

**TOWN OF JAMES ISLAND
BOARD OF ZONING APPEALS
Town Hall
1122 Dills Bluff Road, James Island, SC 29412
BZA AGENDA
December 19th, 2023
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 this case 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 don't include a home address for the record, will not be accepted.

- I. CALL TO ORDER
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- III. INTRODUCTIONS
- IV. REVIEW SUMMARY (MINUTES) FROM THE NOVEMBER 21st, 2023, 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 APPLICATION:
 1. **CASE #BZAV-11-23-034** Variance request for an increase in maximum building coverage allowance (maximum allowed is 30%) for a new single-family residence in the Low-Density Suburban Residential (RSL) Zoning District at 1023 Leeward Avenue, Town of James Island (TMS #452-01-00-050).
- VIII. ADDITIONAL BUSINESS:
 1. Next Meeting Date: January 16th, 2024
- IX. ADJOURN

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

TOWN OF JAMES ISLAND

BOARD OF ZONING APPEALS

SUMMARY OF NOVEMBER 21, 2023

The Board of Zoning Appeals held its regularly scheduled meeting on Tuesday, November 21, 2023 at 5:00 p.m. at the James Island Town Hall, 1122 Dills Bluff Road, James Island.

Comm'rs present: David Savage, Vice Chair (Acting as Chair), Amy Fabri, Roy Smith, Massey Yannitelli, and Joshua Hayes. Also, Kristen Crane, Planning Director, Flannery Wood, Planner II (substituted for BZA Secretary Frances Simmons), and Niki Grimball, Town Administrator.

Call to Order: The Board of Zoning Appeals Hearing was called to order at 5:00 p.m. by Vice Chair David Savage who acted as Chair.

Compliance with the Freedom of Information Act: Chair Savage stated the criteria that this hearing was held in compliance with the SC Freedom of Information Act. The applicant, property owners within 300 feet of the application, and parties of interest were duly informed of the hearing which was also live streamed on the Town's website.

Introduction: Mr. Savage introduced himself, members of the BZA, newly appointed member, Joshua Hayes, (who attended but did not participate) Town staff, and Mayor Brook Lyon.

Review Summary (Minutes) from the May 16, 2023 BZA Meeting: A motion to approve the minutes of May 16, 2023, was made by Comm'r Fabri, seconded by Comm'r Smith and passed unanimously. Chair Savage announced that all case rulings and minutes from BZA hearings are available for public review and inspection during normal business hours at the Town Hall.

Brief the Public on the Procedures of the BZA: Chair Savage explained that the BZA is a quasi-judicial board that is empowered to approve, approve with conditions, or to deny requests. The BZA is also authorized to defer a case should there be a need to obtain additional information. Chair Savage informed the Board that two (2) public comments were received in reference to tonight's case. Neither opposed but asked that certain conditions to the request be met. Comments attached.

Administer the Oath to those Presenting Testimony: In the absence of BZA Attorney Wilson, Chair Savage asked those wishing to speak to stand and be sworn in for testimony. He announced the case to be heard is a Special Exception request and that it must meet all of the criteria in the Ordinance.

Staff Review: Planning Director, Kristen Crane reviewed the staff's review. Applicant, Benjamin Levitt of Folly Road Property LLC, is seeking a Special Exception for the placement of a coffee shop in the Residential Office (OR) Zoning District and the South Village Area of the Folly Road Corridor Overlay (FRC-O) Zoning District at 1406 Folly Road. 1406 Folly Road (TMS #425-02-00-195) is 0.51 acres in size and currently hosts a vacant single-family residence that was constructed in 1953 according to Charleston County tax records. Adjacent property to the north (Folly Road Auto Repair), east, and south are in the Town of James Island and are zoned RSL. The properties to the north and south have a future land use of Residential Office. The adjacent parcel to the west is zoned General Business and is in the City of Charleston (Publix, Ace Hardware, California Tortilla, AT&T, Pink Polish, Pluff Mud Pottery, Fire Grill.) Additional uses within 300' include a bank (South Carolina Federal), restaurants (The Great Greek) vehicle

service (Fins Car Wash), Fast Food (Jersey Mikes), medical office (Folly Road Dental Care), liquor sales (Synergy) and parcels in the Town of James Island zoned RSL.

Nonalcoholic beverage bars including coffee shops and smoothie bars, shall comply with the special exception procedures on a parcel zoned OR, according to Use Table 153.110.

The applicant is seeking to utilize the property for the operation of a coffee shop and states that they are “eagerly looking forward to the opportunity to work with the Town of James Island to contribute positively to the community.”

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 states that a strategy for the Town is “to preserve the many desirable characteristics of the Town, while allowing for positive growth patterns” as well as to “encourage commercial structures that are in character with and maintain the suburban nature of the area”. An Economic Development Strategy is to “encourage a variety of diverse commercial uses that will benefit the Town as a whole”, while an Economic Development need is to assist with “planning techniques to assist redevelopment efforts to improve Town aesthetics”. In addition, the applicant intends to rehabilitate the existing residential structure for the new use, therefore this application is consistent with the recommendations contained in the Town of James Island Comprehensive Plan.**

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 including vehicle service, restaurant general, fast food, banks, retail services, liquor sales, nail care services, and medical offices. In addition, the applicant’s letter of intent states, “It is easily accessible, has ample parking, so as not to adversely affect the immediate community. Adjacent to an auto repair shop and only two houses – neighbors have no objection to the new use.” Therefore, the use may be compatible with most of the existing uses in the vicinity and should not adversely affect the general welfare or character of the immediate community.**

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: A comprehensive landscaping and site plan is required during the Site Plan Review process to address supplemental buffering, fencing requirements, parking, lighting, and setbacks. The applicant has presented a site plan showing the required landscape buffering, fencing, and parking. In their letter of intent, the applicant states that “setbacks and buffering including both fencing and landscaping will protect the residential areas” and that “there will be an abundance of parking for both cars and bicycles”. Furthermore, all applicants are required to meet Town ordinances concerning any factors mentioned in Criteria C.

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

Response: The site plan submitted by the applicant shows the preservation and incorporation of multiple important natural features including three live oaks that are 47”, 42” and 39” DBH. In his letter of intent, the applicant states that “a professional arborist developed a plan to protect 3 large grand live oak trees and natural features. The plan helped adjust pathways and provided a multi-year service plan to ensure the health of said trees”. Additionally, the vegetated buffer at the rear of the parcel will be maintained and supplemented.

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 of ensuring 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: “To ensure traffic of people and vehicles will not be hindered there will be an abundance of parking for both cars and bicycles in addition to the development of a multi-use path on Folly Road”. The site plan submitted by the applicant shows vehicle parking and bike parking over the required amounts, as well as the required 12’ separated multi-use path. Therefore, vehicle traffic and pedestrian movement on adjacent roads 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-10-23-028 (Special Exception Request for placement of a coffee shop in the Residential Office (OR) Zoning District and the South Village Area of the Folly Road Corridor Overlay (FRC-O) Zoning District) based on the

“Findings of Fact” listed above, unless additional information is deemed necessary to make an informed decision.

Questions from the Board:

Ms. Crane answered questions from the board. Mrs. Fabri asked if a special exception was granted and the applicant didn't go into this space, could it be any non-alcoholic coffee bar? Ms. Crane replied that if something met all the same conditions would be allowed to come in, but the applicant would only have a certain amount of time as allotted under vested rights. Ms. Crane stated that something like Starbucks is considered fast food, not coffee and would not be allowed in the South Village of the Overlay. Ms. Fabri asked to be reminded of the characteristics of the South Village. Ms. Crane explained that on the west side of the road residential areas are further away and there are more intense commercial uses. On the east side of the road where the applicant is there are to be less intense uses and the area has more prohibited uses. In the OR zoning district restaurants/bars are not allowed and things like self-storage and vehicle sales are prohibited. This area is supposed to be residences or offices that are moving in where people do not want to live on Folly Road anymore.

Mr. Smith asked why this was not considered fast food. Ms. Crane explained that fast food usually had a drive-through and the food was already made and served on disposable packaging.

Mr. Savage asked if approved the applicant would be allowed to serve coffee with a shot of Kailua and if that would be considered the sale of alcohol. Mr. Savage expressed concern that this business would evolve over 4 years and become a different type of business that served alcohol. Ms. Crane explained that to sell alcohol the applicant would have to return to the BZA. Mr. Savage asked if this business would be allowed to serve things like croissants. Ms. Crane explained that it would but could not be a full-service restaurant.

Chair Savage asked Ms. Crane if it was correct that the staff's recommendation did not ask them to consider any other conditions to add to the request. Ms. Crane replied that was correct.

Mr. Savage asked about the large backyard at the rear of the property and that he did not see a use for it on the applicant's site plan. He asked Ms. Crane if she knew the anticipated use of the backyard which was deferred to the applicant.

Applicant's Presentation:

Ben Levitt
214 West Hudson
Folly Beach, SC

Mr. Levitt stated he has lived here since 2009 and feels that James Island is an extension of where he lives. He has owned the property for some time and always had a vision of being on James Island. He said the Town has evolved to where he feels a coffee shop would be a good use here. Mr. Levitt said there have been other opportunities for the use of the property, i.e., such rentals, but he always thought that a coffee shop would be a cool place to have here. He lives here and wants these types of things here for his use and doesn't see that happening with Starbucks, which is fine for a quick-to-go beverage. The intention of the coffee shop is for local people to have a place to come and hang out and be able to ride their bikes there.

Regarding the backyard, Mr. Levitt said he wanted to get the barebones of what needed to be done to display the requirements in terms of parking and wanted to show that he wanted to build something in the front) in terms of a little pergola to help offset the quirkiness of the house. He said the backyard is a good place for

picnic tables, and is an ideal place to sit around, take care of business, or make calls and not feel that you are disturbing someone since the coffee shop is relatively small. It is 1,000 sq. ft. so several things could be done outside. Mr. Levitt said he is excited about the opportunity and having the Board's approval he could have something nice to benefit everyone. He said the building is very nice also and there have been opportunities to tear it down, but he likes the quiriness that lends itself to being something interesting. He described the downstairs area of the building with its features. He noted with the addition of the pergola, it would look very nice. He again commented that the building is small and there will be no drive-thru. A friend of his on Folly Beach has a coffee shop and he plans to use his plans for a simple model here where simple coffee drinks and pastries would be sold.

Mr. Levitt gave a brief overview of the site plan and said that he is focusing on the landscaping and permit the surfaces. He is concerned and will make sure that the water runs nicely and shades the areas. He doesn't want it to stand out, but blend into the environment. He said a 12 ft. multi-use path includes a tree there, but he will work with Ms. Crane on that.

Questions from the Board:

Comm'r Fabri asked if letters of support were received from the residents. Mr. Levitt said he did not get letters of support from the residents. He received a support letter from Joseph Fipps, the owner of Folly Road Auto Repair. He also knocked on doors and spoke to two individuals behind where the coffee shop would be and they were fine with it.

Comm'r Smith said he was curious about the tree and understood that it would be saved. He noted that the tree was within the 12ft buffer and path and asked what would happen with it. Mr. Levitt said the arborist would analyze the trees. He wants to keep it as minimum as possible, to not impact them. He said he is trying to decide how to get around it with the multi-use path. He does not have a solution, but this is a concern they've already begun to talk about getting the multi-use path but not hurting the tree.

Mr. Savage asked what the hours of operation would be, and Mr. Levitt replied perhaps 6 a.m. to 6 p.m. Mr. Savage asked if there were plans for piping outside music. Mr. Levitt said he does not have plans for that now, but close to the building, there would probably be something. Chair Savage asked if he anticipated live or speaker music outside. Mr. Levitt said speakers for ambient music would be nice because now you hear noise from the auto shop and the street, so anything to create a nice ambient noise would be nice and is why they are building a massive pergola in the front with plants to create a buffer. He said the front would not be the primary sitting area but would be more of a look. The back area would be more of a nest and a protection from the front.

Mr. Savage asked if he owned the adjacent property and what are the plans for that. Mr. Levitt owns the adjacent property that is a rental. He said it works well for that and plans to keep it as a rental.

In Support: No one spoke.

In Opposition: No one spoke.

Rebuttal: Not required.

Chair Savage closed the hearing to the public and asked for a motion. Comm'r Smith moved to approve the application, seconded by Comm'r Fabri. Commissioners Fabri, Smith, Yannitelli, and Chair Savage agreed that the application met all the criteria in the Ordinance.

Chair Savage asked if there were other supplemental requirements that the Board need to consider for the application. Comm'r Smith spoke of the likelihood of having music and understands that the applicant would like to have ambient music. After discussion, **Comm'r Fabri moved to amend the motion to add a condition that no live music outdoor be allowed from 7 p.m. to 7 a.m.; Comm'r Smith seconded. Amendment passed unanimously.**

Main Motion with Amended Condition: Chair Savage stated the legal reasons for the approval of Case# BZAS-10-23-028: Special Exception request for placement of a coffee shop in the Residential Office (OR) Zoning District and the South Village Area of the Folly Road Corridor Overlay (FRC-O) Zoning District, Town of James Island (TMS# 427-01-00-059); that it met all criteria of the Ordinance with an added condition that no live music outdoor be allowed from 7 p.m. to 7 a.m.

Vote

Comm'r Fabri	Aye
Comm'r Smith	Aye
Comm'r Yannitelli	Aye
Chair Savage	Aye

Passed unanimously

Additional Business:

Next Meeting Date: The next meeting of the Board of Zoning Appeals will be held on Tuesday, December 19, 2023.

Adjournment: There being no further business to come before the body, the meeting adjourned at 5:37.

Respectfully submitted/Transcribed by:

Frances Simmons
Town Clerk and Secretary to the BZA

Variance Application

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 Variance. 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 Variance 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 §153.049 F. All proposed Variances, 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". Grand tree variances add \$50 each additional tree

Applicant Name: Jodi Crosby

Mailing Address: 4770 Hwy 165 Suite D

City, State, Zip Code: Meggett, SC 29449 Daytime Phone: 843-514-7354

Email Address: jcrosby@crosby-creations.com

Subject Property Address: 1023 Leeward Ave Charleston SC 29412

Present Use of Property: Residential

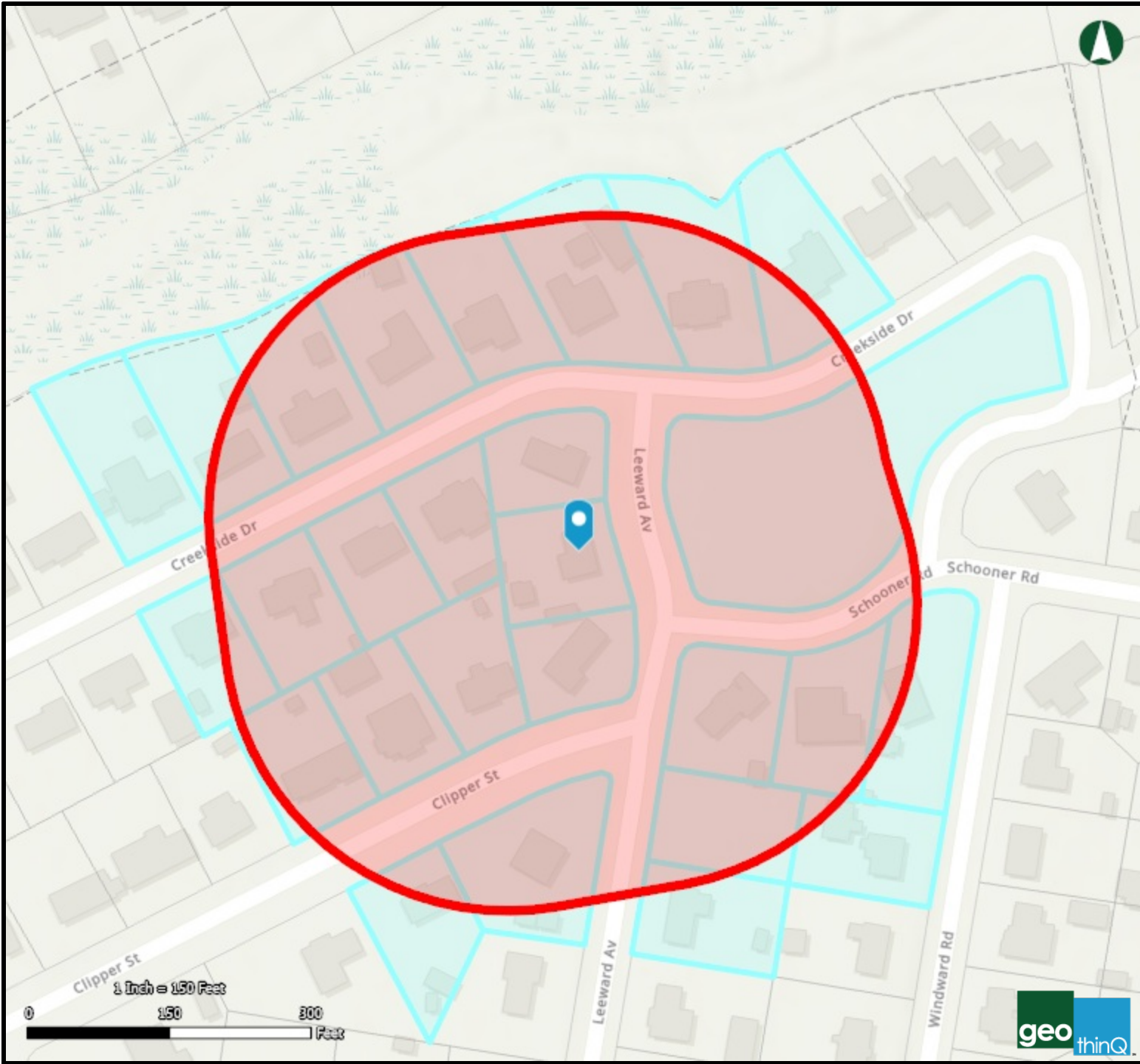
Variance Description: Variance to allow an increase in building coverage.

Jodi Crosby 11/17/23
Applicant Signature Date

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.

Amanda and/or Paul Gurski 11/16/2023 959 Ashley Ave
Owner Print Name Date Owner Mailing Address
Amanda Gurski Charleston, SC 29403
Owner Signature City, State, Zip Code

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



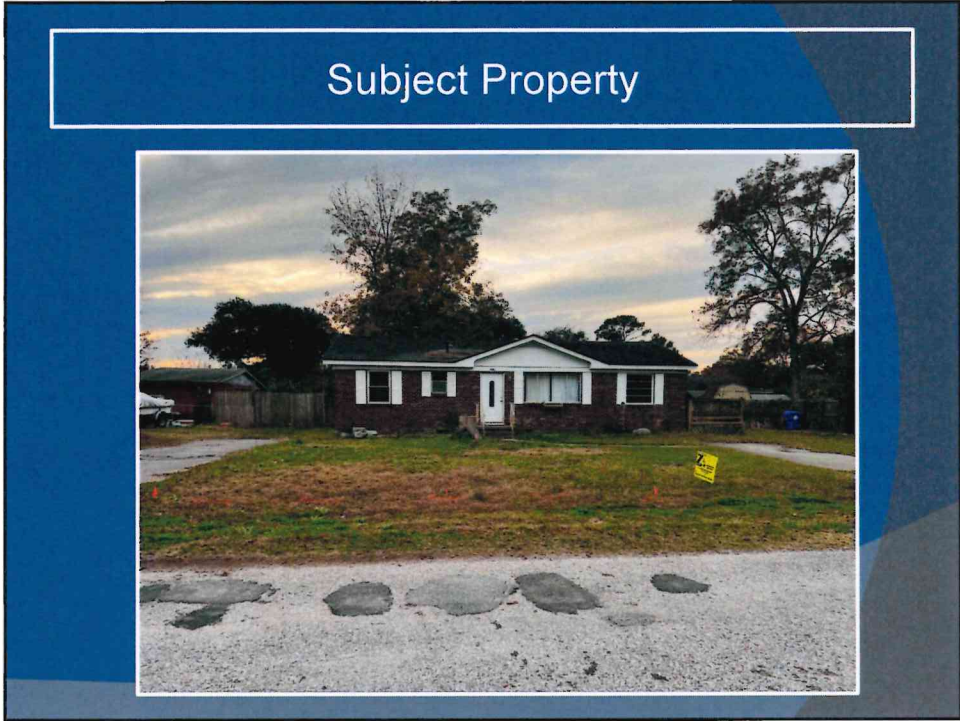
Town of James Island
South Carolina



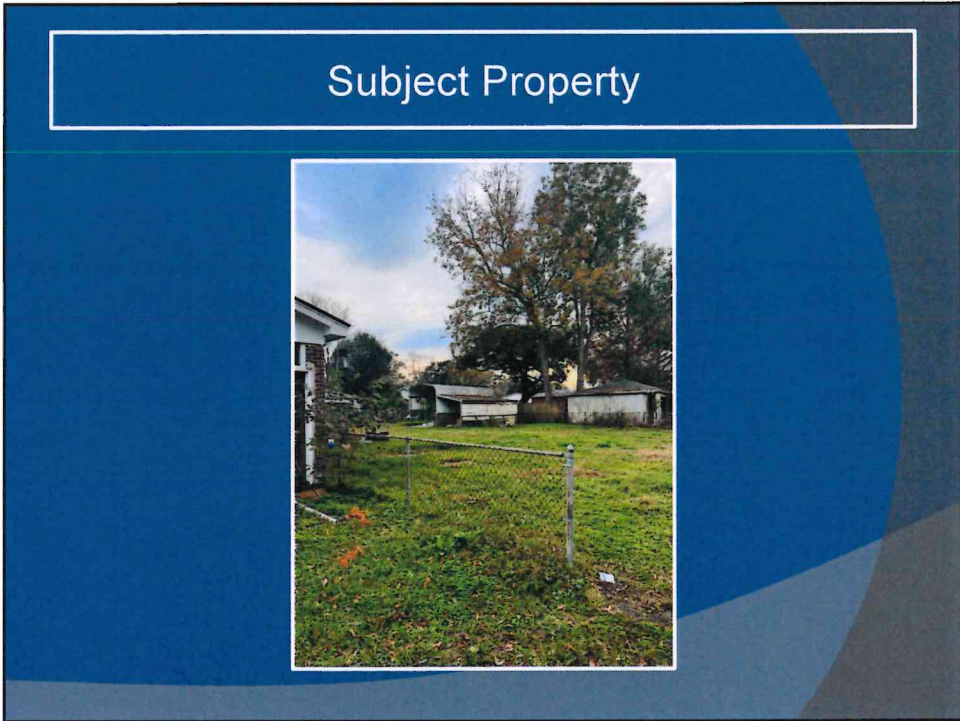
1023 Leeward Avenue

Radius Map
11/29/2023

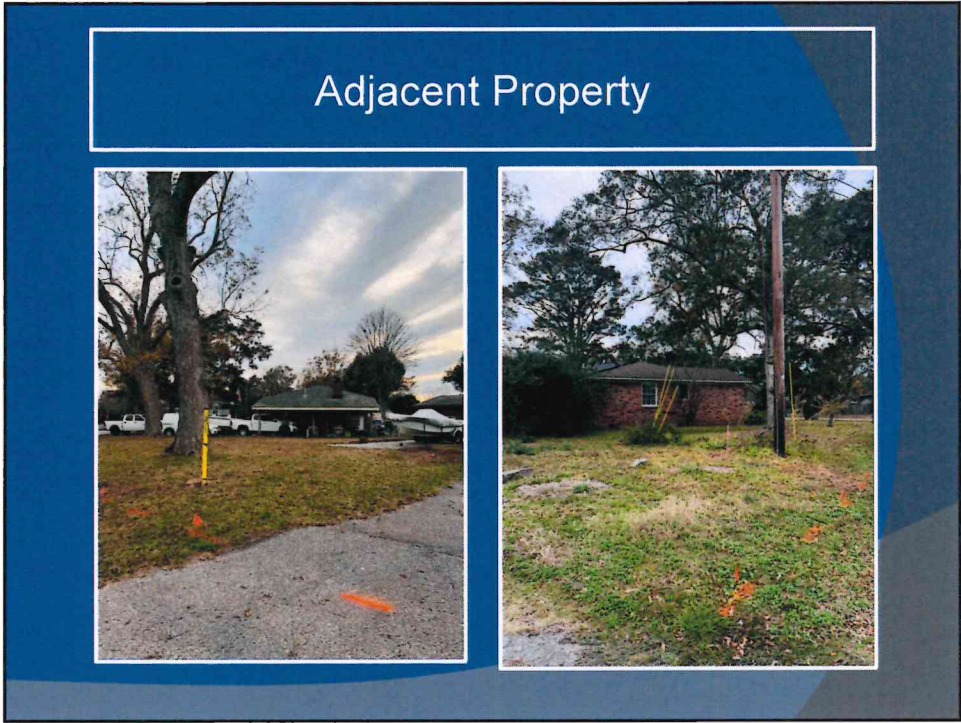




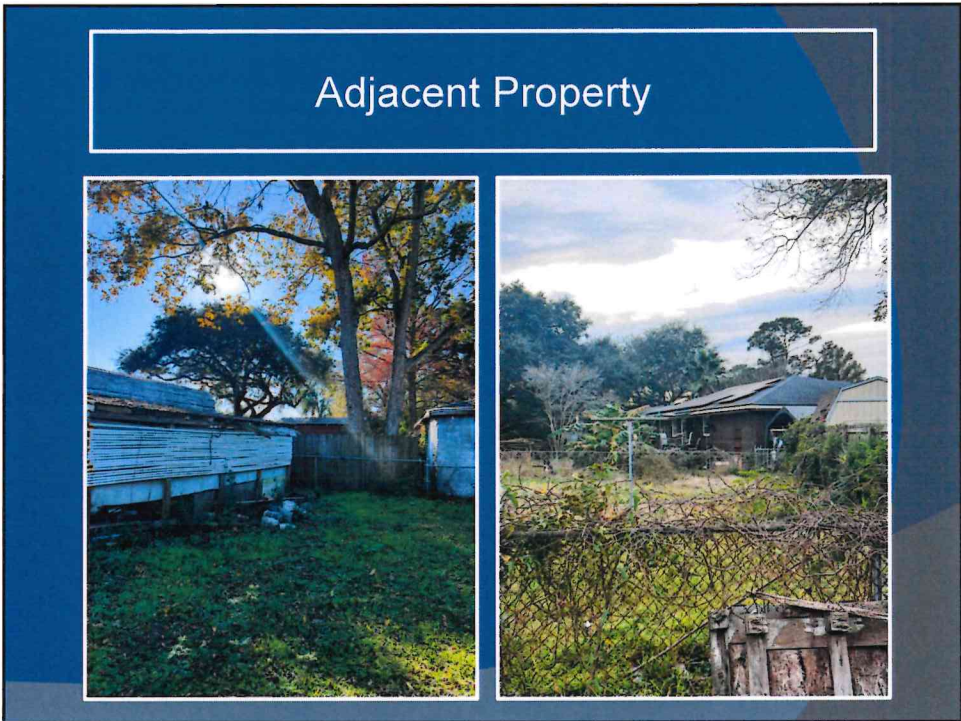
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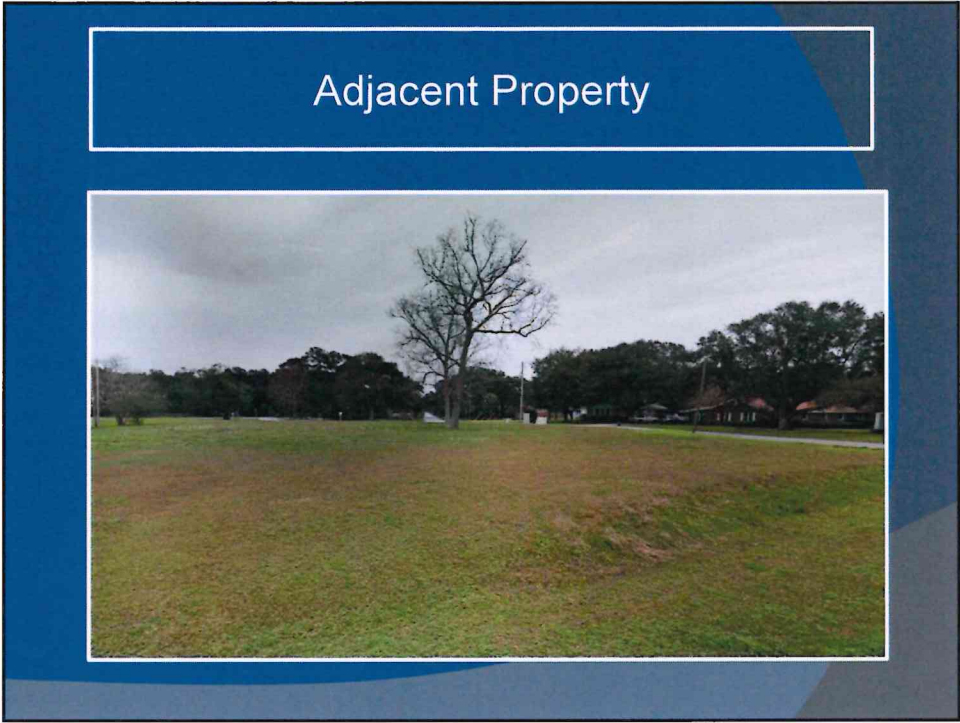
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Staff Review:

The applicant is requesting a variance for an increase in maximum building coverage allowance (maximum allowed is 30%) for the construction of a new single-family residence in the Low-Density Suburban Residential (RSL) Zoning District at 1023 Leeward Avenue (TMS# 452-01-00-050) Adjacent properties to the north, east, south, and west are also in the RSL Zoning District and are in the Town of James Island's jurisdiction.

Town of James Island Zoning and Land Development Regulations, §153.070(C) states that all development in the RSL district shall be subject to the following density, intensity, and dimensional standards: Maximum Building Cover: 30% of Lot. Building Coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopies, and the first two feet of a roof overhang.

The subject property is 0.31 acres in size and currently has one single-family home built in 1956 per Charleston County records. The subject property was purchased by the applicant in September of 2023 and a demolition permit for the existing residence was issued in October of 2023. This lot is considered legal-nonconforming due to its size. According to the applicant's letter of intent, *"granting this variance would allow the Gurski's to build a single-story home which is required for their health needs. Mr. Gurski sustained a life-altering injury while serving in the US Military and suffers from chronic back and neck pain. A two-story home would be detrimental to his recovery. In addition, a single-story home would allow for aging in place and the ability for Mrs. Gurski to care for her elderly parents"*. Please review the attached documents for further information regarding this request.

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 minimum lot size in the Low-Density Suburban Residential Zoning District is 14,520 sf, or 0.33 acres. The subject property is considered legal non-conforming due to its size of 0.31 acres. According to the letter of intent, *"this lot is 13,624 square feet, 896 square feet smaller than the minimum lot size"*.**

F (b): *These conditions do not generally apply to other property in the vicinity;*
Response: **This condition may generally apply to neighboring properties in the vicinity. According to Charleston County GIS records, three of the four immediately adjacent parcels to the subject property are also legal nonconforming due to their lot sizes being under one-third of an acre. However, the remaining twenty properties within 300' of the subject property are considered legal and conforming due to size, according to Charleston County GIS.**

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 to this particular piece of property may prohibit the construction of the proposed home in its' desired one-story style, layout, and size, but the utilization of the property would not be completely restricted. The owner mentions in their letter of intent that "*building a two-story home with a drive under would be easier to keep within current lot coverage limits*", however the owners wish to utilize the property to "*try and maintain a healthy lifestyle despite our chronic conditions*".**

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 applicant has submitted a comprehensive stormwater plan and any potential detrimental effects shall be addressed and remedied during the review of the site plan and enforcement of applicable stormwater standards before construction begins. Furthermore, according to the applicant's letter of intent, the proposed home is "*in keeping with the history of the Lighthouse Point neighborhood*" and it would not be "*advantageous for anyone to have a taller structure that towers over the single-story homes that surround our property.*" Therefore, the character of the zoning district may not be harmed.**

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 be the result of the applicant's own actions due to the desired style, size, and configuration of the home. However, the letter of intent states, "*Granting this variance would allow the Gurskis to build a single-story home which is required for their health needs. Mr. Gurski sustained a life-altering injury while serving in the US Military and suffers from chronic back and neck pain. A two-story home would be detrimental to his recovery*".**

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

Response: **A Natural Resources Element Strategy includes continuing "*to strongly encourage utilization of pervious materials in development and redevelopment activities with the use of pervious asphalt, pervious concrete, brick pavers, etc.*". The applicant has presented a site and stormwater plan utilizing many of these practices. However, this property is in a flood hazard zone and the Natural resources element states that it "*is in the Town's best interest to evaluate use of a property based on risk level for flooding to further resilience and longevity of the community.*"**

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-11-23-034 (Variance request for an increase in maximum building coverage allowance (maximum allowed is 30%) for the construction of a new single-family residence in the RSL Zoning 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. Provide runoff mitigation by practices such as rain gardens, rain barrels, infiltration trenches, and additional vegetative buffering, according to the Town of James Island's Supplemental Stormwater Design Standards.
2. Non-roofed areas shall consist of pervious or permeable materials.

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3. All Charleston County Stormwater and Town of James Island Stormwater requirements and comments shall be addressed, and all relevant approvals in place, prior to commencement of construction activities.

Letter of Intent

BZA application – Meeting date requested December 19, 2023

1023 Leeward Ave – TMS 452-01-00-050

I, Jodi Crosby on behalf of Amanda & Paul Gurski owners of 1023 Leeward Avenue, am requesting a variance to the Town of James Island's RSL maximum building coverage. This is a non-conforming lot by the standards set forth in the ZLDR for the RSL zone. This lot is 13,624 square feet, 896 square feet smaller than the minimum lot size. The allowable building coverage in the RSL zone is 30% or 4087 square feet. I am requesting 41% coverage or 5536 square feet. This includes 3233 square feet of conditioned living space and 2303 square feet of porch and garage space.

The Gurski's plan to demolish the current home on the lot as it is not flood complaint and is too small for their needs. Attempting to renovate and expand the current home is not feasible due to the substantial improvement rule.

Granting this variance would allow the Gurski's to build a single-story home which is required for their health needs. Mr. Gurski sustained a life altering injury while serving in the US Military and suffers from chronic back and neck pain. A two-story home would be detrimental to his recovery. In addition, a single-story home would allow for aging in place and the ability for Mrs. Gurski to care for her elderly parents.

A handwritten signature in black ink that reads "Jodi Crosby". The signature is written in a cursive, flowing style.

Jodi Crosby, Crosby Creations Drafting & Design

November 17, 2023

To Whom it May Concern:

We are the owners of 1023 Leeward Avenue. Our intention has long been to find a lot that would allow building a one story home where we could both age in place, and to have space for Amanda's parents to move in with us. We also would like to build a one level home for the life we presently would like to live. Paul collects disability from the VA for injuries to his back in the Marine Corps. Paul has several degenerative discs in his spine and hip degeneration that will continue to worsen with age.

We both go to physical therapy on a weekly basis, and will also periodically see a Physical Medicine doctor for chronic neck and back issues. Amanda is a lifelong migraine sufferer, and much of her neck/back pains are related to the migraines that she experienced nearly every day prior to these and other treatments. We love this neighborhood and James Island in general. This lot is very near to our closest friends and to Amanda's brother. Building a two story home with a drive under would be easier to keep within current lot coverage limits, but it does not feel that it is in keeping with the history of the Lighthouse Point neighborhood, nor would it be advantageous for anyone to have a taller structure that towers over the single story homes that surround our property.

We respectfully request that the Town of James Island zoning board consider granting us a variance so that we may continue our plans of a dream single story home to raise our daughter and try to maintain a healthy lifestyle despite our chronic conditions.

Sincerely,

Amanda and Paul Gurski



Know what's below.
Call before you dig.



landscape architecture

1859 summerville ave.
suite 550
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i n n o v a t i o n
c o l l a b o r a t i o n
s t e w a r d s h i p



GURSKI RESIDENCE

James Island, South Carolina

1023 Leeward Avenue
December 2023
BZA Review

SCHEDULE OF DRAWINGS

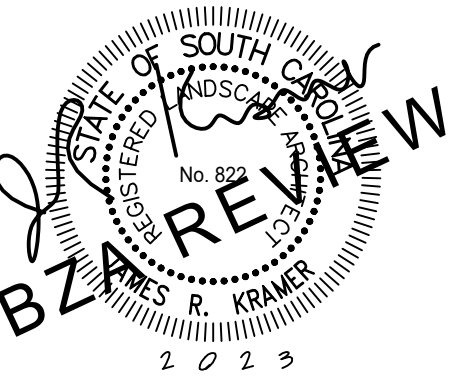
SHEET NO.	DESCRIPTION
L100	SURVEY
L101	SITE PLAN
L102	DRAINAGE PLAN
L300	DRAINAGE DETAILS

GURSKI RESIDENCE
1023 LEeward AVE
JAMES ISLAND, SOUTH CAROLINA

PROJECT #: 23061
DATE: 10.30.23
DRAWN BY: SCD
CHECKED BY: JRK

S T A T U S :
B Z A R E V I E W

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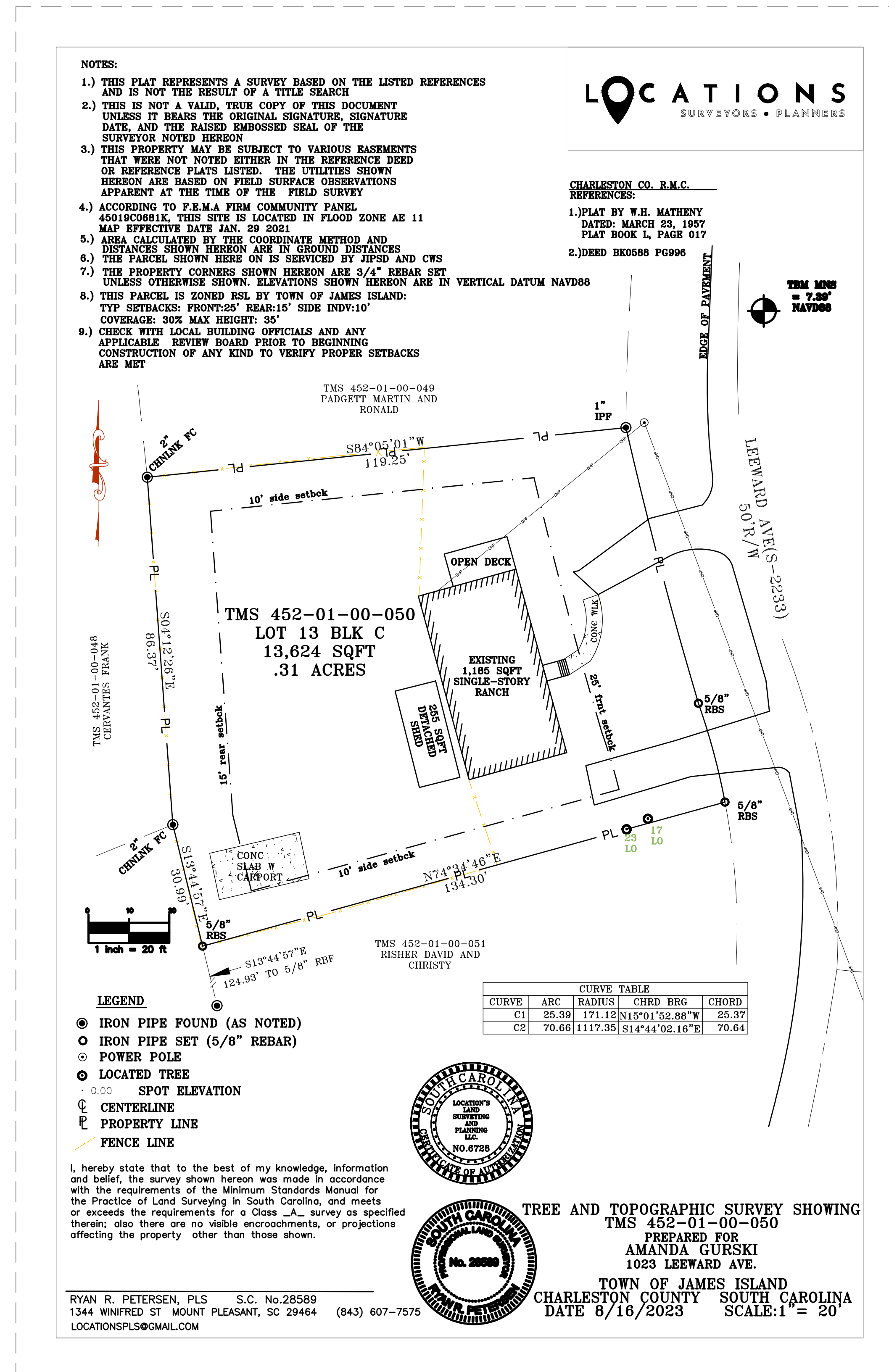


GURSKI RESIDENCE
1023 LEeward AVE
JAMES ISLAND, SOUTH CAROLINA

PROJECT #: 23061
DATE: 10.30.23
DRAWN BY: SCD
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SURVEY

STATUS:
BZA REVIEW

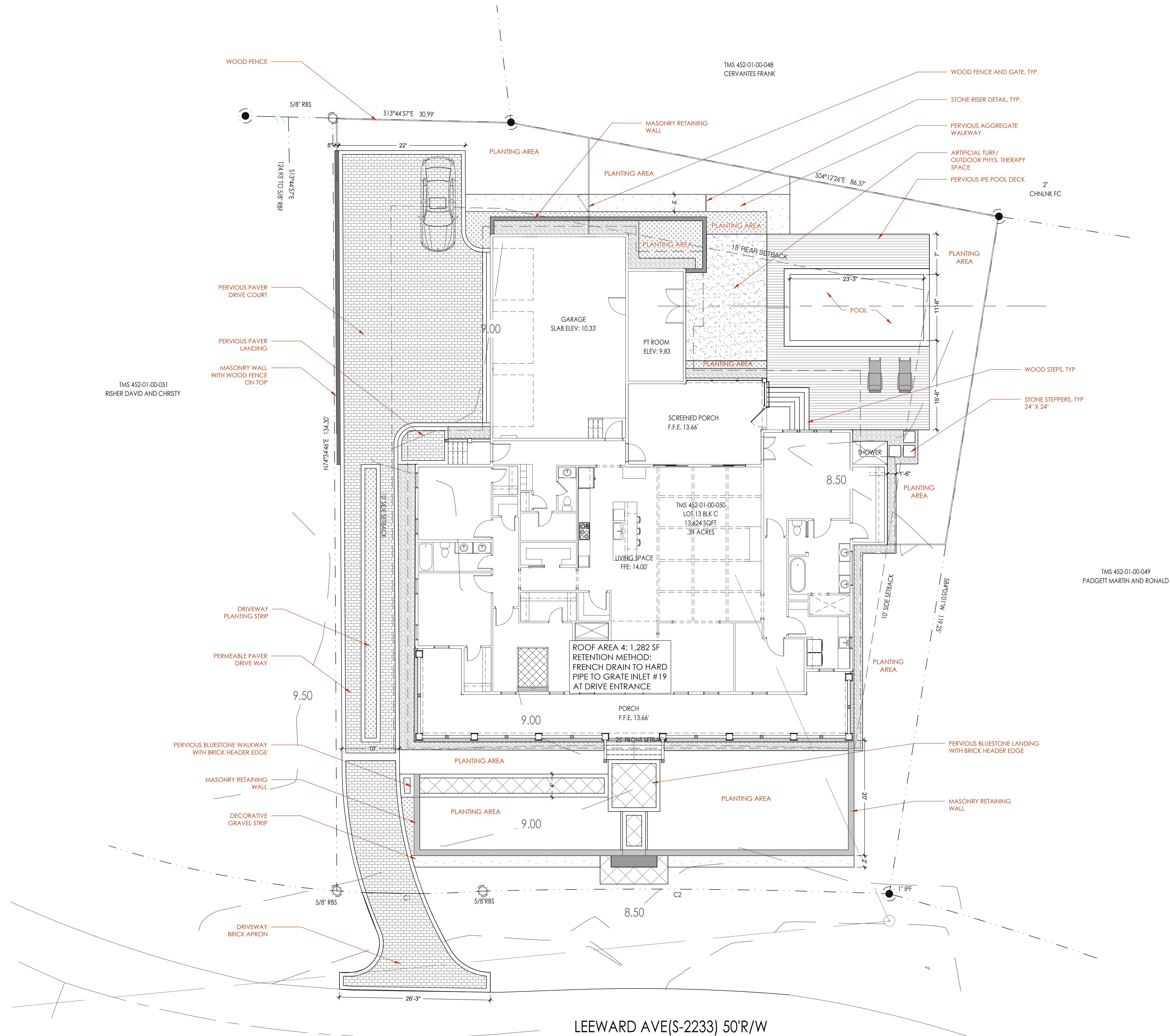


GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM LOCATIONS SURVEYORS AND PLANNERS, AND A SITE VISIT PERFORMED BY REMARK STUDIO, LLC. REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.

SITE PLAN LEGEND:

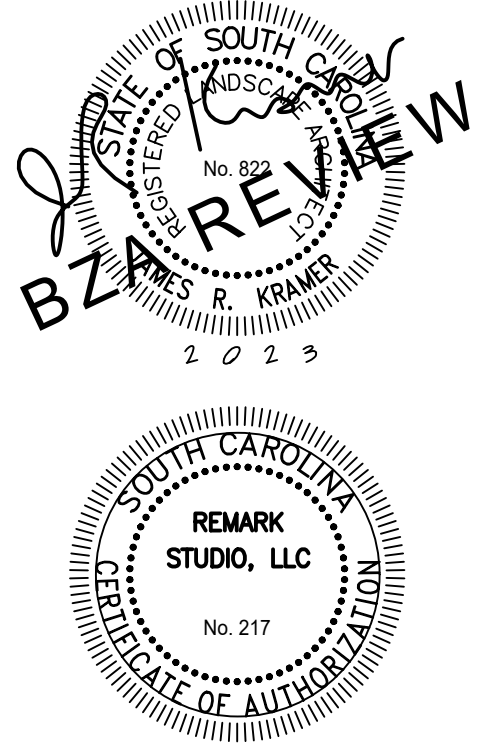
	SOLID WOOD FENCE
	PERMEABLE DRIVEWAY/ DRIVE COURT
	PERMEABLE WALKWAY
	PERMEABLE PAVER POOL DECK
	ARTIFICIAL TURF
	DECORATIVE GRAVEL
	DRAINAGE GRAVEL
	PROPOSED PLANTING AREA



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innovation
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stewardship



GURSKI RESIDENCE
1023 LEeward AVE
JAMES ISLAND, SOUTH CAROLINA

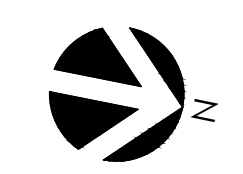
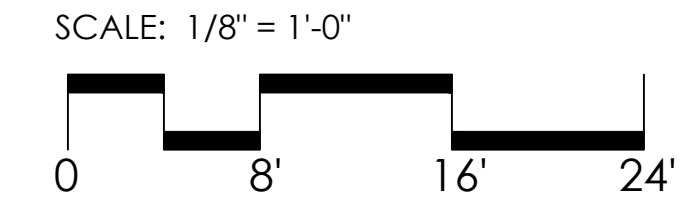
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SITE PLAN

STATUS:
BZA REVIEW

L 101

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Address: 1023 Leeward Ave. James Island, South Carolina
TMS: 452-01-00-050

LOT COVERAGE INFORMATION:

LOT INFORMATION:	13,624 SF
TOTAL LOT SIZE:	13,624 SF
BUILDING COVERAGE CAP:	4,087 SF (30%)
PROPOSED BUILDING COVERAGE:	5,536 SF (41%)
IMPERVIOUS COVERAGE CAP:	5,449.4 (40%)
PROPOSED IMPERVIOUS TOTAL:	6,065 SF (44.5%)
PROPOSED IMPERVIOUS TOTAL:	6,065 SF (44.5%)
Building Coverage	5,536 SF
Pool	340 SF
Retaining walls+masonry stairs	189 SF
PROPOSED PERVIOUS TOTAL:	7,559 SF
Pervious paver driveway	1,806.11 SF
Aggregate	787.9 SF
Pervious walkways/ landings	479.40 SF
Artificial turf	282.73 SF
Pervious wood pool deck	565.97 SF
Planted/ vegetated area	3,636.89 SF

TOWN OF JAMES ISLAND: SUPPLEMENTAL STORMWATER DESIGN STANDARDS

3.2 Single Family Residence (SFR) Design Standards:
Impervious area for individual residential lots, to include those within a larger planned community, shall not exceed 40% of the total property area. If the impervious area exceeds 40%, the runoff volume from a 25-year, 24-hour storm event shall be retained on site for the impervious area above 40%. For example, if the impervious area for a new home site is 52% of the total property, the site must retain the 25-year, 24-hour storm runoff volume for 12% of the total property area on site. Reference the Low Impact Development in Coastal South Carolina: A Planning and Design Guide for recommended best management practices.

PROPOSED DRAINAGE CALCULATIONS:

25 year, 24-hour rainfall event
Existing= .66
Cproposed= .63
Tc= 20.87 minutes
I= 5.92 in/hr
Q existing= 30.081 cfs
Q proposed = 1.163 cfs

% captured existing = 0%
% captured proposed = 49%
% captures required = 44.5%

PROPOSED STORMWATER CAPTURED ON SITE:
3,377.80 CF
125.10 CY
21,172 GALLONS

*** refer to supplemental calculations

DRAINAGE NOTES:

LOT SHALL NOT BE GRADED OR FILLED TO AN ELEVATION THAT RESULTS IN A CHANGE TO THE EXISTING STORMWATER RUN-OFF FOR SUCH LOT. THE FILLING OR GRADING OF THE LOT WILL NOT ADVERSELY IMPACT THE DRAINAGE OF THE ADJACENT PROPERTIES IF IMPLEMENTED ACCORDING TO THIS PLAN.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS PER 2021 IRC.

RETAIN PRE-DEVELOPMENT ELEVATIONS AT ALL PROPERTY LINES

ADDITIONAL FILL SHALL NOT ENCR OACH INTO TREE PROTECTION ZONE.

CONTRACTOR TO IMPLEMENT TEMPORARY SWPP TO PREVENT EROSION DURING CONSTRUCTION. AND PROTECT EXISTING STORM INLET STRUCTURES FROM CONSTRUCTION ACTIVITIES.

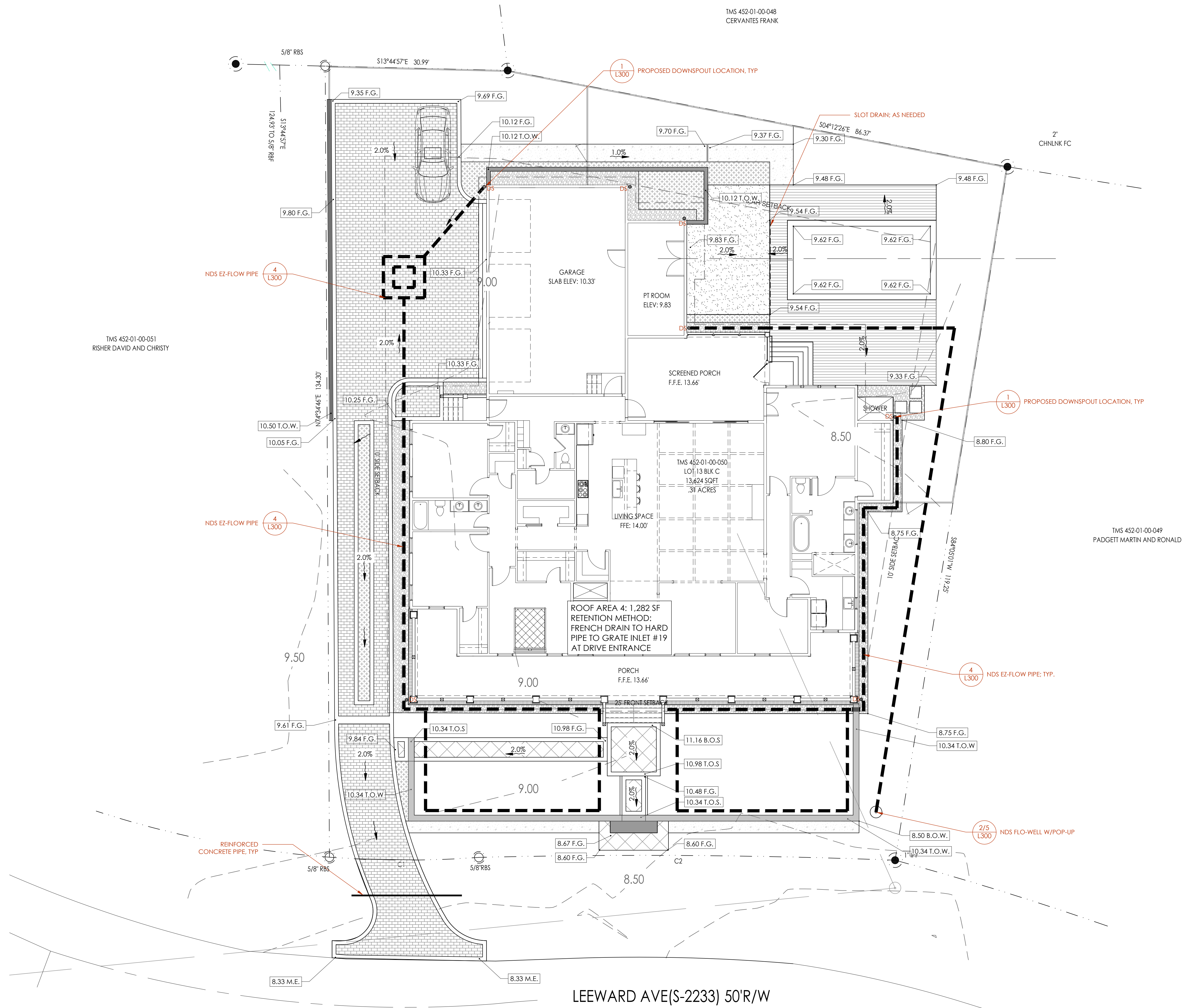
RUNOFF STORAGE IS FOR DESIGN STORM ONLY; RAINFALL EVENTS CAN EXCEED PREDICTED VALUES

GUTTER DESIGN SHOWN FOR PLANNING PURPOSES ONLY

DRAINAGE LEGEND:

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
→	DRAINAGE FLOW ARROW
6.7	EXISTING SPOT GRADE
0.00	PROPOSED SPOT GRADE
---	NDS EZ FLOW DRAIN

B.O.S.	= Bottom of steps
B.O.W.	= Bottom of wall
FFE	= Finish floor elevation
RIM	= Rim elevation
T.O.S.	= Top of steps
T.O.W.	= Top of wall



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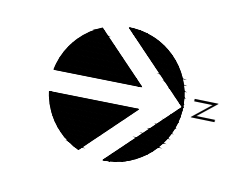
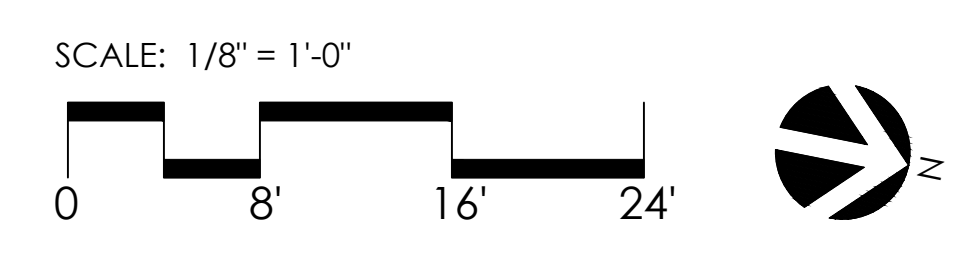
GURSKI RESIDENCE
1023 LEEWARD AVE
JAMES ISLAND, SOUTH CAROLINA

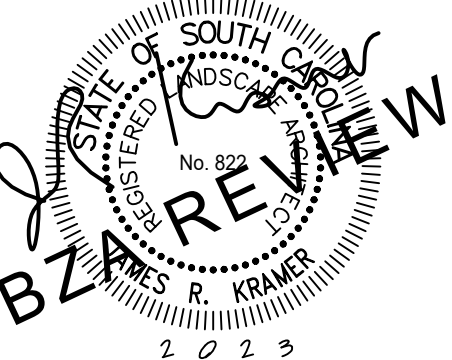
PROJECT #: 23061
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DRAINAGE PLAN

STATUS:
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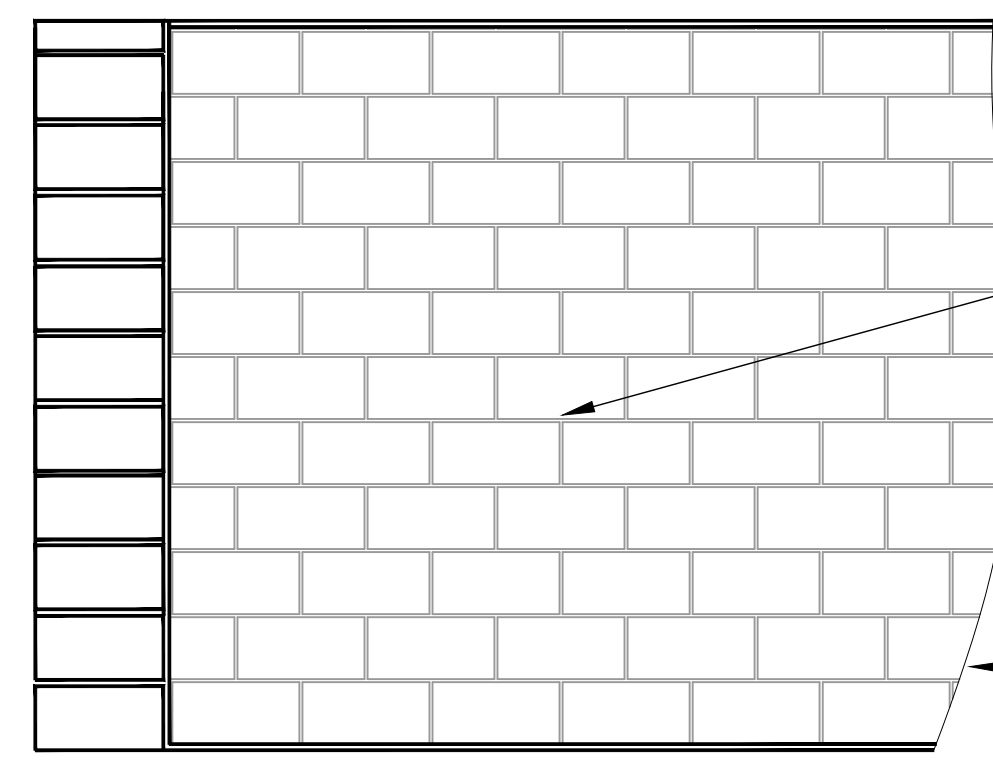
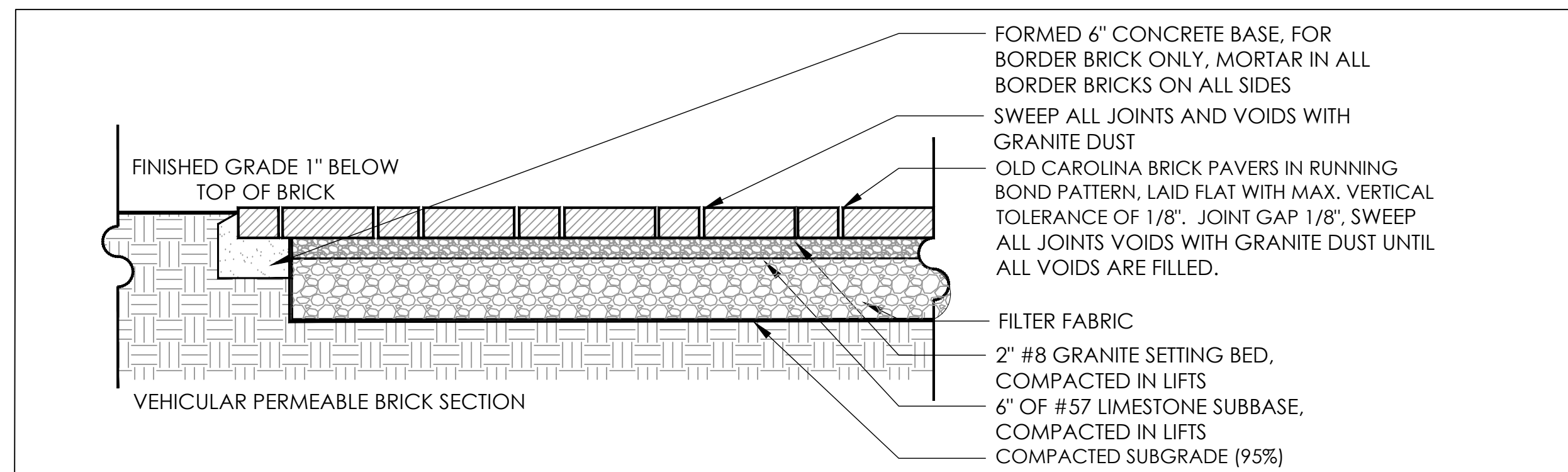


GURSKI RESIDENCE
1023 LEeward AVE
JAMES ISLAND, SOUTH CAROLINA

PROJECT #: 23061
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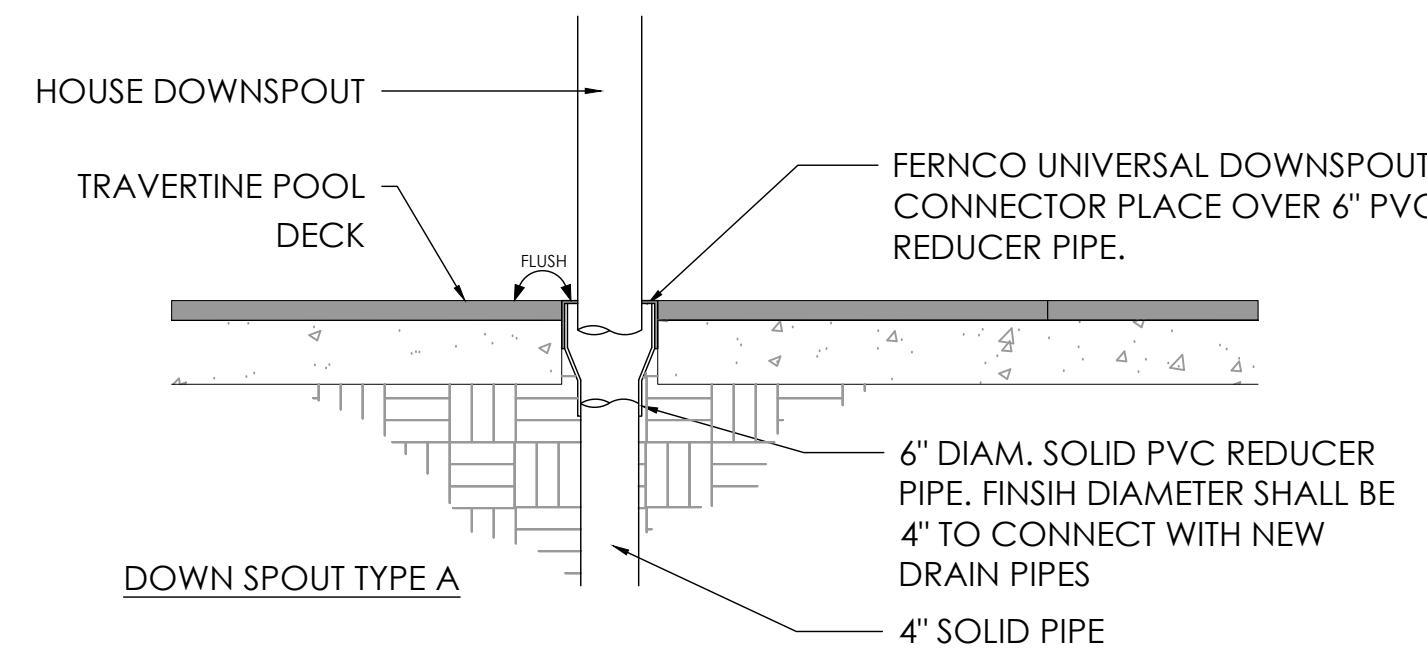
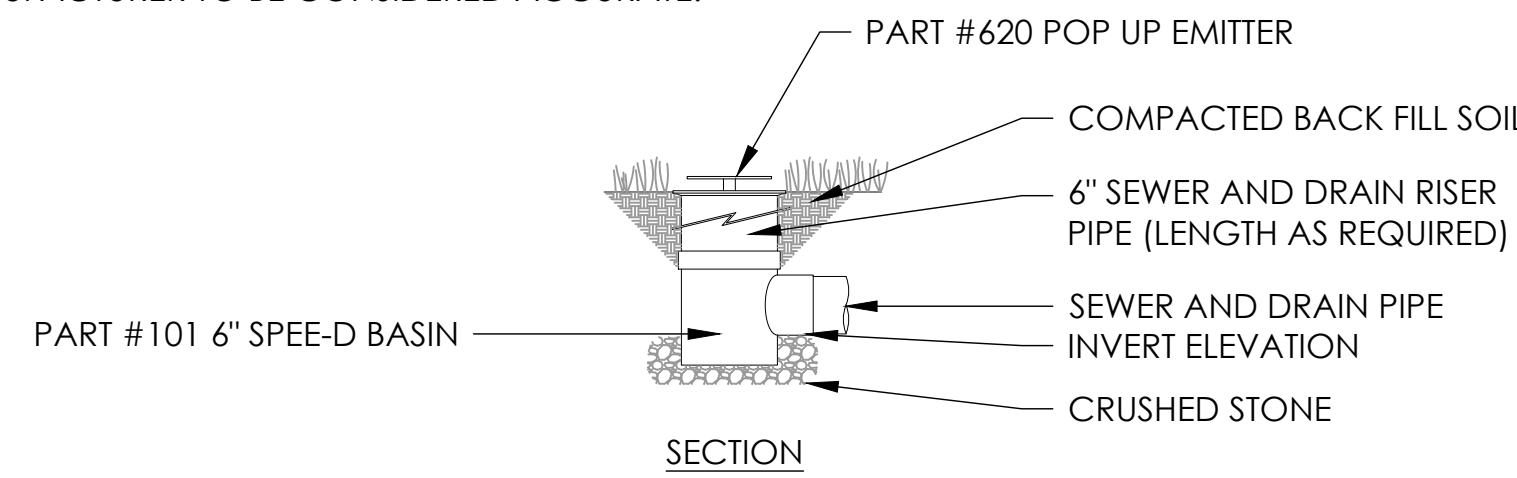
**DRAINAGE
DETAILS**

STATUS:
BZA REVIEW



NOTE:
1. WIDTH INDICATED ON LAYOUT PLAN SHALL BE CONSIDERED +/- TO ACCOMMODATE BRICK SIZE TO MINIMIZE CUTS.
2. SLAG IS NOT PERMITTED.
OLD CAROLINA BRICK PAVERS TO BE SAVANNAH GREY, IN RUNNING BOND FIELD. LAID FLAT WITH MAX VERTICAL TOLERANCE OF 1/8\"/>

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



1 DOWNSPOUT TIE IN
1" = 1'-0"

2 NDS POP-UP EMITTER
1" = 1'-0"

3 PERMEABLE PAVER DRIVE
1" = 1'-0"

NDS TECHNICAL SPECIFICATIONS
WE PUT WATER IN ITS PLACE

EZFLOW

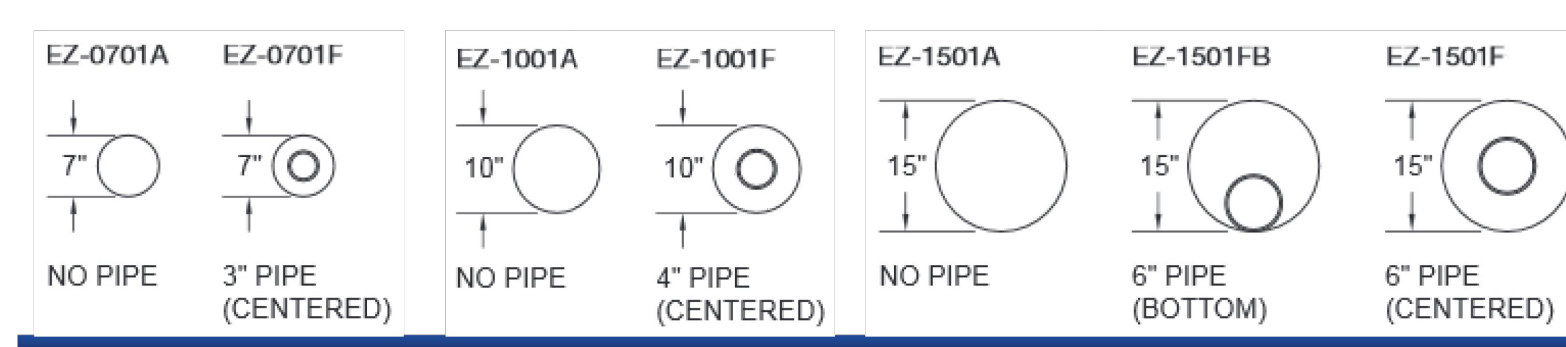
30-SIEVE GEOTEXTILE MESH

SLOTTED DRAIN PIPE:
The black, single-wall, corrugated EZflow drainage pipe is constructed of polyethylene resins with high recycled content typically greater than 90%. Pipe meets ASTM F405 standard specifications.

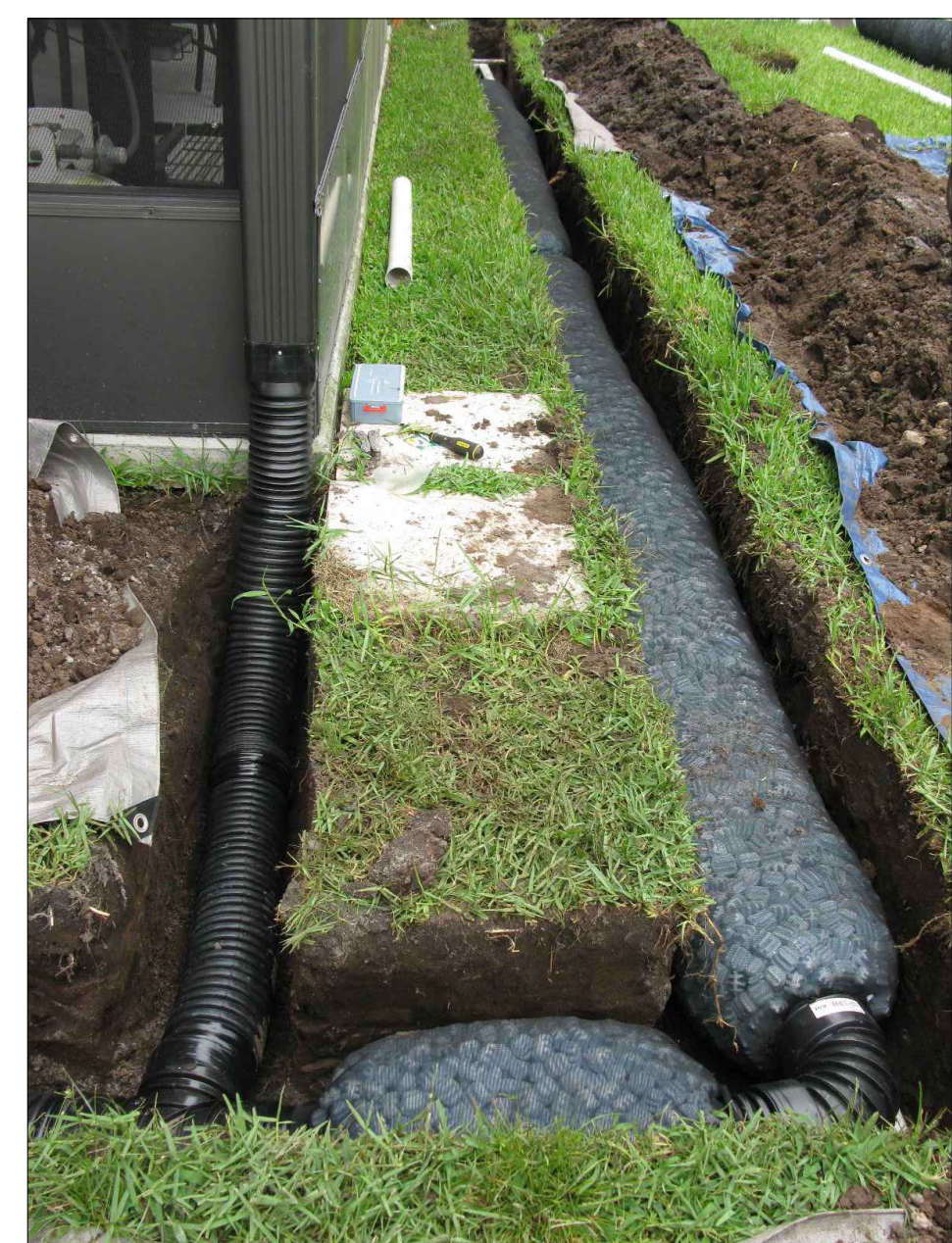
GEOSYNTHETIC AGGREGATE:
The blue geosynthetic EZflow drainage aggregate is made from 100% recycled polystyrene (EPS) materials.

GEOTEXTILE MESH:
The 30-sieve geotextile mesh fabric has an apparent opening size of 0.60 mm, a unit weight between 2.5 and 3.5 ounces per square yard, and strength of 100 pounds per square inch in accordance with ASTM D-3786. The flow rate through the mesh is 300 gallons per minute per foot at 3" of head in accordance with ASTM D-4491.

Aggregate-Only Bundles			Pipe Bundles		
Product	Storage Volume (gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)	Product	Storage Volume (Gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)
EZ-0701A	8.8	37.1	EZ-0701F	11.4	80.8
EZ-1001A	17.2	75.7	EZ-1001F	21.5	130.9
EZ-1501A	36.5	170.3	EZ-1501F/EZ-1501FB	45.8	345.0



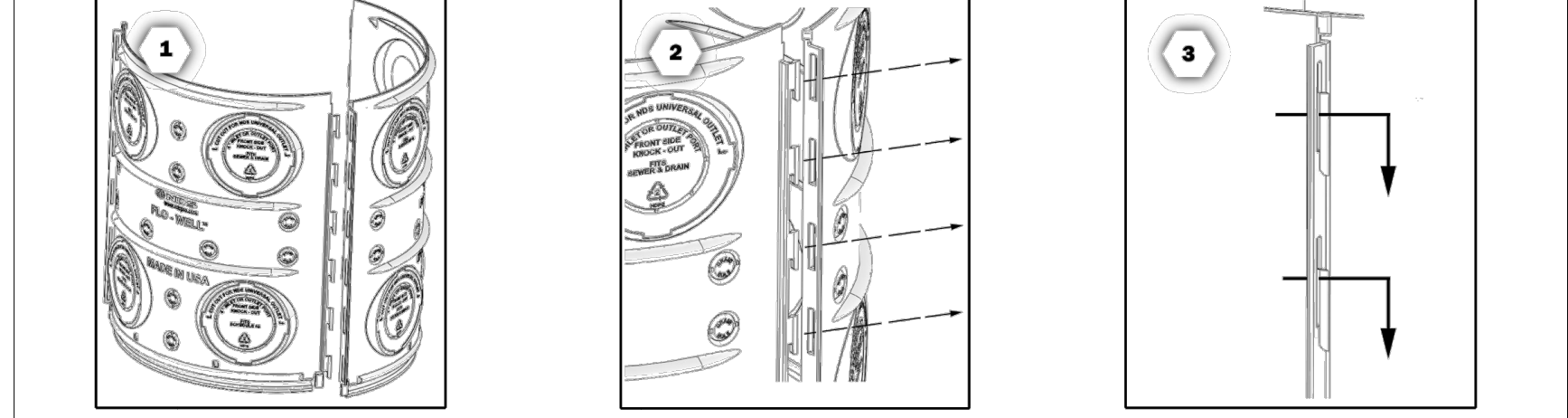
855 N. Stewart Avenue, Linden, CA 93247, 800-726-1994
Visit ndspro.com for specs, detail drawings, and case studies
NDS WE PUT WATER IN ITS PLACE



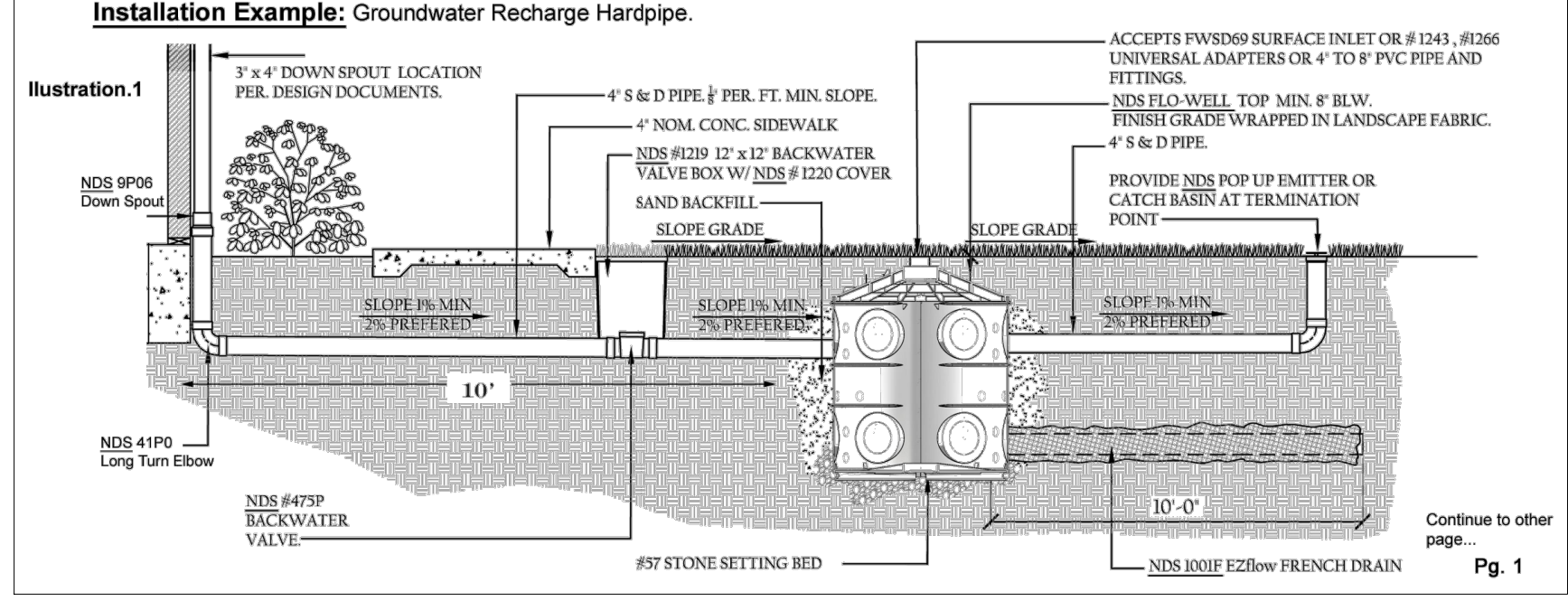
NDS Flo-Well Assembly and Installation Sheet
MANUFACTURED DRYWELL

Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

- WARNING:** Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.
- ASSEMBLY INSTRUCTIONS**
- Place two panels side by side and align male tabs with female flange.
 - Pinch tabs and flange flush until panels interlock.
 - For final lock, slide male tabs downward until panel edges are leveled at top.
 - Repeat steps 1-3 for the third panel assembly.
 - Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.



- DRY WELL SETUP**
- Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4\"/>
 - Strategically plan Flo-Well's location at a minimum distance of 10' from foundations.
 - Note: Take into consideration traffic and elevation conditions.
 - Once Flo-Well location is verified, dig a 4' wide by 4' deep hole.
 - Dig a trench from the end of the downspout at about 1' deep and 6\"/>



4 NDS EZ FLOW DRAIN
1" = 1'-0"

5 NDS FLO WELL
1" = 1'-0"





Gurski Residence: Stormwater Calculations
James Island BZA

Existing Conditions

Rainfall Event	Total Precipitation (in)	Event Runoff (cf) (b)	Detention Capacity (cf) (D)	Net Runoff (cf) (E) = (I) - (D)	Peak Runoff Rate (cfs)* Q = C*I*A	Percent Captured (G) = (D) / (I)
Twenty Five-Year Storm Event	8.70	7,726	-	7,726.32	30.081	0%
One-Year Storm Event	3.8	2,601	-	2,600.57	0.783	0%
Two-Year Storm Event	4.6	3,394	-	3,393.97	0.948	0%
Ten-Year Storm Event	7.2	6,108	-	6,108.45	30.081	0%
100-Year Storm Event	11.3	10,576	-	10,575.65	2.329	0%

a/ Storm intensity information based Table 1: 24-hour design storm precipitation data for Town of James Island, South Carolina

b/ Rain event runoff totals are calculated using the SCS Initial Abstraction Ratio Adjustment Formula

Site Information & Land Cover:		
Area	13624	SF
Area (Ac)	0.31 ac	AC
Impervious cover	2,300	SF
Aggregate	0	SF
Lawn, poor soil (D)	11,324	SF
Planting bed	0	SF
Pervious paving	0	SF
Bioswale/Bioretention Surface	0	SF
Subsurface Storage	0	SF
total site:	13624	SF
% impervious:	16.88%	%

CORRECT

Intensity I = a(D+b)^c		
a	45.530	Constant
b	6.257	Constant
c	0.618	Constant
D	0.33	TC
I	145.93	in/hr
Rational Formula Q = C*I*A		
C	0.66	Coefficient
I	145.93	in/hr
A	0.31	AC
Q	30.081	CFS

Time of Concentration TC = 0.7039 / (L^0.3917) * (C^-1.1309) * (S^-0.1985)		
L	145.000	Length
c	0.66	Coefficient
s	0.01	Slope
TC	19.76	Minutes
TC	0.33	Hours

Land Cover	Percent of Area	Curve Number	Runoff Coefficient
Impervious cover	16.88%	98.00	0.95
Aggregate	0.00%	91.00	0.50
Lawn, poor soil (D)	83.12%	84.00	0.60
Planting bed	0.00%	80.00	0.35
Pervious paving	0.00%	84.00	0.40
Bioswale/Bioretention Surface	0.00%	0.00	0.00
Subsurface Storage	0.00%	0.00	0.00
Mean CN		86.36	N/A
Adjusted Ia (So.20)		2.249	N/A
Total Site Area (sf)			13624
Weighted Coefficient			0.66

Gurski Residence: Stormwater Calculations
James Island BZA

Proposed Conditions

Rainfall Event	Total Precipitation (in)	Event Runoff (cf) (b)	Detention Capacity (cf) (D)	Net Runoff (cf) (E) = (I) - (D)	Peak Runoff Rate (cfs)* (Q = C*I*A)	Percent Captured (G) = (D) / (I)
Twenty Five-Year Storm Event	8.02	6,944	3,378	3,565.79	1.163	49%
One-Year Storm Event	3.5	2,312	3,378	(1,066.22)	0.693	146%
Two-Year Storm Event	4.3	3,060	3,378	(317.60)	0.844	110%
Ten-Year Storm Event	6.6	5,406	3,378	2,028.34	1.163	62%
100-Year Storm Event	10.4	9,533	3,378	6,155.68	2.042	35%

a/ Storm intensity information based Table 1: 24-hour design storm precipitation data for Town of James Island, South Carolina

a/ Rain event runoff totals are calculated using NOAA Atlas 14, Volume 2, Version 3 Latitude: 32.7296°, Longitude: -79.9219 precipitation frequency data server

Site Information & Land Cover:		
Area	13624	SF
Area (Ac)	0.31 ac	Ac
Impervious cover	6,065	SF
Aggregate	787.9	SF
Turf	283	SF
Planting bed	3636.89	SF
Pervious decking 3/8" gap	565.97	SF
Pervious paving	2285.51	SF
Substorage NDS Flo-well	3	SF
Substorage NDS EZ- Flo	461	LF
total site:	13624	SF
% impervious:	44.52%	%

CORRECT

Intensity I = a(D+b)^c		
a	45.530	Constant
b	6.257	Constant
c	0.618	Constant
D	20.87	TC
I	5.92	in/hr
Rational Formula Q = C*I*A		
C	0.63	Coefficient
I	5.92	in/hr
A	0.31	AC
Q	1.163	CFS

Time of Concentration TC = 0.7039(I ^{0.3917})(C ^{1.1309})(S ^{-0.1985})		
I	145.000	Length
c	0.63	Coeffecient, weighted
s	0.01	Slope
TC	20.87	Minutes
TC	0.35	Hours

Rational Coefficients, 25 year flood frequency	
a	45.530
b	6.26
c	0.62

a/Rainfall Intensity Values Utilized by South Carolina Department of Transportation

Land Cover	Percent of Area	Curve Number	Runoff Coefficient
Impervious cover	44.52%	98.00	0.95
Aggregate	5.78%	91.00	0.50
Turf	2.08%	84.00	0.75
Planting bed, native	26.69%	80.00	0.35
Pervious decking, 3/8" gap	4.15%	84.00	0.40
Pervious paving, 3/8" gap	16.78%	84.00	0.40
NDS Flo-well	0.02%	0.00	0.00
NDS EZ- Flo	3.38%	0.00	0.00
Mean CN		86.08	N/A
Adjusted Ia (So.20)		2.312	N/A
Total Site Area (sf)			13624
Weighted Coefficient			0.63

Stormwater Runoff Captured on Site through BMP	
	3,377.80 CF
	125.10 CY
	21,172.31 Gallons

NDS Ezflo Subsurface Pipe - Storage Capacity		
Surface Area	461	LF
avg. depth	6.12	Ft
Volume	2821	CF
Volume (CY)	104.5	CY
Gallons	21104.9	Gal

Flo Well Subsurface Tanks - Storage Capacity		
Surface Area	3	SF
depth	6	Ft
Volume	7	CF
Volume (CY)	0.2	CY
Gallons	49	Gal

Pervious Paving - Aggregate substorage Capacity		
Surface Area	2285.51	SF
avg. depth 8"	0.66	Ft
30% of Volume	503	CF
30% of Volume (CY)	18.6	CY

Pervious decking - Aggregate substorage Capacity		
Surface Area	565.97	SF
avg. depth	0.25	Ft
30% of Volume	47	CF
30% of Volume (CY)	1.7	CY

Bioswale/Bioretenion - Subsurface Capacity		
Surface Area	0	SF
avg. depth	0	Ft
30% of Volume	0	CF
30% of Volume (CY)	0.0	CY
30% of Volume (GAL)	0	Gal

https://hdsc.nws.noaa.gov/pfds/pfds_map_cont.html?bkmrk=sc

<https://www.scdot.org/business/hydraulic-calculations.aspx>



NOAA Atlas 14, Volume 2, Version 3
Location name: Charleston, South Carolina, USA*
Latitude: 32.7296°, Longitude: -79.9219°
Elevation: 9 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M. Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

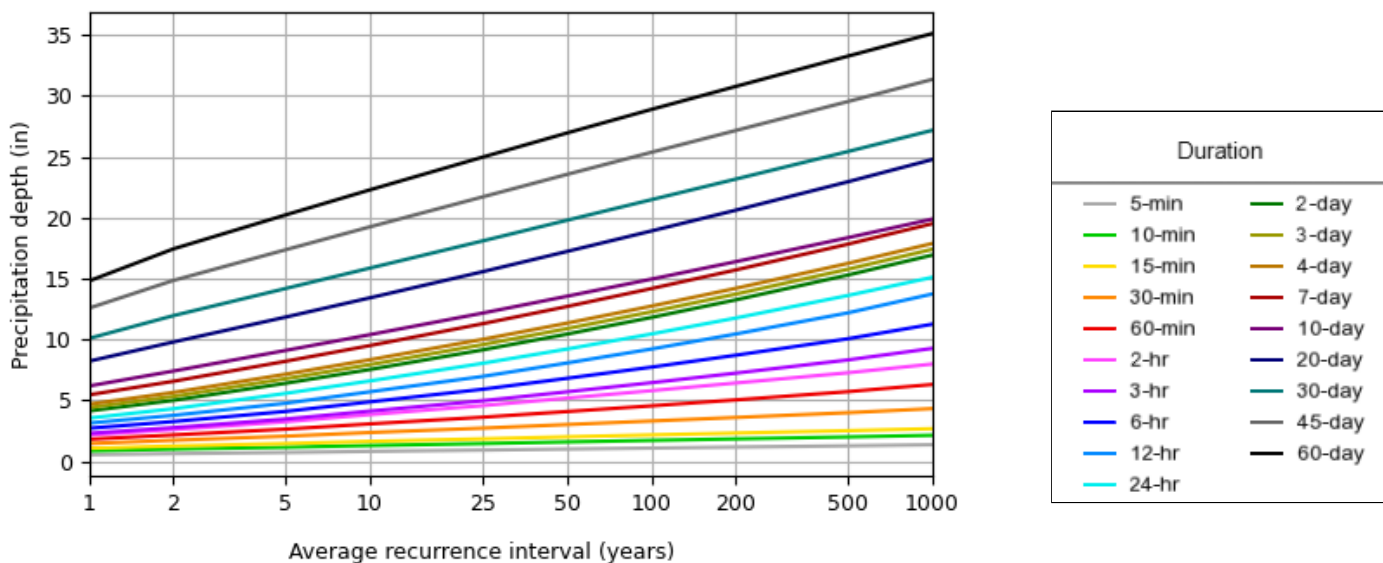
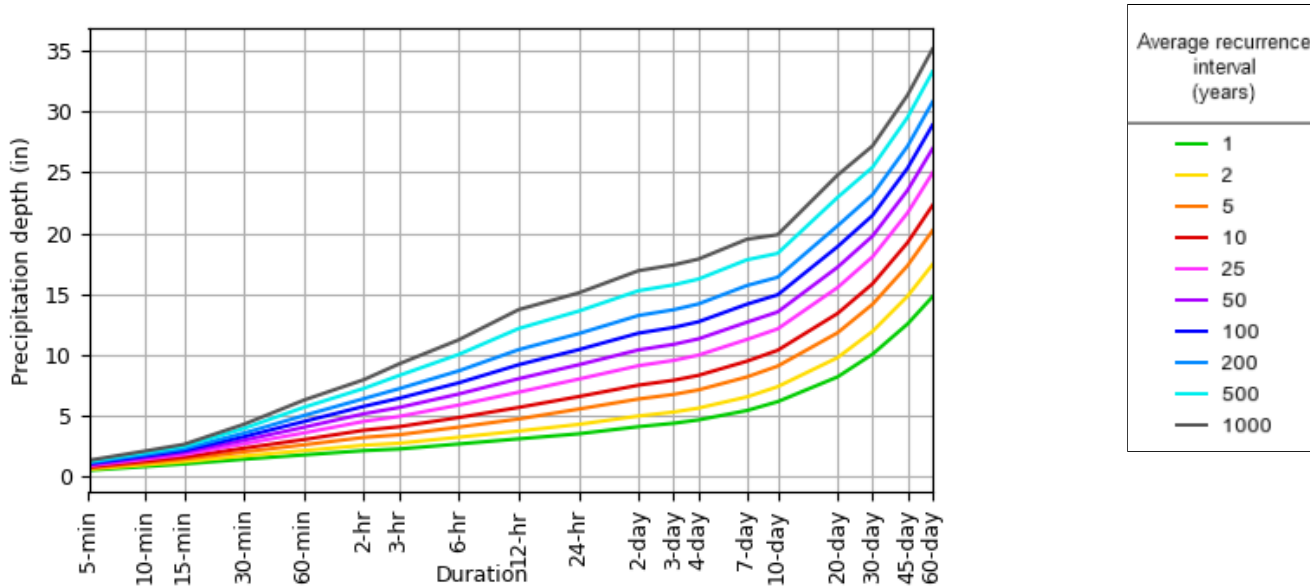
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.526 (0.486-0.569)	0.616 (0.571-0.666)	0.710 (0.657-0.768)	0.801 (0.738-0.864)	0.903 (0.830-0.974)	0.988 (0.903-1.06)	1.07 (0.973-1.16)	1.15 (1.04-1.24)	1.25 (1.12-1.36)	1.35 (1.19-1.46)
10-min	0.840 (0.776-0.909)	0.986 (0.912-1.07)	1.14 (1.05-1.23)	1.28 (1.18-1.38)	1.44 (1.32-1.55)	1.57 (1.44-1.70)	1.70 (1.54-1.84)	1.82 (1.65-1.97)	1.98 (1.77-2.15)	2.12 (1.87-2.31)
15-min	1.05 (0.971-1.14)	1.24 (1.15-1.34)	1.44 (1.33-1.56)	1.62 (1.49-1.75)	1.82 (1.68-1.97)	1.99 (1.82-2.15)	2.15 (1.95-2.32)	2.30 (2.08-2.49)	2.50 (2.23-2.71)	2.66 (2.35-2.89)
30-min	1.44 (1.33-1.56)	1.71 (1.58-1.85)	2.04 (1.89-2.21)	2.35 (2.16-2.53)	2.70 (2.48-2.92)	3.00 (2.74-3.24)	3.29 (2.99-3.56)	3.58 (3.24-3.87)	3.97 (3.55-4.31)	4.31 (3.81-4.69)
60-min	1.79 (1.66-1.94)	2.15 (1.99-2.32)	2.62 (2.43-2.84)	3.06 (2.82-3.30)	3.60 (3.31-3.88)	4.06 (3.72-4.38)	4.54 (4.12-4.90)	5.03 (4.54-5.43)	5.70 (5.09-6.18)	6.29 (5.56-6.84)
2-hr	2.14 (1.99-2.30)	2.59 (2.40-2.78)	3.23 (2.99-3.47)	3.82 (3.53-4.10)	4.55 (4.18-4.88)	5.17 (4.72-5.54)	5.78 (5.25-6.20)	6.41 (5.78-6.88)	7.25 (6.47-7.80)	7.97 (7.05-8.60)
3-hr	2.28 (2.12-2.46)	2.75 (2.55-2.97)	3.45 (3.19-3.72)	4.11 (3.79-4.43)	4.95 (4.54-5.34)	5.68 (5.18-6.12)	6.44 (5.83-6.93)	7.22 (6.48-7.77)	8.31 (7.36-8.96)	9.26 (8.10-10.0)
6-hr	2.69 (2.48-2.93)	3.25 (3.00-3.53)	4.08 (3.75-4.44)	4.86 (4.46-5.29)	5.89 (5.37-6.41)	6.79 (6.15-7.39)	7.71 (6.92-8.38)	8.70 (7.74-9.44)	10.0 (8.82-10.9)	11.2 (9.74-12.3)
12-hr	3.12 (2.84-3.43)	3.76 (3.44-4.13)	4.75 (4.34-5.21)	5.69 (5.17-6.23)	6.94 (6.26-7.58)	8.05 (7.20-8.77)	9.20 (8.15-10.0)	10.4 (9.15-11.4)	12.2 (10.5-13.3)	13.7 (11.7-15.0)
24-hr	3.53 (3.20-3.87)	4.30 (3.90-4.72)	5.56 (5.03-6.09)	6.58 (5.94-7.21)	8.02 (7.20-8.80)	9.19 (8.23-10.1)	10.4 (9.29-11.4)	11.8 (10.4-12.9)	13.6 (12.0-14.9)	15.1 (13.2-16.6)
2-day	4.11 (3.75-4.53)	4.99 (4.55-5.50)	6.39 (5.82-7.02)	7.52 (6.83-8.26)	9.12 (8.24-10.0)	10.4 (9.37-11.4)	11.8 (10.6-12.9)	13.2 (11.8-14.5)	15.3 (13.5-16.8)	16.9 (14.9-18.6)
3-day	4.39 (4.01-4.81)	5.31 (4.86-5.83)	6.76 (6.17-7.41)	7.92 (7.21-8.67)	9.55 (8.65-10.4)	10.9 (9.80-11.9)	12.3 (11.0-13.4)	13.7 (12.2-15.0)	15.8 (14.0-17.3)	17.4 (15.3-19.1)
4-day	4.67 (4.27-5.10)	5.64 (5.16-6.17)	7.13 (6.52-7.79)	8.32 (7.59-9.08)	9.99 (9.06-10.9)	11.3 (10.2-12.3)	12.7 (11.4-13.9)	14.2 (12.7-15.5)	16.2 (14.4-17.8)	17.9 (15.8-19.6)
7-day	5.44 (5.00-5.91)	6.55 (6.03-7.13)	8.19 (7.53-8.89)	9.49 (8.70-10.3)	11.3 (10.3-12.2)	12.7 (11.5-13.8)	14.2 (12.8-15.4)	15.7 (14.2-17.1)	17.8 (16.0-19.4)	19.5 (17.4-21.3)
10-day	6.16 (5.68-6.68)	7.39 (6.82-8.00)	9.08 (8.36-9.82)	10.4 (9.54-11.2)	12.1 (11.1-13.1)	13.5 (12.3-14.6)	14.9 (13.6-16.1)	16.4 (14.8-17.7)	18.3 (16.5-19.9)	19.9 (17.8-21.6)
20-day	8.20 (7.60-8.86)	9.78 (9.06-10.6)	11.8 (10.9-12.8)	13.4 (12.4-14.5)	15.5 (14.3-16.8)	17.2 (15.9-18.6)	18.9 (17.4-20.4)	20.6 (18.9-22.2)	22.9 (20.9-24.8)	24.8 (22.5-26.8)
30-day	10.1 (9.42-10.8)	11.9 (11.2-12.8)	14.2 (13.3-15.1)	15.8 (14.8-16.9)	18.1 (16.9-19.2)	19.8 (18.4-21.1)	21.5 (20.0-22.9)	23.2 (21.5-24.7)	25.4 (23.5-27.2)	27.2 (25.0-29.1)
45-day	12.6 (11.8-13.3)	14.8 (14.0-15.8)	17.3 (16.3-18.4)	19.2 (18.0-20.4)	21.7 (20.3-23.1)	23.5 (22.0-25.0)	25.4 (23.6-27.0)	27.1 (25.3-28.9)	29.5 (27.4-31.5)	31.3 (29.0-33.5)
60-day	14.8 (13.9-15.7)	17.4 (16.4-18.5)	20.2 (19.0-21.4)	22.3 (20.9-23.6)	24.9 (23.4-26.4)	26.9 (25.2-28.5)	28.9 (27.0-30.6)	30.8 (28.7-32.6)	33.2 (30.9-35.3)	35.1 (32.6-37.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

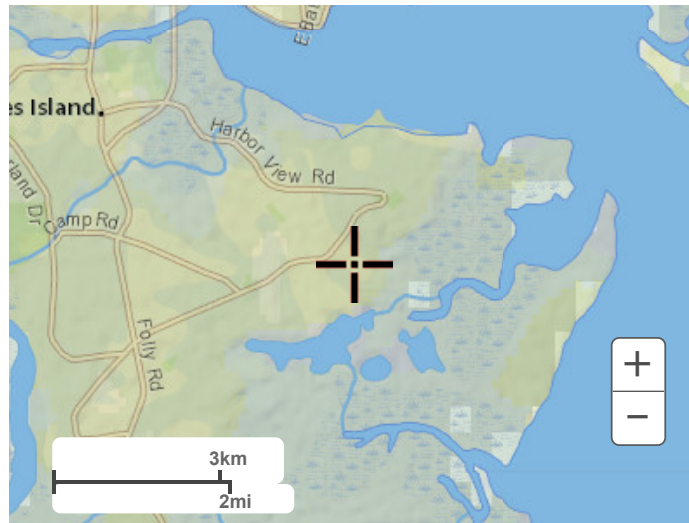
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 32.7296°, Longitude: -79.9219°



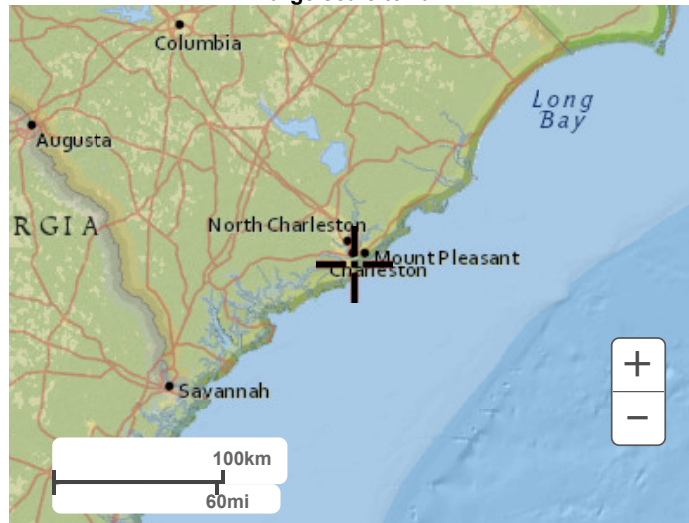
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Maps & aerials

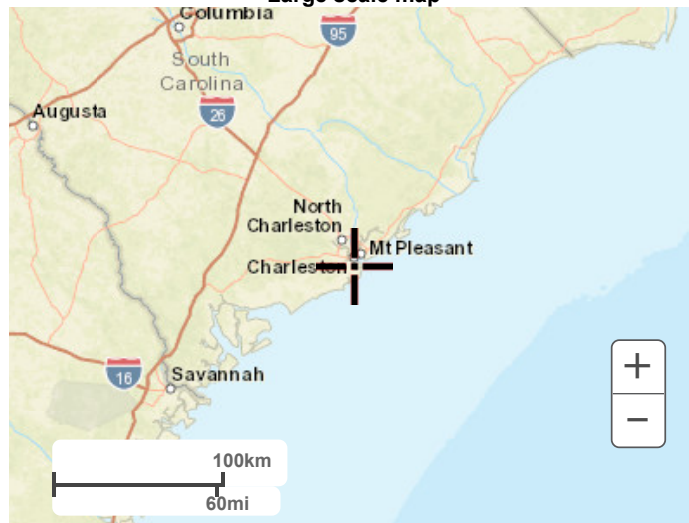
Small scale terrain



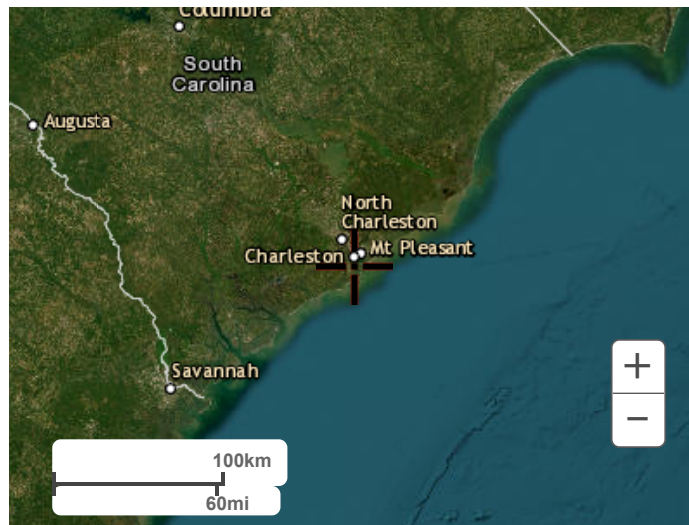
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

**Rainfall Intensity Values
Utilized by South Carolina Department of Transportation**

Rainfall intensity values utilized by the South Carolina Department of Transportation are computed by the following formula:

$$i = \frac{a}{(b+Tc)^c}$$

where: i = rainfall intensity in inches per hour,
 Tc = time of concentration in minutes,
and a , b , and c are coefficients.

The coefficients for the 2-, 5-, 10-, 25-, 50-, and 100-year rainfall events are given in the table below for each county in South Carolina. The intensity values for time of concentration of 5, 10, 15, 30, and 60 minutes are also listed in the table for the same frequencies. To use these values compute the time of concentration for the drainage area using the velocity method in the NRCS TR-55 manual. Pick the appropriate county in the tables below to determine the appropriate coefficients. Then apply the equation to obtain the intensity value.

CHARLESTON								
Frequency (years)	Rational Coefficients			Rainfall Intensity (" /hr) for Time of Concentration (T_c)				
	a	b	c	$T_c = 5$	$T_c = 10$	$T_c = 15$	$T_c = 30$	$T_c = 60$
2	72.6900	11.39	0.8390	6.96	5.56	4.67	3.20	2.02
5	61.1600	9.8460	0.7573	7.93	6.36	5.37	3.75	2.45
10	55.1300	8.4120	0.6972	9.02	7.23	6.12	4.33	2.90
25	45.5300	6.2570	0.6179	10.20	8.13	6.89	4.95	3.41
50	42.6800	5.2800	0.5741	11.20	8.92	7.58	5.52	3.88
100	39.5300	4.2970	0.5309	12.10	9.63	8.21	6.05	4.33

2.0 TOWN OF JAMES ISLAND REQUIREMENTS

2.1 Construction Activity Approval Process

All development within the Town of James Island shall have a preliminary planning meeting with the Town’s Public Works Director to ensure the proposed site improvements are coordinated with the Town’s stormwater master plan.

3.0 STORMWATER QUANTITY CONTROL DESIGN STANDARDS

3.1 Rainfall and Design Storms

The 24-hour precipitation depths/intensities corresponding to various probabilities for exceedance in any given year are shown in Table 1 and are to be used for projects within the Town. These values contain a 10 percent safety factor to account for uncertainties in the design process and the increasing intensity of future storms.

Table 1: 24-hour design storm precipitation data for Town of James Island, South Carolina

	100%	50%	20%	10%	4%	2%	1%
Return Frequency (Year)	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Precipitation (Inches)	3.8	4.6	6.1	7.2	8.7	9.9	11.3

3.2 Single Family Residence (SFR) Design Standards

Impervious area for individual residential lots, to include those within a larger planned community, shall not exceed 40% of the total property area. If the impervious area exceeds 40%, the runoff volume from a 25-year, 24-hour storm event shall be retained on site for the impervious area above 40%. For example, if the impervious area for a new home site is 52% of the total property, the site must retain the 25-year, 24-hour storm runoff volume for 12% of the total property area on site. Reference the Low Impact Development in Coastal South Carolina: A Planning and Design Guide for recommended best management practices.

3.3 Redevelopment Design Standards

Redevelopment shall be defined as a change to previously existing, improved property, where the impervious surface exceeds 20% of the total site and proposed improvements to the property exceed 50% of the total site value. Redevelopment design will apply to SFR and non-SFR site improvements. Improvements may include, but are not limited to, the demolition or construction of structures, filling, grading, paving, excavating, exterior improvements, interior remodeling, and resurfacing of paved areas. Improvement activities excluded from redevelopment include ordinary maintenance activities that do

Kristen Crane

From: Mark Johnson
Sent: Wednesday, December 6, 2023 1:10 PM
To: Kristen Crane
Cc: Chris L. Wannamaker; jcrosby@crosby-creations.com
Subject: 1023 Leeward comments

Kristen,

I would like to see the pre and post stormwater flow directions, total percentage of impervious surface on the lot post construction, what runoff reduction practices they plan to install and do they plan on holding stormwater onsite for slow release? I believe County wanted to know about no fill setbacks and to see the existing elevations as well as post construction elevations. I would also be interested in the anticipated stormwater volumes for the 2, 10 and 25 year 24 hour storm events and how that would be managed.

Thanks!

Mark Johnson
Public Works Director
Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
843-795-4141

Kristen Crane

From: Mark Johnson
Sent: Wednesday, December 13, 2023 2:40 PM
To: Kristen Crane
Cc: Chris L. Wannamaker
Subject: RE: 1023 Leeward comments

Yes, this site plan and SW mitigation plan looks good.

Chris, I'll look this over from my perspective; do you have anything?

Mark Johnson
Public Works Director
Town of James Island
1122 Dills Bluff Road
James Island, SC 29412
843-795-4141
Mjohnson@jamesislandsc.us

From: Kristen Crane <kcrane@jamesislandsc.us>
Sent: Wednesday, December 13, 2023 1:44 PM
To: Mark Johnson <mjohnson@jamesislandsc.us>
Cc: Chris L. Wannamaker <CWannamaker@charlestoncounty.org>
Subject: RE: 1023 Leeward comments

Mark and Chris,

Is what they submitted acceptable and in an approvable state? I know that will be a question the Board has and since you won't be there, I'll need some more information from you.

Kristen Crane

From: Kristen Crane
Sent: Thursday, December 7, 2023 4:31 PM
To: Mark Johnson <mjohnson@jamesislandsc.us>
Cc: Chris L. Wannamaker <CWannamaker@charlestoncounty.org>; jcrosby@crosby-creations.com
Subject: RE: 1023 Leeward comments

Jodi,

Would you be able to address these questions/comments that Mark has for the site plan before the end of day tomorrow?

Mark, I was really looking for comments you might have, from a Stormwater perspective, on the application and site plan. Is it acceptable and in an approval state?

Kristen Crane

Kristen Crane

From: Keith M. Barry <KBarry@charlestoncounty.org>
Sent: Wednesday, December 13, 2023 3:37 PM
To: Mark Johnson; Kristen Crane
Cc: Chris L. Wannamaker
Subject: RE: 1023 Leeward comments

CAUTION: This email originated from outside the Town of James Island. Maintain caution when opening external links/attachments

Mark and Kristen,

The Charleston County Stormwater review would need the following items for approval. Understanding this is just a review aspect permitting at this time please see the items outlined with the comments.

- Silt Fence needs to be shown around the property boundary. NEEDED FOR APPROVAL STATE.
- SCDOT approved permit – only needed at permitting time, for zoning review not needed.

Any questions or concerns please feel free to contact me. Other items are shown on the site plan for what is needed. Stormwater does not review setbacks for Town of James Island and the current plans provided what was needed to review minus the two outline items.

Regards,

Keith Barry

Plan Reviewer

Charleston County Public Works – Stormwater Division

Lonnie Hamilton III Public Services Building

4045 Bridge View Drive, Suite B309

North Charleston, SC 29405

Office: (843) 202-7612

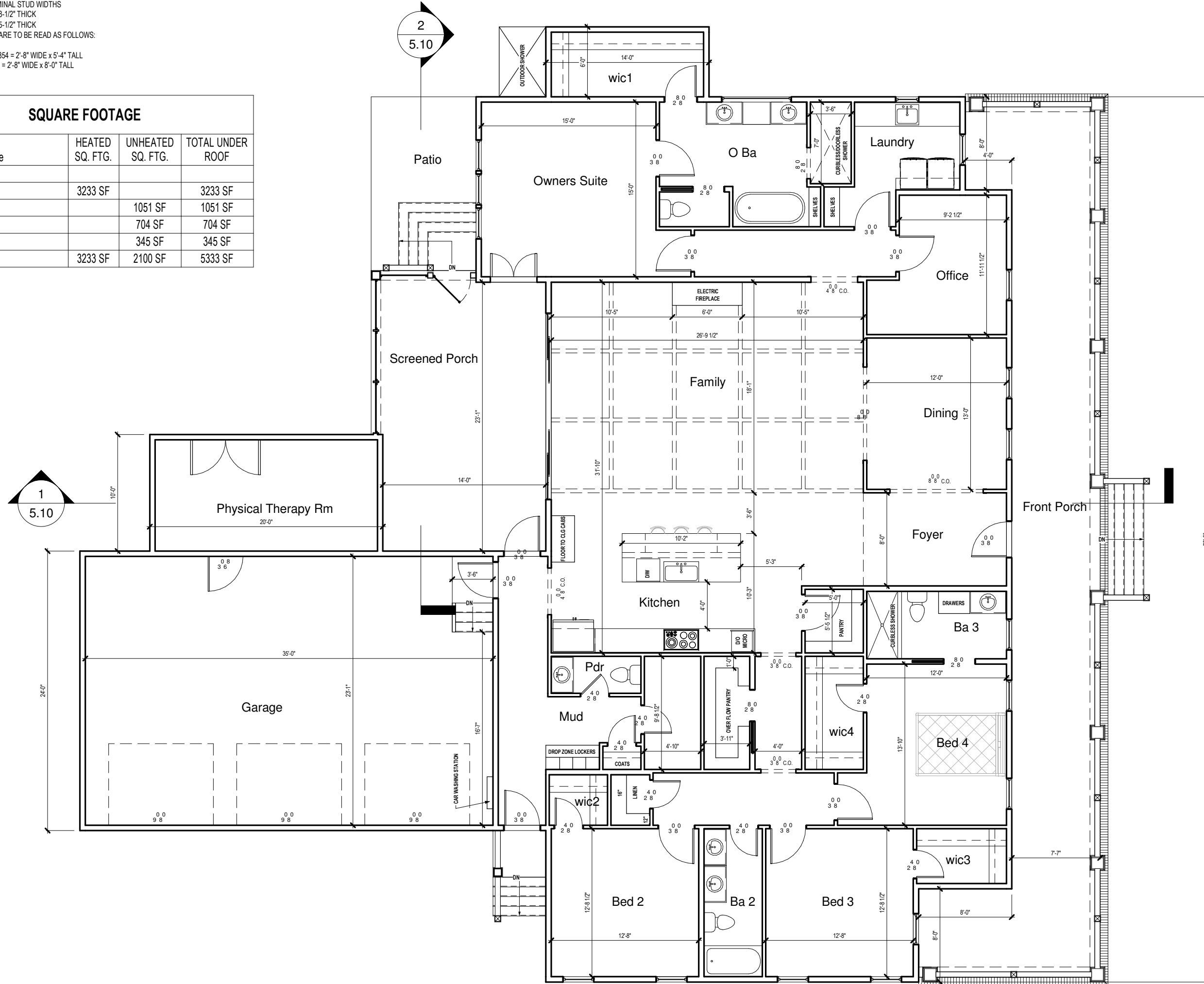
[Stormwater Application \(SFR\)](#)

[CSS \(charlestoncounty.org\)](http://charlestoncounty.org)

From: Chris L. Wannamaker <CWannamaker@charlestoncounty.org>
Sent: Wednesday, December 13, 2023 3:00 PM
To: Keith M. Barry <KBarry@charlestoncounty.org>
Cc: Mark Johnson <mjohnson@jamesislandsc.us>; kcrane@jamesislandsc.us
Subject: FW: 1023 Leeward comments

FLOOR PLAN NOTES:
 WALLS ARE DRAWN AT NOMINAL STUD WIDTHS
 2x4 WALLS ARE DRAWN AT 3-1/2" THICK
 2x6 WALLS ARE DRAWN AT 5-1/2" THICK
 WINDOW/DOOR CALLOUTS ARE TO BE READ AS FOLLOWS:
 EXAMPLE:
 WINDOW SIZE SHOWN AS 2854 = 2'-8" WIDE x 5'-4" TALL
 DOOR SIZE SHOWN AS 2880 = 2'-8" WIDE x 8'-0" TALL

SQUARE FOOTAGE			
Name	HEATED SQ. FTG.	UNHEATED SQ. FTG.	TOTAL UNDER ROOF
First Floor	3233 SF		3233 SF
Garage		1051 SF	1051 SF
Front Porch		704 SF	704 SF
Screened Porch		345 SF	345 SF
TOTAL SQ. FTG.	3233 SF	2100 SF	5333 SF



1 1st Floor
 1/8" = 1'-0"

FRONT

REVISION DATE: 12/5/2023 9:12:30 AM

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 Jodi Crosby 843.514.7354
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 www.crosby-creations.com jrosby@crosby-creations.com
 Designed Exclusively for:

Sheet Name
First Floor

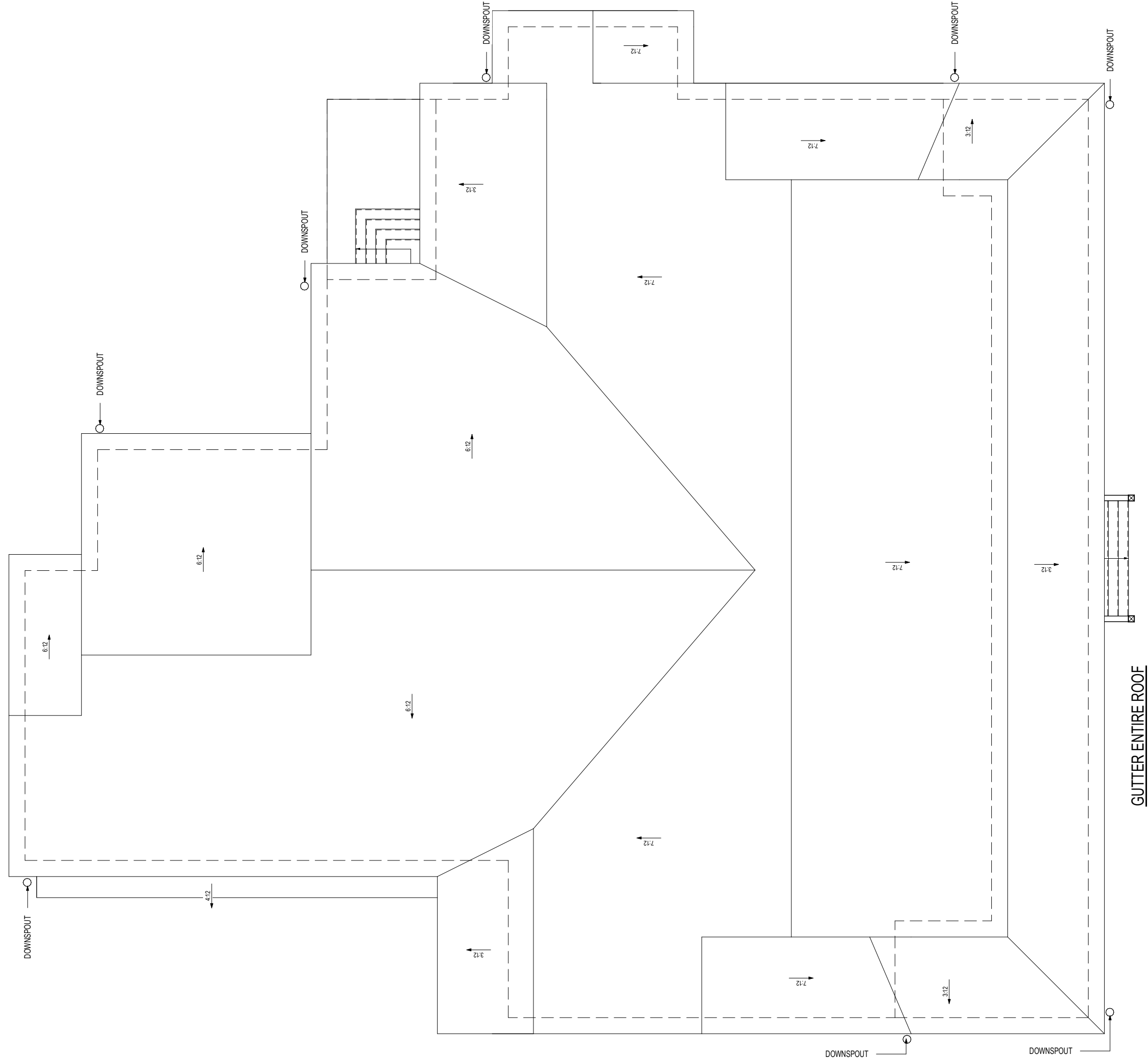
Project Name & Address
Gurski
 1023 Leeward Ave.
 James Island, SC

Project #	CC2383	Sheet	
Date	10/12/23		
Scale	12x18 - 1/8" = 1'-0" 24x36 - 1/4" = 1'-0"		1.11

JODI CROSBY
 843.514.7354
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 MEGGETT, SC 29449
 jrosby@crosby-creations.com
 CROSBY-CREATIONS.COM

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Gurski



1 Roof Plan
1/8" = 1'-0"

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Sheet Name
Roof Plan

Project Name & Address
Gurski
1023 Leeward Ave.
James Island, SC


Project #	CC2383	Sheet	3.10
Date	10/12/23		
Scale	12x18 - 1/8" = 1'-0" 24x36 - 1/4" = 1'-0"		

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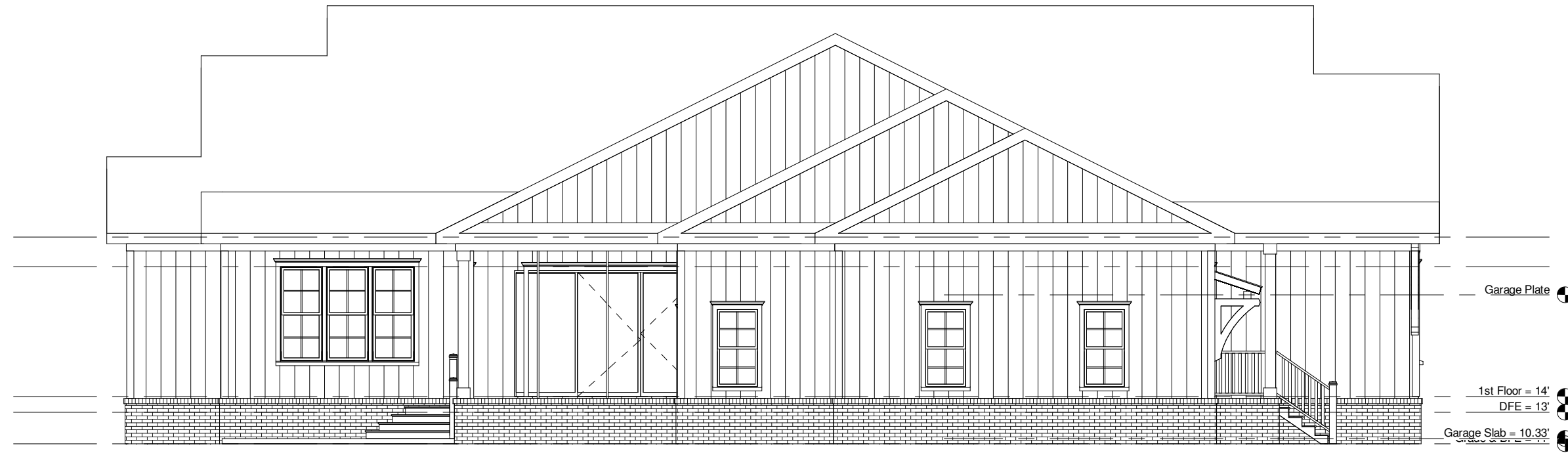


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1 Front Elevation
1/8" = 1'-0"



2 Rear Elevation
1/8" = 1'-0"

REVISION DATE: 12/5/2023 9:12:31 AM

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Gurski

Sheet Name

**Front & Rear
Elevations**

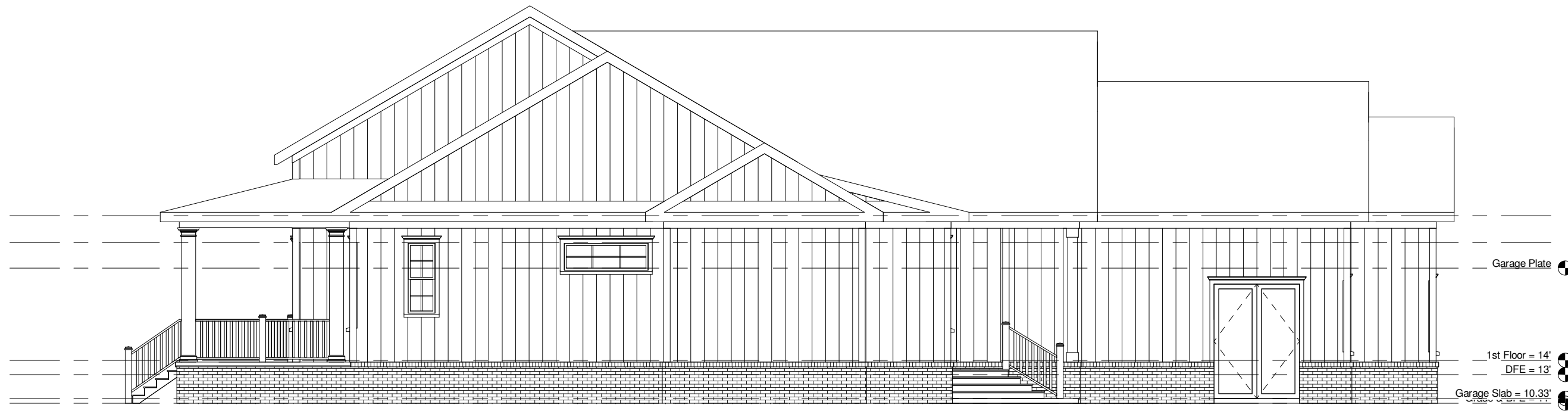
Project Name & Address

Gurski
1023 Leeward Ave.
James Island, SC

Project #	CC2383	Sheet
Date	10/12/23	4.10
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① Left Elevation
1/8" = 1'-0"



② Right Elevation
1/8" = 1'-0"

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Designed Exclusively for:

Gurski

Sheet Name

Left & Right
Elevations

Project Name & Address
Gurski
1023 Leeward Ave.
James Island, SC

Project #
CC2383

Date
10/12/23

Scale
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24x36 - 1/4" = 1'-0"

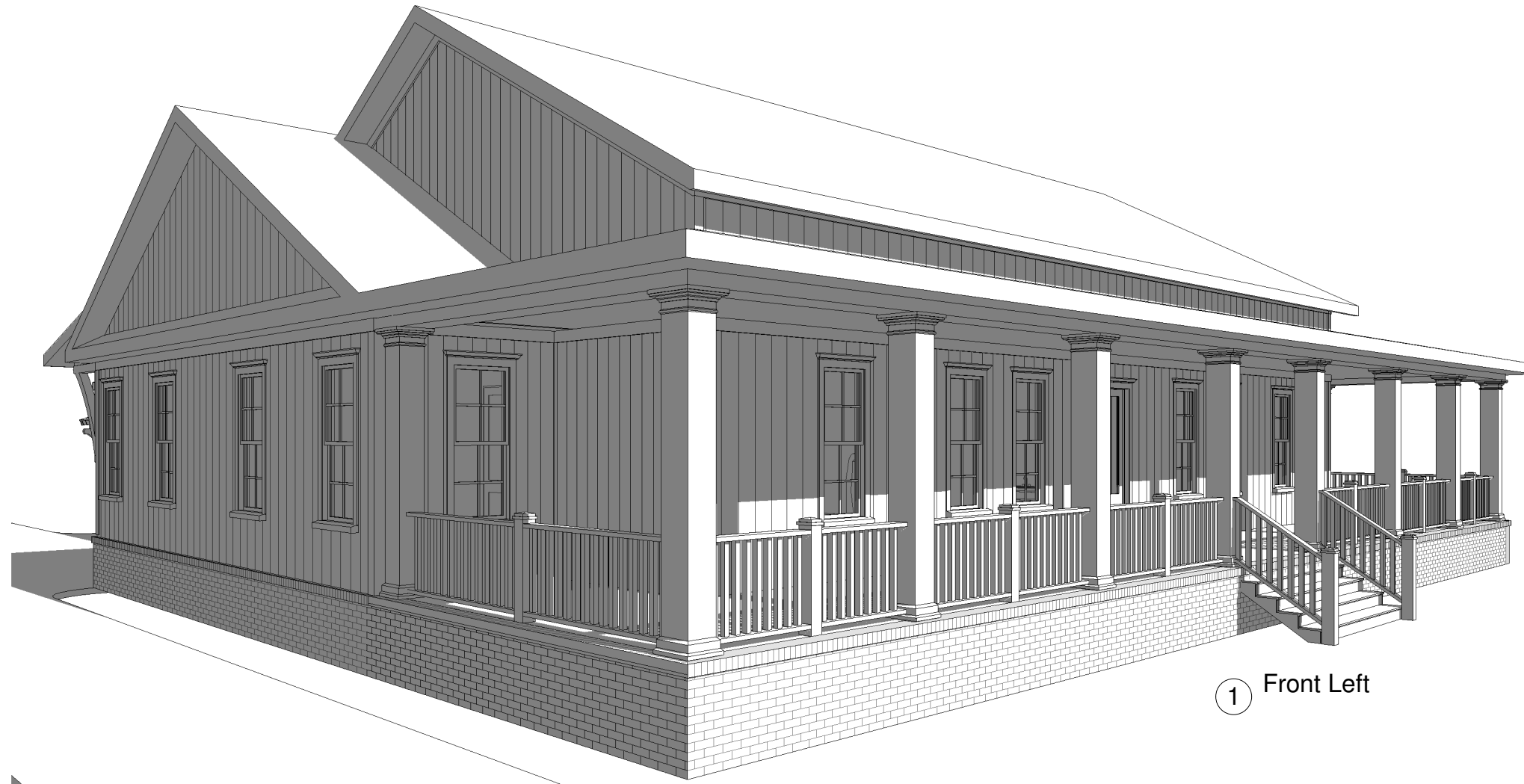
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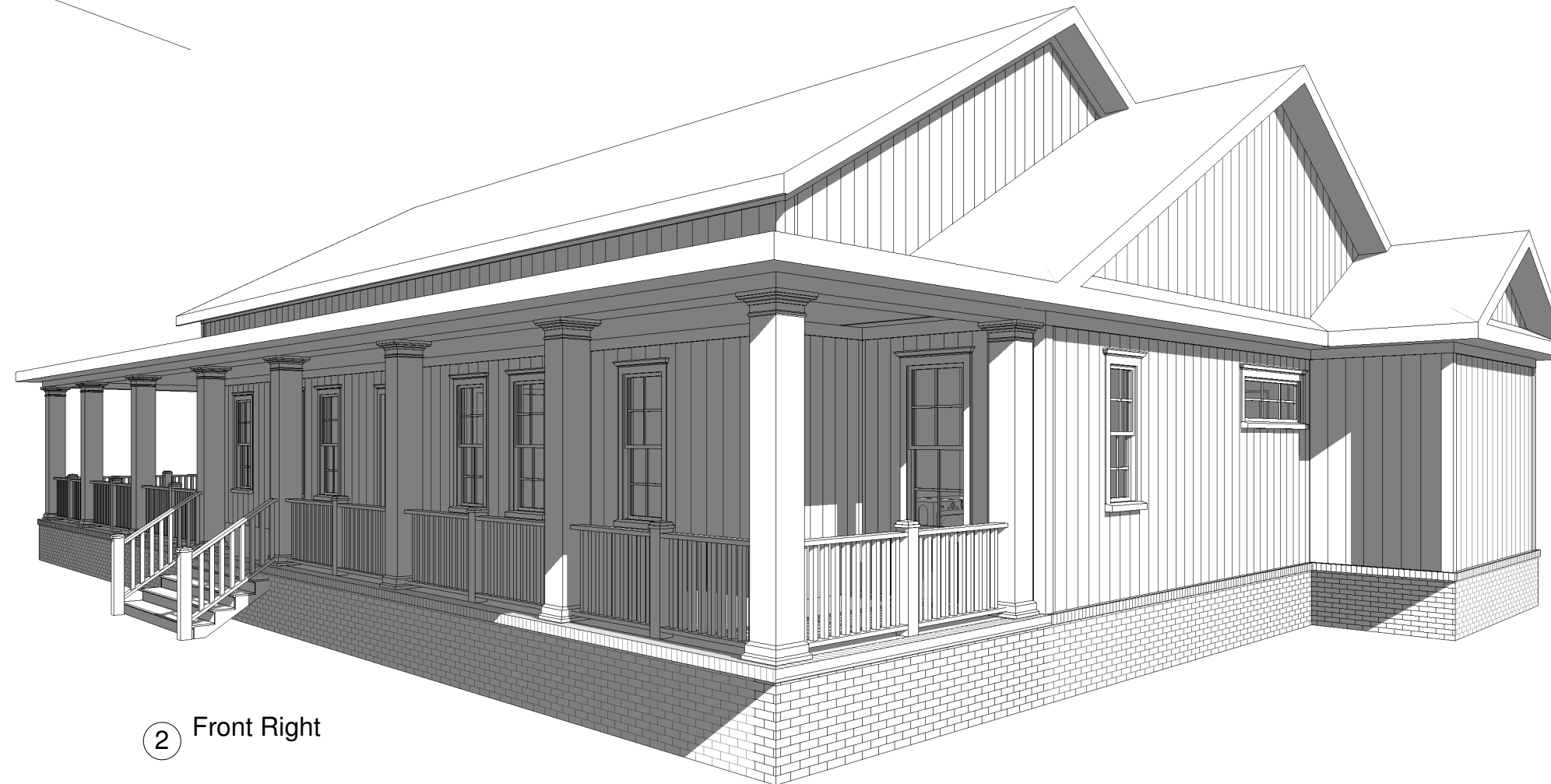
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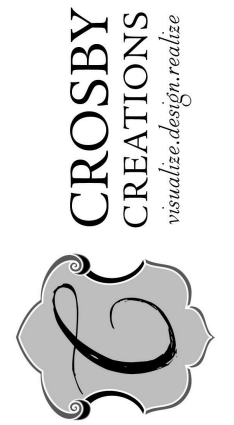


① Front Left



② Front Right

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Gurski

Sheet Name

3D Views Front

Project Name & Address
Gurski
1023 Leeward Ave.
James Island, SC

Project #
CC2383

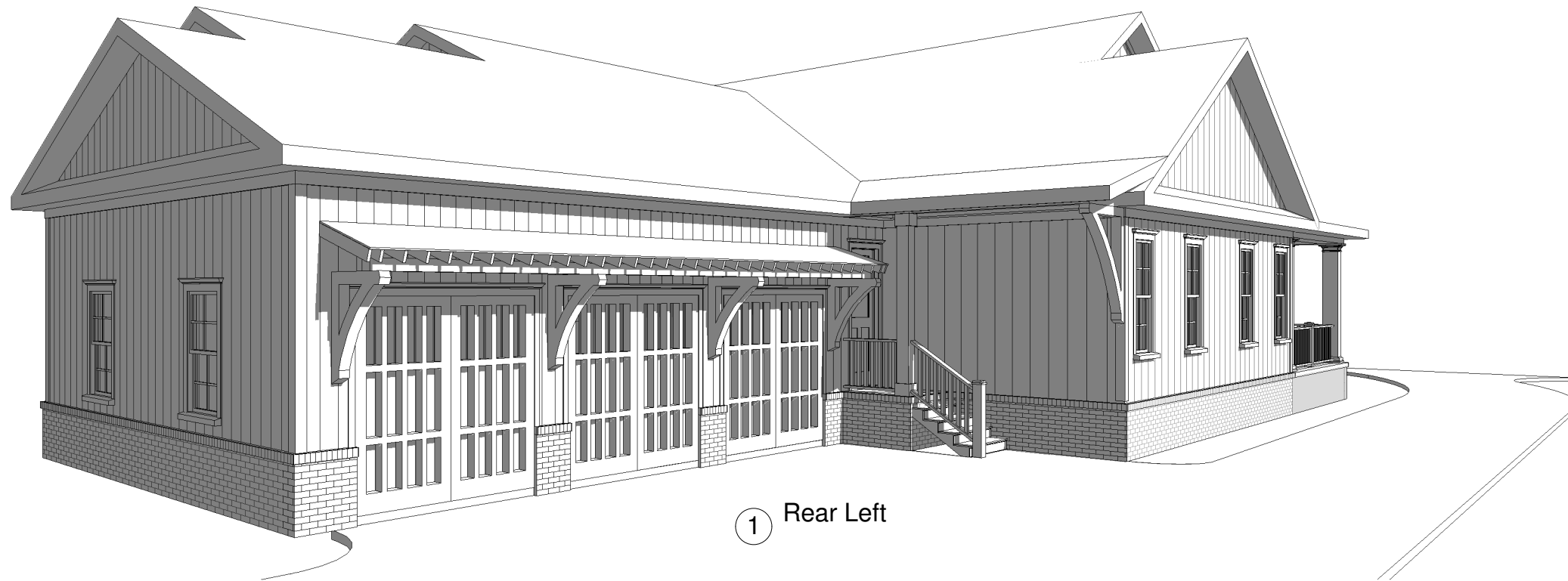
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10/12/23

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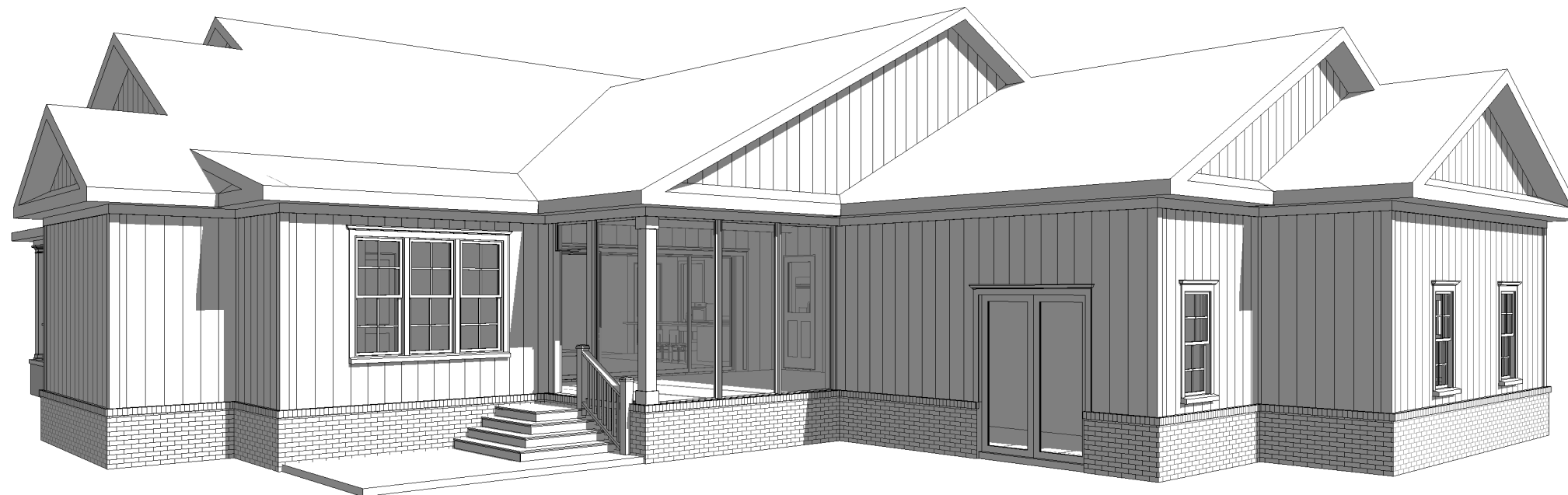
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4.12

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① Rear Left



② Rear Right

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Gurski

Sheet Name

3D Views Rear

Project Name & Address

Gurski
1023 Leeward Ave.
James Island, SC

Project #
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Sheet

Date
10/12/23

4.13

Scale
12x18 - 1/8" = 1'-0"
24x36 - 1/4" = 1'-0"

JODI CROSBY
843.514.7354
4770 HWY 165, SUITE D
MEGGETT, SC 29449
jrosby@crosby-creations.com
CROSBY-CREATIONS.COM

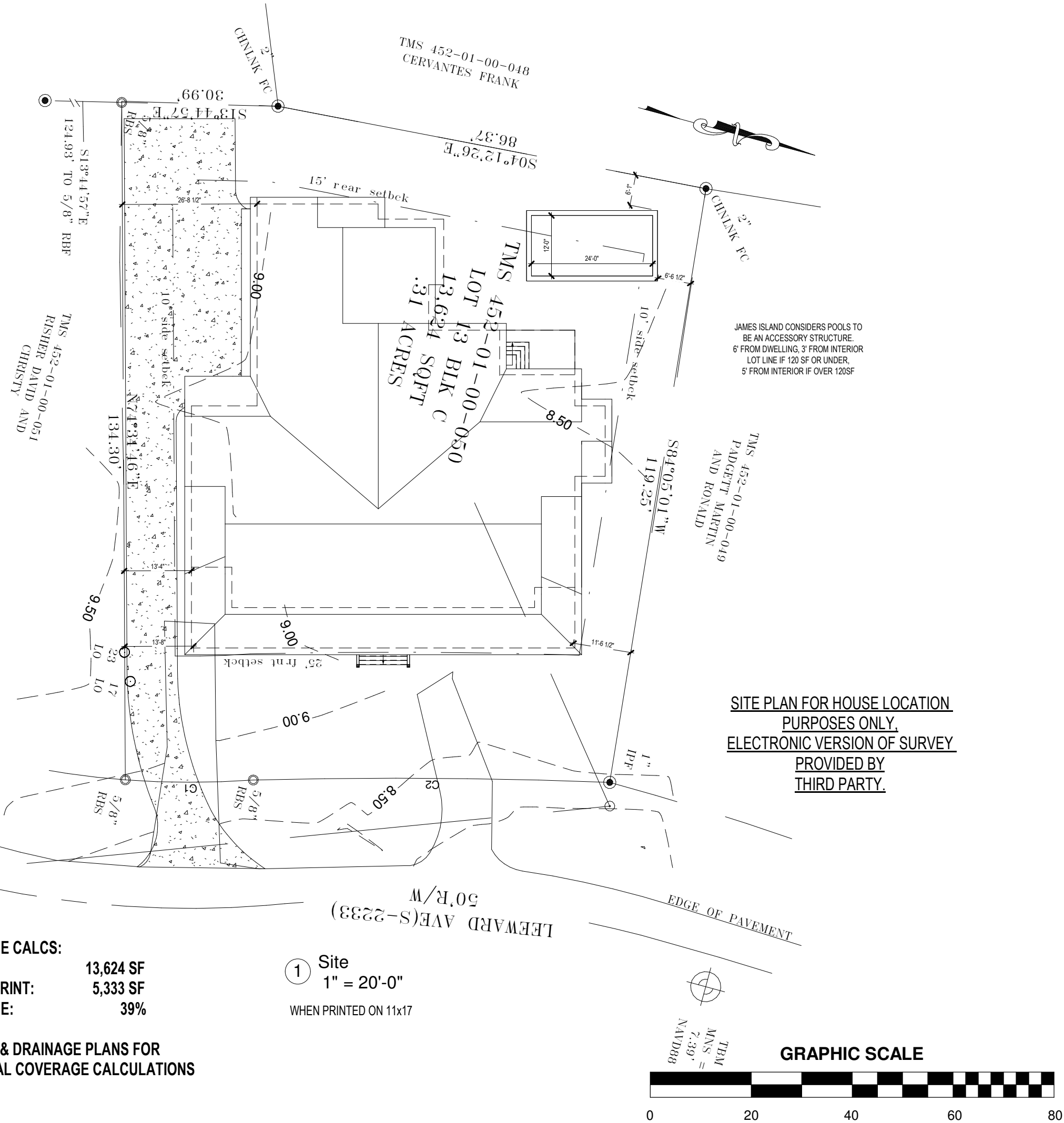


ZONING INFORMATION:
 TMS: 452-01-00-050
 ZONED: RSL
 SETBACKS: FRONT 25'
 REAR 15'
 SIDES 10' EACH
 COVERAGE: 30%

LOT COVERAGE CALCS:
 LOT SIZE: 13,624 SF
 HOUSE FOOTPRINT: 5,333 SF
 LOT COVERAGE: 39%
 SEE GRADING & DRAINAGE PLANS FOR
 SUPPLEMENTAL COVERAGE CALCULATIONS

① Site
 1" = 20'-0"
 WHEN PRINTED ON 11x17

CURVE TABLE				
CURVE	ARC	RADIUS	CHRD BRG	CHORD
C1	25.39	171.12	N15°01'52.88"W	25.37
C2	70.66	1117.35	S14°44'02.16"E	70.64



**SITE PLAN FOR HOUSE LOCATION
 PURPOSES ONLY.
 ELECTRONIC VERSION OF SURVEY
 PROVIDED BY
 THIRD PARTY.**

JAMES ISLAND CONSIDERS POOLS TO
 BE AN ACCESSORY STRUCTURE.
 6' FROM DWELLING, 3' FROM INTERIOR
 LOT LINE IF 120 SF OR UNDER,
 5' FROM INTERIOR IF OVER 120SF

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 Designed By:

Crosby Creations
 Drafting & Design Services, LLC
 Jodi Crosby 843.514.7354
 4770 Hwy 165 Suite D Meggett, SC 29449
 www.crosby-creations.com jrosby@crosby-creations.com
 Designed Exclusively for:

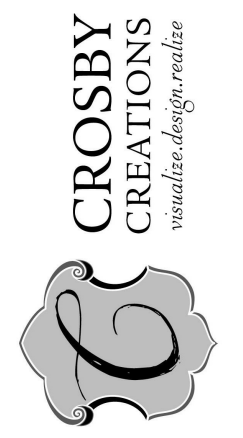
Gurski

Sheet Name
 Site

Project Name & Address
 Gurski
 1023 Leeward Ave.
 James Island, SC

Project # CC2383	Sheet
Date 10/12/23	6.10
Scale REFER TO GRAPHIC SCALE	

Revision Date
 12/5/2023 9:12:33 AM



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