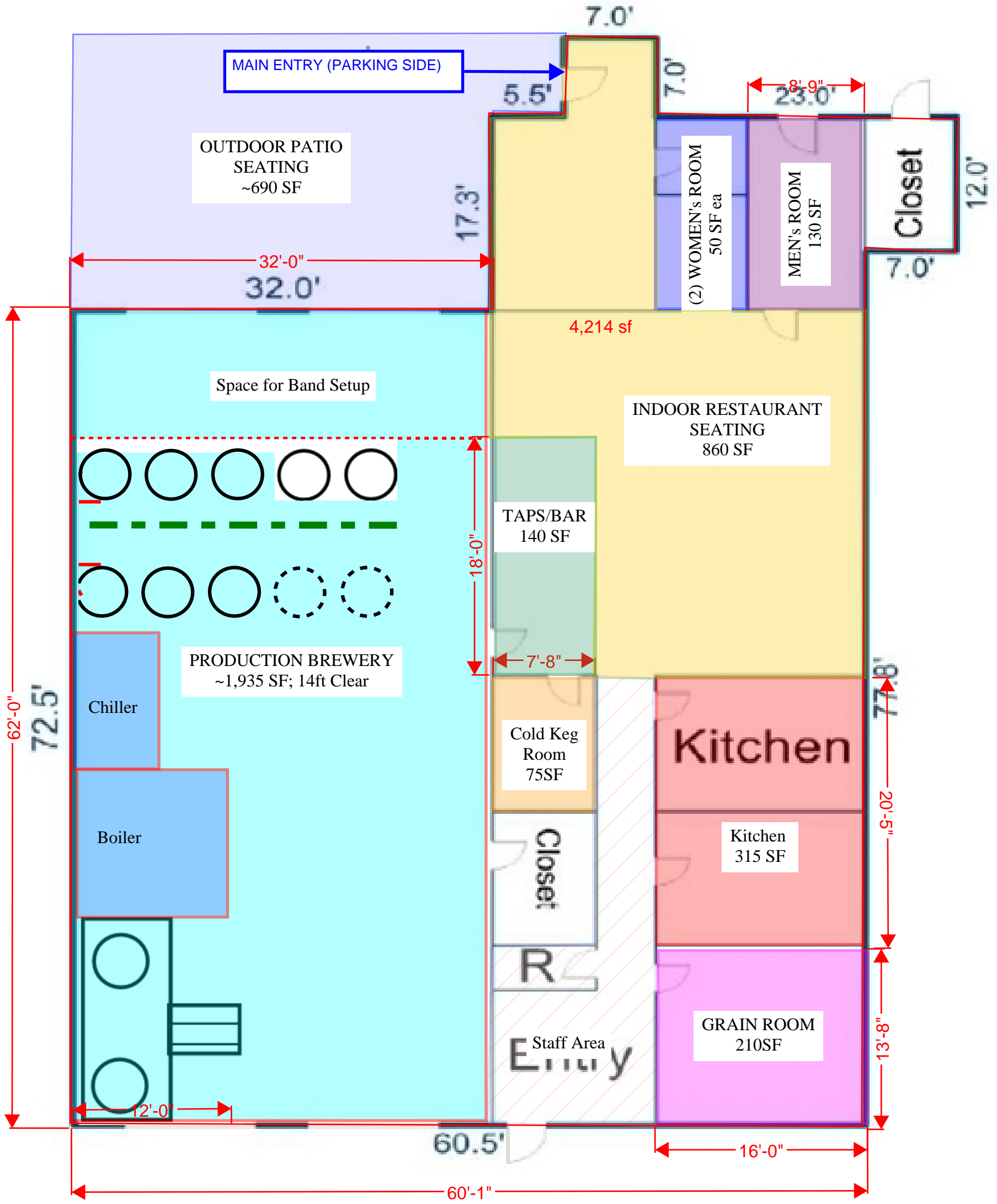
- Brewery Taproom and Restaurant Closing Hours:**
- *Sunday through Thursday ~10pm
 - *Friday and Saturday ~12am

- Homebrew Shop Hours:**
- *Wednesday through Sunday 10am - 6pm



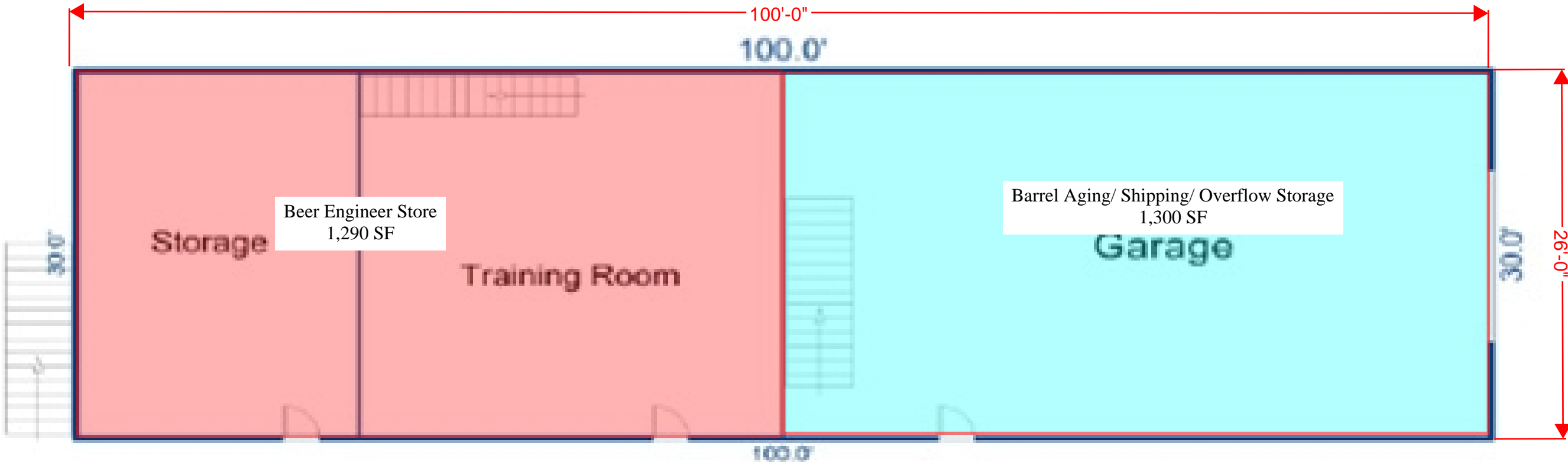
Potential Massing Floor Plan- Main Fire House ~4,215 SF

Scale: 1/8" : 1'0" on 11x17

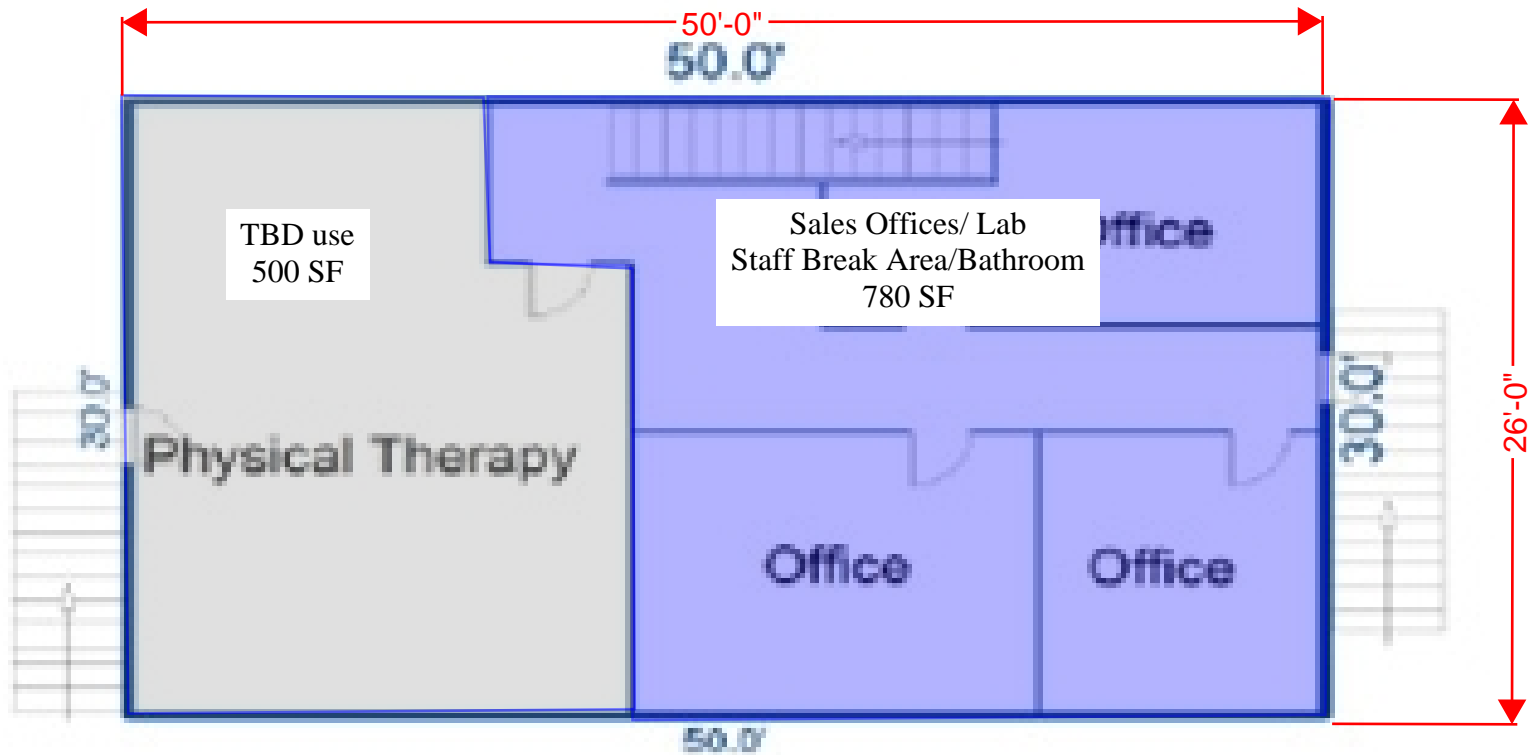


Potential Massing Floor Plan- Rear Building- 3,870 SF

Scale: 1/8" : 1'0" on 11x17



First Floor; 2,590 SF



Second Floor; 1,280 SF

OFFICE-WAREHOUSE BUILDING FOR LEASE

1622 CAMP ROAD - JAMES ISLAND, SC



CONTACT INFO

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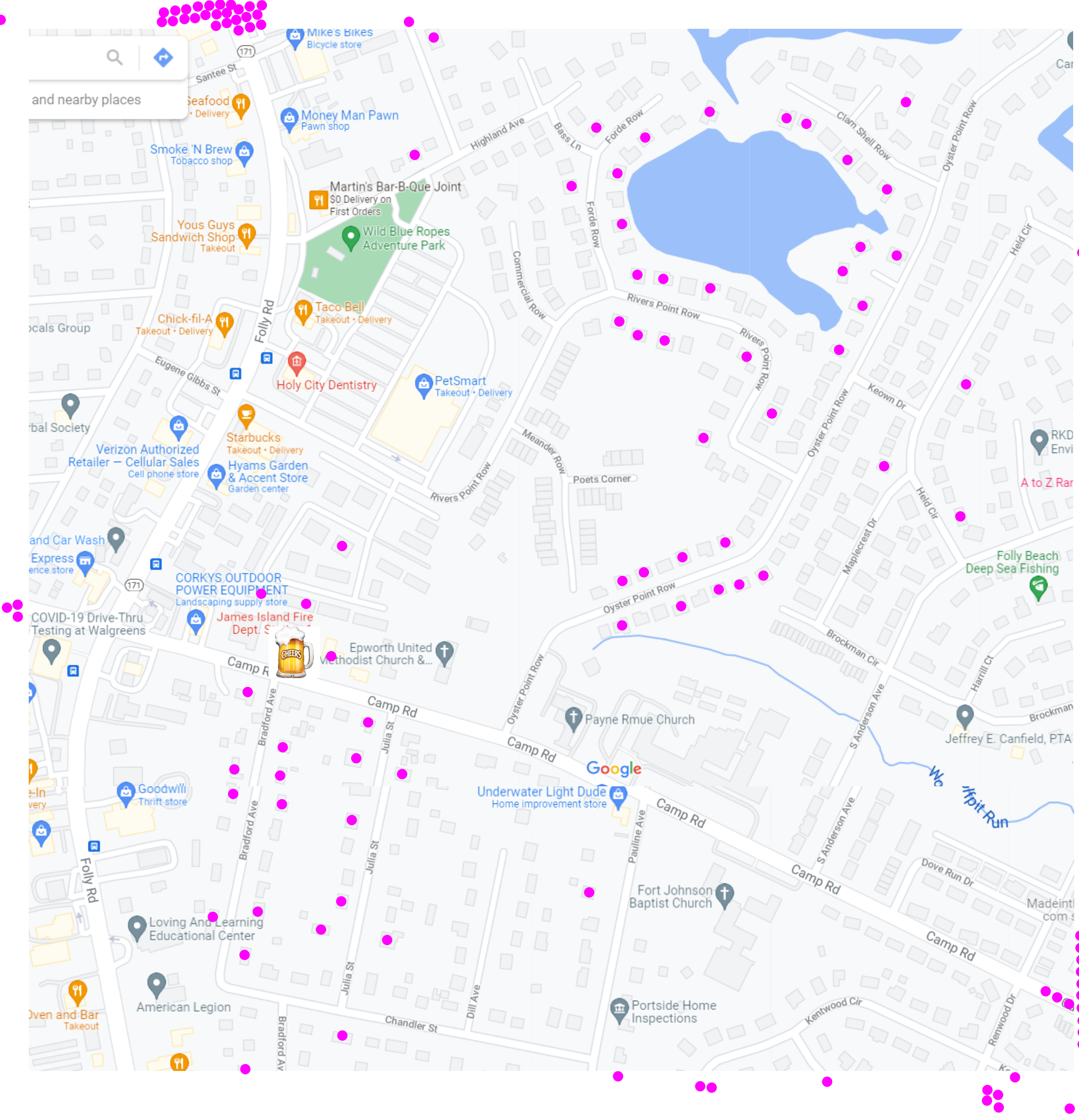
Neighborhood Support Map

Addresses that provided written support for BES here = 

BES location at 1622 Camp Rd=



As of 11/18/21: 29 physical signatures + 127 virtual = 156 supporters.





This petition has collected
127 signatures
using the online tools at www.ipetitions.com

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