



Case # BZA-01-26-00931

Charleston County BZA Meeting of March 2, 2026

Applicant/Property Owner: Rita M. Baker of 3C's Dog Sitting

Property Location: 2595 Bohicket Road – Johns Island

TMS#: 257-00-00-110

Zoning District: Agricultural Residential (AGR) Zoning District

Request:

Special Exception request to allow a Kennel on a 3.5-acre parcel within the Agricultural Residential (AGR) Zoning District.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (**ZLDR**), **Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses**, An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance.

Sec. 6.1.6 Table 6.1-1, Use Table

The table indicates that a Kennel is a use type allowed in the Agricultural Residential (AGR) Zoning District only if it complies with all other applicable regulations (Sec. 6.4.54 Kennel) and is approved by the BZA as a Special Exception.

Article 6.4 Use Conditions, Sec. 6.4.54 Kennel

Kennels shall be subject to the following standards:

- A. **Minimum Lot Size.** The Lot size shall contain a minimum of five acres.*
- B. **Exception to Minimum Lot Size.** This use may be approved for a Lot that is at least two acres in size in accordance with the Special Exception procedures contained in this Ordinance.*



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in [CHAPTER 12, Definitions](#), of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in [CHAPTER 12, Definitions](#), of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in [CHAPTER 12, Definitions](#), of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, *Use Table*



Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																			Condition		
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC	CC		RI	IN
Recreation and Entertainment, Outdoor					C	C												C	C	C	C	Sec. 6.4.11
Drive-In Theater																		C	C	C	C	Sec. 6.4.6 Sec. 6.4.11
Golf Driving Range					S	S	S	S	S										C		C	Sec. 6.4.11
Outdoor Shooting Range		S	S	S	S	S													S		S	Sec. 6.4.11
Special Events																	C	C	C		C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS																						
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge					S	S	S	S	S	S	S				A	A	A	A	A	A	A	Sec. 6.4.4
Religious Assembly		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
UTILITIES AND WASTE-RELATED USES																						
Utility Service, Major			S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Solar Farm		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 6.4.46
Waste-Related Uses																						S
Septic Tank Installation, Cleaning, or Related Service																			S	S	S	
Solid Waste Disposal Facility (Public or Private)			C																		C	Sec. 6.4.51
COMMERCIAL																						
ACCOMMODATIONS																						
Short-Term Rental Property: Commercial Guest House (CGH)															C	C	C	C	C			Art. 6.8
Hotel or Motel															S	S		C		C		Sec. 6.4.31
RV (Recreational Vehicle) Park			S	S	S	S	S															Sec. 6.4.12
Campground			S	S	S	S	S															
ANIMAL SERVICES																						
Stable, Commercial			C	C	C	C	C											C	A	A	A	Sec. 6.4.20
Stable, Private			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.20
Stable, Boarding			C	C	C	C	C	C										C	A	A	A	Sec. 6.4.20



Table 6.1-1 Use Table

A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses

Land Uses	ZONING DISTRICTS																	Condition				
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC		RC	CC	RI	IN
 kennel			C	C	C	C	S	S										S	A	A	A	Sec. 6.4.54
Pet Store or Grooming Salon																	C	C	A	A	A	Sec. 6.4.32
Small Animal Boarding			A	A	A	A	C	C	S									C	A	A	A	Sec. 6.4.32
Veterinary Service			A	A	A	A	S	S							C	C	C	A	A	A	A	Sec. 6.4.32
FINANCIAL SERVICES																						
Banks and Financial Services														C	C	C	C	C	A	A	A	Sec. 6.4.26
Short-Term Lender																			C		C	Sec. 6.4.28 Sec. 6.4.31
FOOD SERVICES AND DRINKING PLACES																						
Bar or Lounge																	S	S	S	S	S	Sec. 6.4.15
Catering Service				S	S	S	S	S	S	S	S	S		C	C	C	C	C	A	A	A	Sec. 6.4.34
Restaurant, Fast Food																	C	C	C		C	Sec. 6.4.15 Sec. 6.4.31
Restaurant, General															C	C	C	C	C	C	C	Sec. 6.4.15
Sexually Oriented Business																					C	Sec. 6.4.18 Sec. 6.4.31
INFORMATION INDUSTRIES																						
Communication Services; Data Processing Services; Publishing Industries																A	A	A	A	A	A	
Communications Tower			C	C	C	C								C		C	C	C	C	C	C	Sec. 6.4.5
OFFICES																						
Administrative or Business Office; Government Office; Professional Office														C	C	C	C	C	A	A	A	Sec. 6.4.26
OTHER NONRESIDENTIAL DEVELOPMENT																						
Convention Center or Visitors Bureau														S		S	S	A	C		C	Sec. 6.4.31
Heavy Construction Services or General Contractor																			A	A	A	
Billboard																					C	Sec. 9.8.6



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.54 Kennel

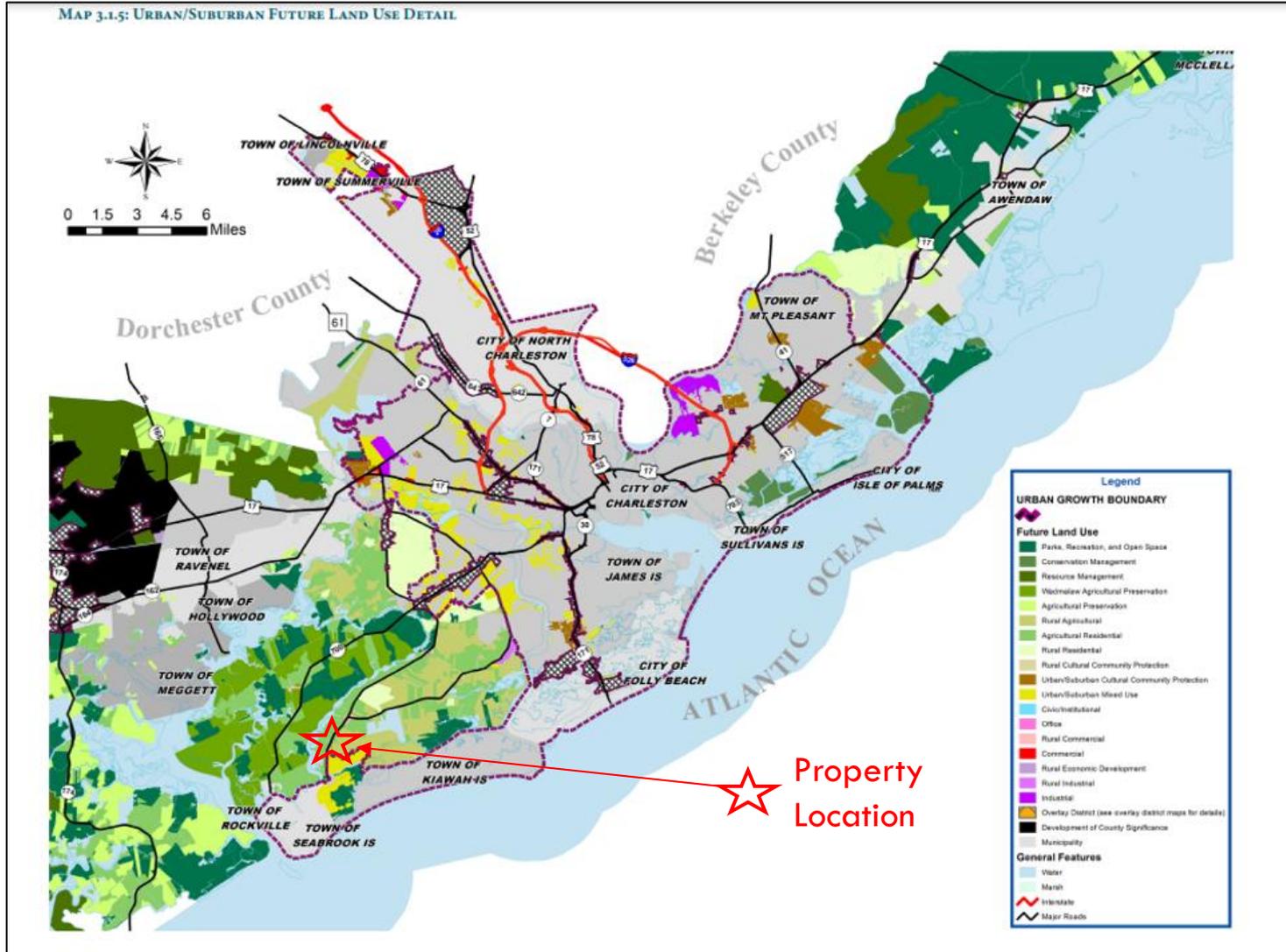
Kennels shall be subject to the following standards:

- A. **Minimum Lot Size.** The Lot size shall contain a minimum of five acres.
- B. **Exception to Minimum Lot Size.** This use may be approved for a Lot that is at least two acres in size in accordance with the Special Exception procedures contained in this Ordinance.
- C. **Required Screening and Landscaped Buffer.**
 - 1. A minimum 100-foot Landscaped Buffer from all adjacent properties is required. A Variance for a reduction of this Buffer may be requested from the Board of Zoning Appeals in compliance with the procedures of [ARTICLE 3.10, ZONING VARIANCES](#), of this Ordinance.
 - 2. Outdoor activities shall not be located within or have access to the required Landscaped Buffers.

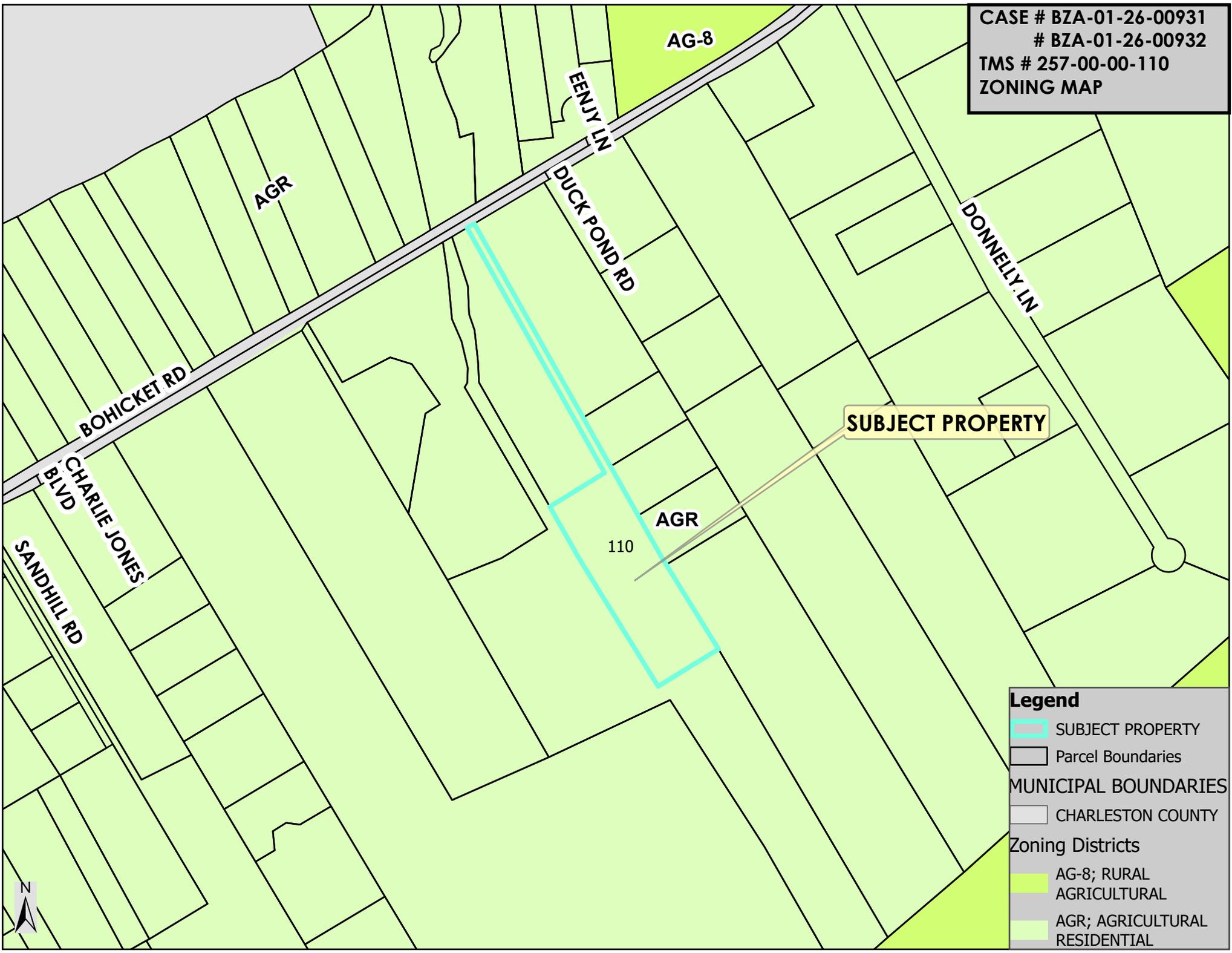
Effective on: 12/6/2022, as amended

Location Map

2595 Bohicket Road – Johns Island



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
ZONING MAP

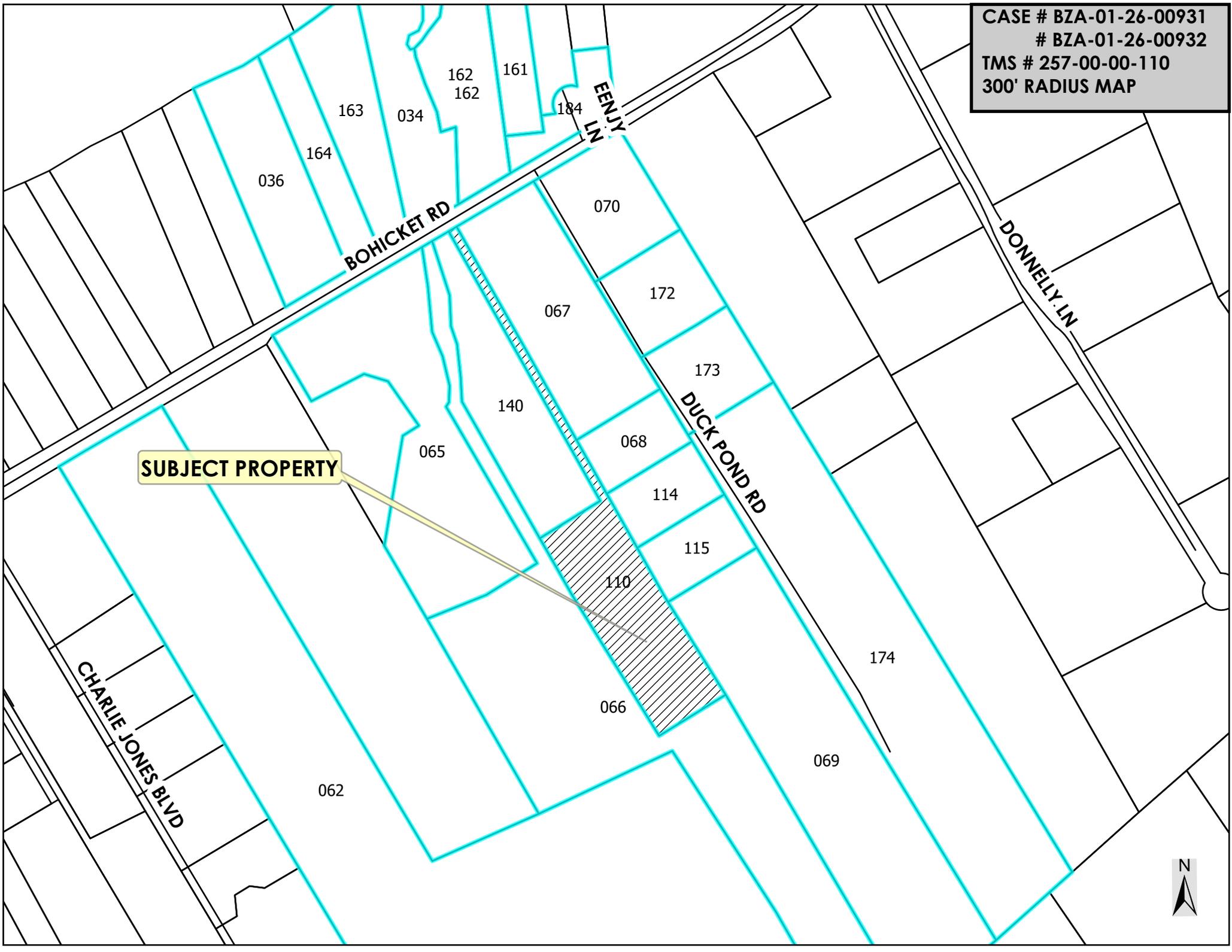


SUBJECT PROPERTY

Legend

- SUBJECT PROPERTY
- Parcel Boundaries
- MUNICIPAL BOUNDARIES
- CHARLESTON COUNTY
- Zoning Districts
 - AG-8; RURAL AGRICULTURAL
 - AGR; AGRICULTURAL RESIDENTIAL

CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
300' RADIUS MAP



SUBJECT PROPERTY



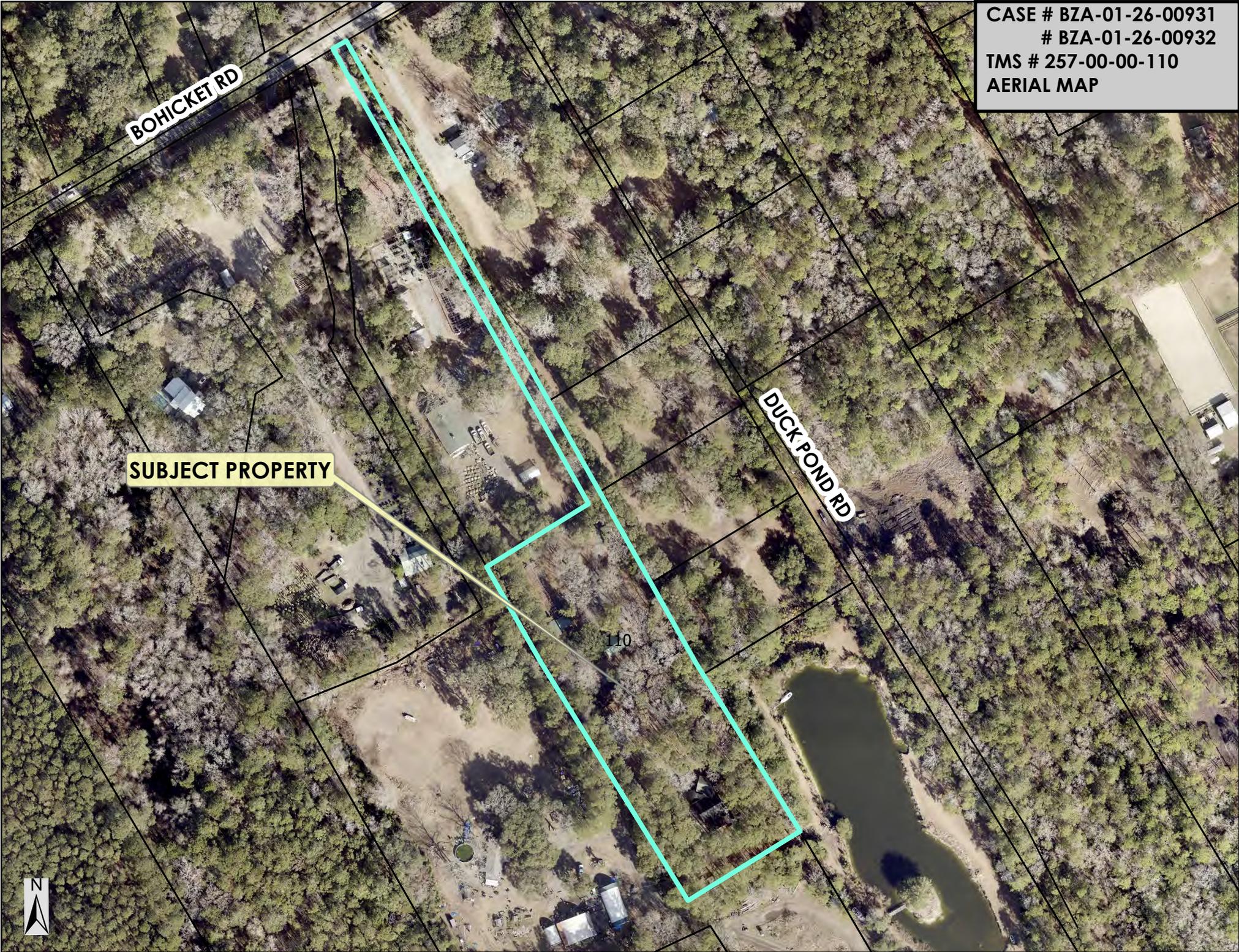
CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
AERIAL MAP

BOHICKET RD

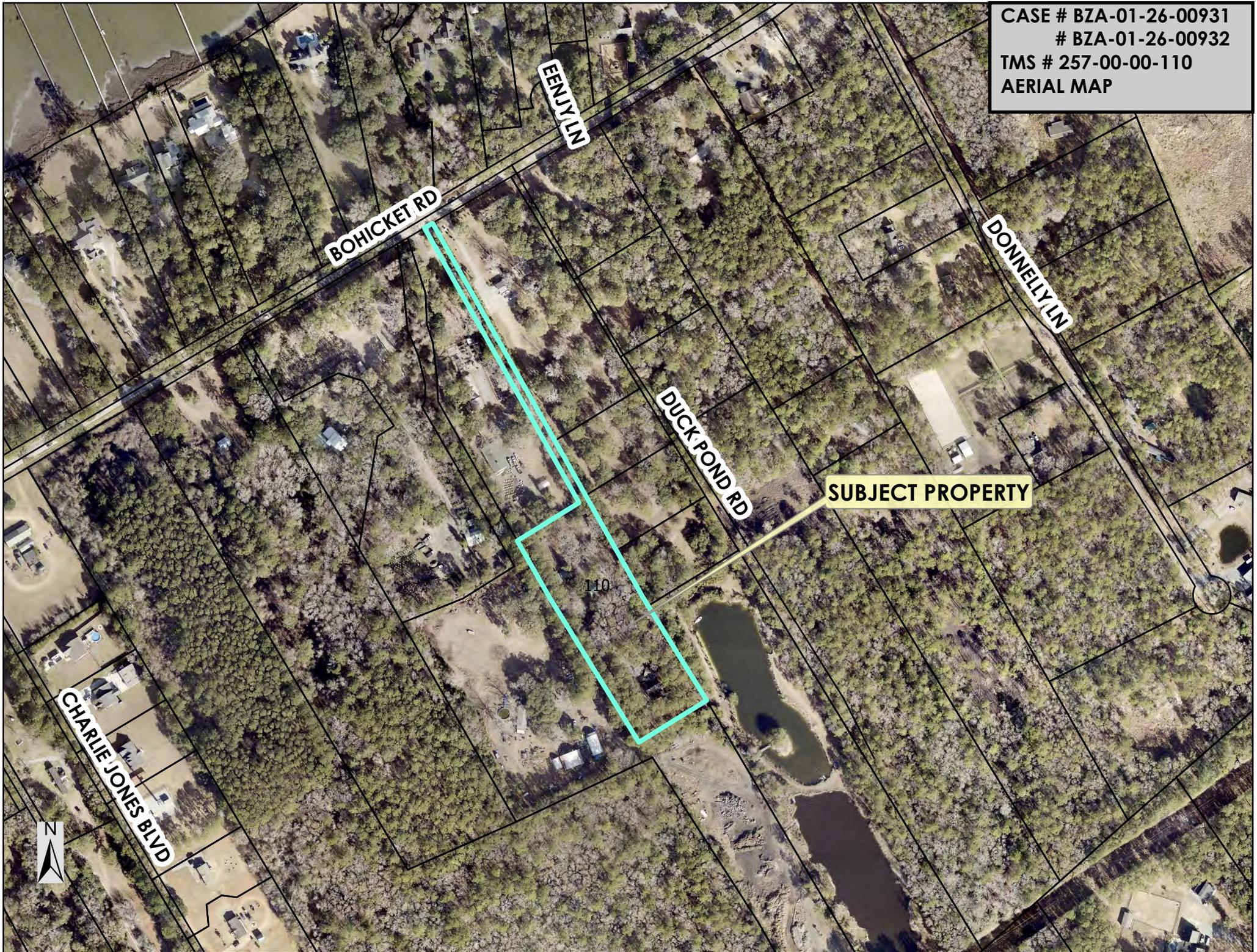
SUBJECT PROPERTY

DUCK POND RD

110



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
AERIAL MAP



BOHICKET RD

E ENJY LN

DONNELLY LN

DUCK POND RD

SUBJECT PROPERTY

110

CHARLIE JONES BLVD



Case # BZA-01-26-00931

BZA Meeting of March 2, 2026

Subject Property: 2595 Bohicket Road – Johns Island

Proposal: Special Exception request to allow a Kennel on a 3.5-acre parcel within the Agricultural Residential (AGR) Zoning District.

2595 BOHICKET RD - JOHNS ISLAND

REQUEST: SPECIAL EXCEPTION FOR A KENNEL IN AGR

PARCEL# 257-00-00-110

CASE# BZA-01-26-00931

ZONING

NOTICE


CHARLESTON COUNTY
SOUTH CAROLINA

FOR INFORMATION CALL
(843) 202-7200
CHARLESTON COUNTY PLANNING DEPT.

PUBLIC HEARING: 4045 Bridge View Drive
DATE: MARCH 2, 2026 **TIME:** 5:00 pm
Charleston County Council Chambers

Penalty for unauthorized removal of this sign. **SIGN POSTED ON:** 2/10/26

02/10/2026

Photographs provided by the Applicant

Parking



ADA Parking



Photographs provided by the Applicant

Side Line Pen



Large Dog Pen

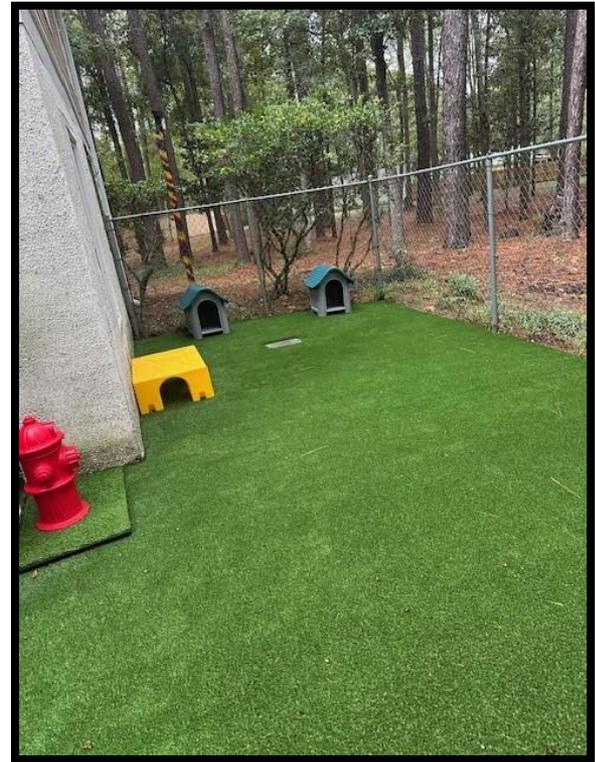


Photographs provided by the Applicant

3C's Dog Sitting

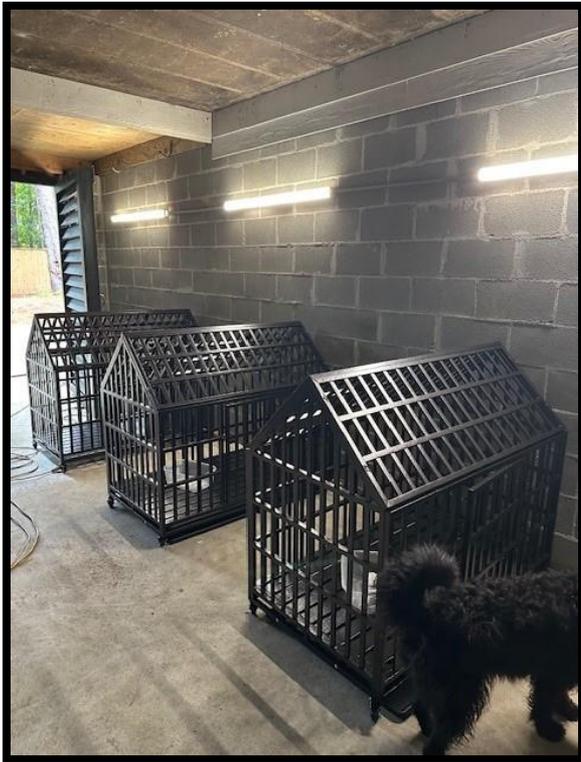


Little Dog Pen



Photographs provided by the Applicant

Kennels



Fenced Property



Bohicket Road



Staff Review:

The applicant and property owner, Rita M. Baker of 3C's Dog Sitting, is requesting a Special Exception to allow a kennel on a 3.5-acre parcel within the Agricultural Residential (AGR) Zoning District. The request pertains to the property identified as TMS # 257-00-00-110, located at 2595 Bohicket Road on Johns Island in Charleston County. The subject property and surrounding properties are located within the Agricultural Residential (AGR) Zoning District.

In addition to the above-mentioned Special Exception, the applicant is requesting a Variance:

- **BZA-01-26-00932:** To **reduce the required 100-foot Landscaped Buffer** from adjacent properties, as required for kennel uses under Section 6.4.54.

The subject property is currently under Site Plan Review (ZSPR-09-25-01192) for the kennel use. The 3.5-acre lot meets the minimum 2-acre requirement for Special Exception approval under Sec. 6.4.54(B). The applicant's letter of intent explains, "24/7 Dog Sitting by appointment only. 2-3 clients max per day. Accommodations for the dogs include, kennels, cots, beds, meals along with two fully secure fenced acres. Dogs stay inside our home for overnight stays. Dogs are separated by size and aggression. Big pen for large paws, small pen for little paws."

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (**ZLDR**), **Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.3 Special Exception Uses,**

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance.

Sec. 6.1.6 Table 6.1-1, Use Table

The table indicates that a Kennel is a use type allowed in the Agricultural Residential (AGR) Zoning District only if it complies with all other applicable regulations (Sec. 6.4.54 Kennel) and is approved by the BZA as a Special Exception.

Article 6.4 Use Conditions, Sec. 6.4.54 Kennel

Kennels shall be subject to the following standards:

A. Minimum Lot Size. *The Lot size shall contain a minimum of five acres.*

B. Exception to Minimum Lot Size. *This use may be approved for a Lot that is at least two acres in size in accordance with the Special Exception procedures contained in this Ordinance.*

A site visit was conducted by staff on February 10, 2026. Additional information pertaining to this request is provided in the attached materials.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): *Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";*

Response: **The Charleston County Comprehensive Plan supports rural and agricultural uses in the Agricultural Residential (AGR) Zoning District, as well as low-intensity, home-based businesses that are compatible with surrounding uses. The proposed kennel, limited to 2–3 clients per day and operating primarily within the applicant’s home and fenced areas, aligns with these objectives. In the AGR district, kennels are permitted as a Special Exception when conditions are met. The subject property is a flag lot with an 833-foot access strip off Bohicket Road, setback significantly from the roadway and surrounded by trees, which provides natural screening and minimizes visual and noise impacts. The property was previously used as Bohicket Nursery and an office for a landscaping business, and the adjacent parcel (TMS #257-00-00-140) is currently a landscaping business. These existing and adjacent uses indicate a pattern of agricultural and related commercial activity, which is compatible with the proposed kennel use. Therefore, the request meets this criterion.**

§3.6.5(2): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: **The proposed kennel is compatible with existing uses in the vicinity and is unlikely to adversely affect the general welfare or character of the immediate community. As noted, the property is surrounded primarily by agricultural and commercial uses, including an adjacent landscaping business. The applicant’s letter of intent states, “The proposed property has not been altered. No trees cut, no buildings added. It remains and will remain in its original state. The commercial property surrounding our back two acres is ‘Agricultural Recycling.’ There are no real neighbors with the exception of the business owner and his family living next door inside their recycling property/business.” The kennel will operate on a large, wooded flag lot setback from Bohicket Road, which provides natural buffering and minimizes potential impacts. Given the limited scale of the operation (2–3 clients per day, overnight stays inside the home), the request is consistent with surrounding uses and should not negatively impact the community’s character. Therefore, the request meets this criterion.**

§3.6.5(3): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise,*

vibration, dust, glare, odor, traffic congestion and similar factors;

Response: The applicant is currently undergoing the Site Plan Review process to ensure compliance with the Charleston County Zoning and Land Development Regulations Ordinance. As part of this process, the applicant has submitted a variance request to reduce the required 100-foot landscaped buffer from adjacent properties for a kennel use. According to the applicant's letter of intent, *"We have already installed an 8-foot privacy fence that divides the property line (350 ft) of the recycling business. Due to dump trucks, tree trucks, and other heavy commercial vehicles creating waves of dust and dirt covering our home and personal property, the fence provides necessary screening. The vibrations of the trucks and the smoke from fires burned are of great disturbance. The dogs will be supervised when outside and brought inside my home for PM hours. Morning outdoors begin at 7 a.m."* The existing privacy fence and the property's wooded setting provide buffering to minimize potential impacts such as noise and dust. Additionally, the operational plan, limiting outdoor activity to daytime hours and housing dogs indoors overnight, further mitigates adverse influences on adjacent properties. Therefore, the request may meet this criterion.

§3.6.5(4): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: The site will be developed in a manner that preserves and incorporates important natural features. According to the applicant, no trees have been cut, and no new structures have been added to the property. The existing wooded areas and natural buffers will remain intact, and the kennel operation will primarily utilize the existing home and fenced areas without significant alteration to the landscape. Therefore, the request meets this criterion.

§3.6.5(5): *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: As previously mentioned, the applicant is currently undergoing the Site Plan Review process to ensure compliance with all applicable standards of the Charleston County Zoning and Land Development Regulations Ordinance. In conjunction with this process, the applicant has submitted a variance request to reduce the required 100-foot landscaped buffer for kennel use. The applicant's letter of intent further states, *"The proper parking and signage have been designated. The proposal is a drop-off dog sitting business to service a minimal quantity."* The kennel use is permitted in the Agricultural Residential (AGR) Zoning District by Special Exception, provided all applicable conditions are met. Compliance will be verified through the Site Plan Review process prior to issuance of any permits. Therefore, the request may meet this criterion.

§3.6.5(6): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: **Given the nature of the proposed use, which typically generates low traffic volumes, vehicular traffic or pedestrian movement on adjacent roads should not be hindered or endangered. The property is accessed via a long flag lot (833 feet) off Bohicket Road, which provides adequate separation from the main roadway and minimizes potential traffic conflicts. Drop-off and pick-up activity will occur on-site, reducing any impact on adjacent roads. Therefore, the request may meet this criterion.**

Board of Zoning Appeals' Action:

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

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 (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions, or deny Case # BZA-01-26-00931, [Special Exception to allow a kennel on a 3.5-acre parcel within the Agricultural Residential (AGR) Zoning District located at TMS # 257-00-00-110, 2595 Bohicket Road on Johns Island in Charleston County] based on the BZA's "Findings of Fact", 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 condition recommended by Staff:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**

Staff Recommendation:

Based on the analysis of the six criteria in §3.6.5, staff concludes:

- The request meets Criteria 1, 2, and 4.
- The request may meet Criteria 3, 5, and 6.



SPECIAL EXCEPTION APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information: Subject Property Address: 2595 Bohicket Road, Johns Island, SC 29455; Tax Map Number(s): 2570000110; Current Use of Property: Residential; Special Exception Description: Kennel.
Applicant Information (Required): Applicant Name (please print): Rita M. Baker; Name of Company (if applicable):; Mailing Address: [Redacted]; City: [Redacted]; State: [Redacted]; Zip Code: [Redacted]; Email Address: [Redacted]; Phone #: [Redacted]; Applicant Signature: [Signature]; Date:
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.): Print Representative Name and Name of Company:; Mailing Address:; City:; State:; Zip Code:; Email Address:; Phone #:
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.): I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application. Property Owner(s) Name(s) (please print):; Name of Company (if applicable, LLC etc.):; Property Owner(s) Mailing Address:; City:; State:; Zip Code:; Phone #:; Property Owner(s) Email Address:; Property Owner(s) Signature:; Date:
FOR OFFICE USE ONLY: Zoning District: AGK; Flood Zone: X (665K); Date Filed: 1/14/26; Fee Paid: \$256 CC; Application #: BZA-01-26-00931; TMS #: 257-00-00-110; Staff Initials: jku

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

Dog sitting service providing a spacious 2 acre security fenced area for dogs to run, play, exercise. Small fully enclosed pen; Medium / Large pen to separate dogs by size and aggression are located on the back two acres. A kennel room has been added for feeding - this room being an addition bay adjacent to our garage. Maximum number of clients (dogs) per day - 3. Dogs need love and attention throughout the day. 3C'S provides a loving, spacious environment. Not a "Dog Jail."

Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 6 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

- 1. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:

Yes. I was told that with special variance along with special exception approval, this property is Agricultural which would allow a Kennel upon being approved.

- 2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

The proposed has not been altered. No trees cut, no buildings added. It remains and will remain in it's original state. The commercial property that surrounds our back two acres is "Agricultural (Recycling)." There are no real neighbors with the exception of the business owner and his family living next door inside their Recycling property/business.

- 3. Describe what adequate provisions have been or will be 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.

(350 ft)
We had already installed an 8 foot privacy fence that divides the property line of the recycling business. Due to dump trucks, tree trucks & other heavy commercial vehicles creating waves of dust and dirt covering our home and personal property. The vibrations of the trucks, the smoke from the fires burned are of great disturbance. The dogs will be supervised when outside and brought inside my home for PM hours. Morning out doors begin at 7am.

4. If applicable, will the property be developed in a way that will preserve and incorporate any important natural features? Explain:

n/a

5. Explain how the proposed use 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.

The proper parking and signage have been designated. The proposal is a drop off dog sitting business to service a minimal quantity.

6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

The proposed will not hinder or endanger vehicular traffic or pedestrian movement.

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.



Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

Letter of Intent (Non-Residential)

Applicant Information	
First Name: <i>Rita</i>	Last Name: <i>Baker</i>
Mailing Address:	
Home/Cell Phone #:	
Email Address:	

Property Information	
Business Address: <i>2595 Bohicket Road, Johns. Isl., SC 29455</i>	
Is this your residence? <i>Yes</i>	
Name of Business and/or Project: <i>3C'S Dog Sitting</i>	
Tax Map #: <i>257-00-00-110</i>	
Days of Operation: <i>7/week</i>	Hours of Operation: <i>24/7</i>
Number of Employees: <i>Myself only</i>	Zoning District: <i>Agricultural</i>

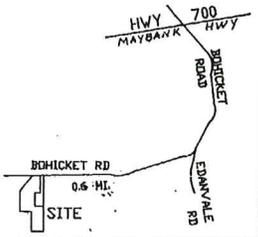
Please provide a detailed explanation of your proposal:

Dog sitting service providing a "Home away from Home" experience for dogs needing day or overnight care. Ensure plenty of individualized care, comfort, time, play and exercise while ensuring their safety controlling dogs by size, weight and aggression. Meals, water distributed, cats, kennels and blankets provided. Dogs must be fully vaccinated along with current bordetella, flea & tick vaccinations. Feces collected upon deposit in dog poop bags, placed in air tight container for trash pickup. 5 dogs (clients) / day, maximum.

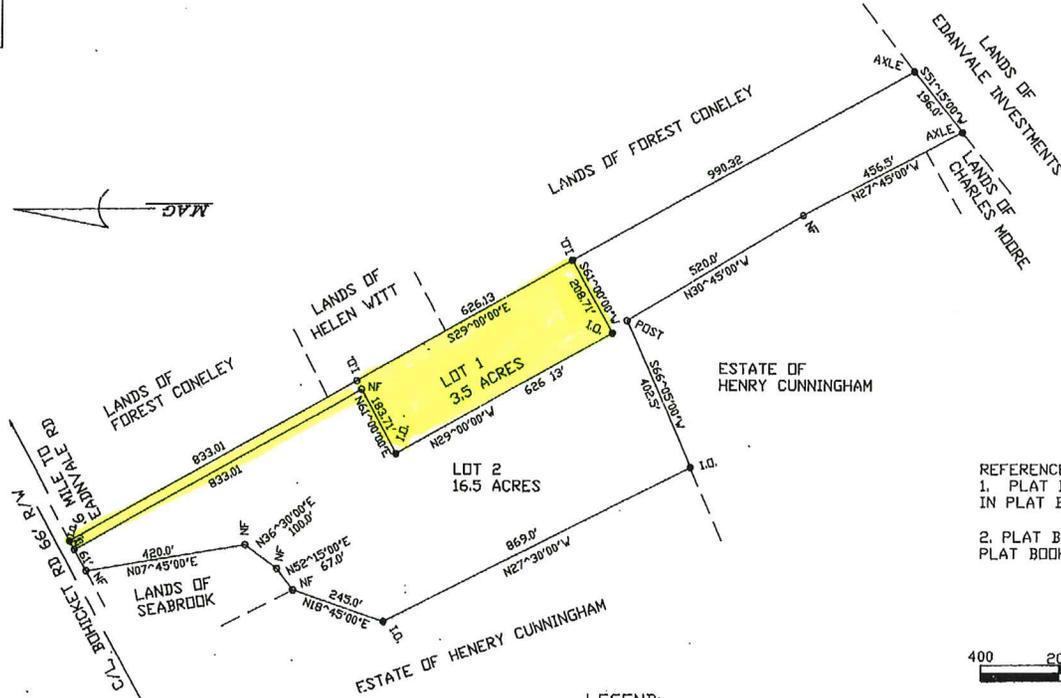
Signature: *Aita M. S. Selby*

Date: *9-16-2025*

Office Use Only	
Zoning District:	Taken in by:
TMS#:	Flood Zone:
Home Occupation: <input type="checkbox"/> Yes <input type="checkbox"/> No	Vacant for more than 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No
Overlay District: <input type="checkbox"/> Yes <input type="checkbox"/> No	Ingress/Egress: <input type="checkbox"/> Private <input type="checkbox"/> Muni <input type="checkbox"/> County <input type="checkbox"/> State
Name of Overlay District:	Drainage Easements: <input type="checkbox"/> Yes <input type="checkbox"/> No
Approved use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No By: _____ Date: _____	



VACINITY MAP
N.T.S.



LEGEND:
I.O. = IRON OLD
N.F. = NOT FOUND



Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 2 day of June 1987
1987 clock in Plat Book BK Page 80, and tracing of
copy (file) in File 4 Folder 7 Draw. 9
No. 112 Original plat (to make print) del.
to Delta Surveying Co.
Robert N. King
Register Mesne Conveyance

APPROVED PLAT
PREY APP
John B. Wang For William Miller
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
04454 JUNE 2, 1987
DATE
REF PB # 8352

- REFERENCES:
1. PLAT BY GAILARD DATED APRIL, 1941 RECORDED
IN PLAT BOOK F, PAGE 90, CHARLESTON COUNTY, RMC
2. PLAT BY ENWRIGHT ASSOCIATES, INC. RECORDED IN
PLAT BOOK AQ, PAGE 29, CHARLESTON COUNTY RMC

DELTA SURVEYING CO.
782 HWY. 17 BYPASS SUIT E
MT. PLEASANT, S.C. 29464
PHONE: (803)884-1160
LAND SURVEYS
GENERIC SURVEYS
S.T.S.

JOB No: 00006-70
FILE: RUFF.DWG
DATE: MAY 31, 1989
THIS: 257-00-00-66
APPROVED BY: LEO J. SHAW

NOTES:
SCALE: 1" = 200'
SHEET: 1



No.	REVISIONS	BY	DATE

A COMPILED PLAT OF 16.5 ACRES
OWNED BY J. BRANHAM RUFF
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, S.C.