



Case # BZA-08-25-00893

Charleston County BZA Meeting of October 6, 2025

Applicant/Property Owner: Carol A. Webb

Property Location: 1455 Stuart Engals Boulevard – East Area

TMS#: 559-14-00-014

Zoning District: Mount Pleasant Overlay (Commercial) Zoning District

Request:

Special Exception request for the sale of alcoholic beverages onsite (beer and wine) in a restaurant in the Mount Pleasant Overlay (Commercial) 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. 6.1.2 Uses Subject to Conditions, Sec. 6.1.6 Table 6.1-1 Use Table, a Restaurant is a use subject to conditions (Sec. 6.4.15).

Article 6.4 Use Conditions, Sec. 6.4.15 Restaurants, Bar or Lounge states, "All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District."



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	
	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	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	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	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. 6.4.15 Restaurant; Bar or Lounge

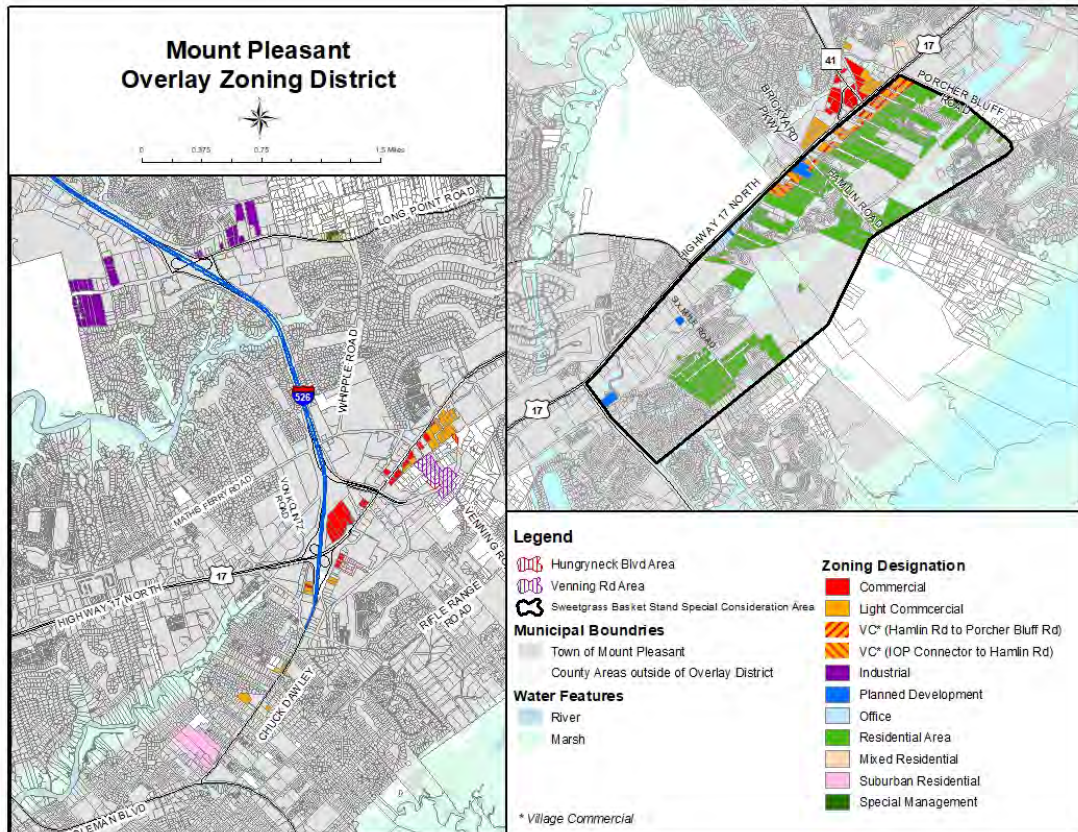
All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

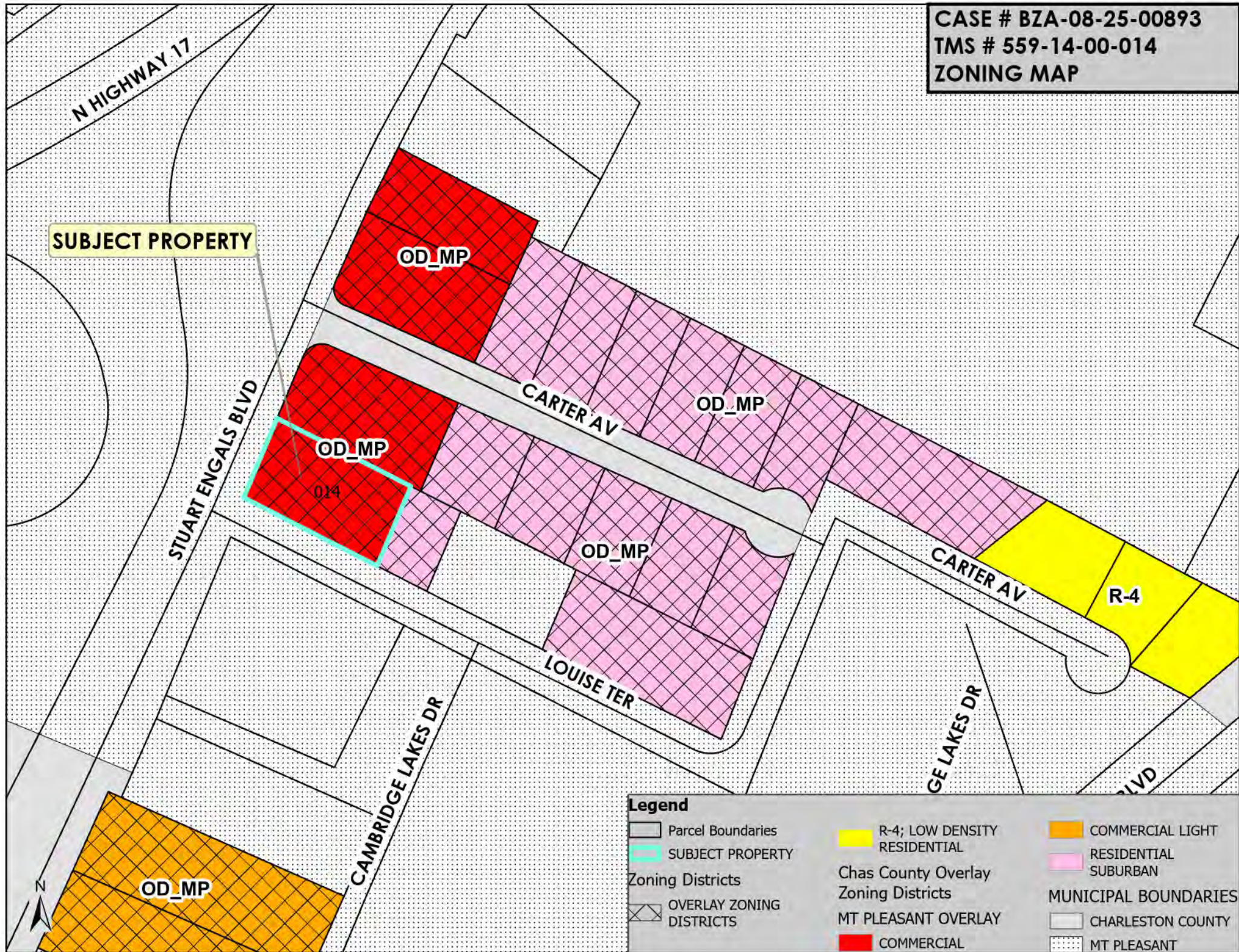


CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.4 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

Map 5.4





CASE # BZA-08-25-00893
TMS # 559-14-00-014
500' RADIUS MAP

SUBJECT PROPERTY

MARK CLARK EXPWY
MARK CLARK EXPWY

IRA RD

N HIGHWAY 17
N HIGHWAY 17

STUART ENGALS BLVD

CAMBRIDGE
LAKES DR

CARTER AV

LOUISE TER

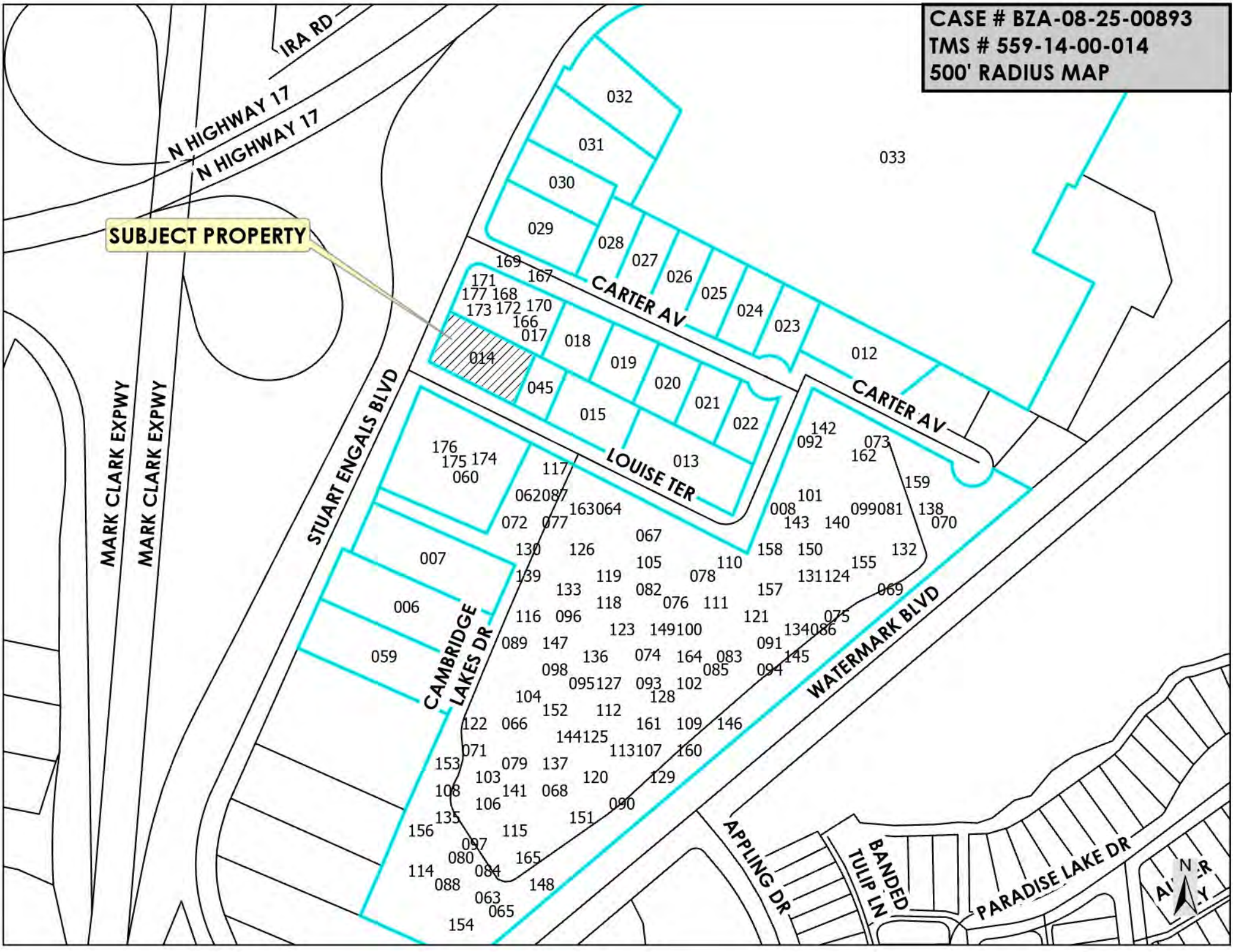
CARTER AV

WATERMARK BLVD

APPLING DR

BANDED
TULIP LN

PARADISE LAKE DR



CASE # BZA-08-25-00893
TMS # 559-14-00-014
AERIAL MAP

SUBJECT PROPERTY

STUART ENGALS BLVD

CARTER AV

LOUISE TER

CAMBRIDGE
LAKES DR

014



CASE # BZA-08-25-00893
TMS # 559-14-00-014
AERIAL MAP

N HIGHWAY 17

SUBJECT PROPERTY

MARK CLARK EXPWY

STUART ENGALS BLVD

CARTER AV

CARTER AV

LOUISE TER

CAMBRIDGE LAKES DR

CAMBRIDGE LAKES DR

WATERMARK BLVD



Case # BZA-08-25-00893

BZA Meeting of October 6, 2025

Subject Property: 1455 Stuart Engals Boulevard – East Area

Proposal: Special Exception request for the sale of alcoholic beverages onsite (beer and wine) in a restaurant in the Mount Pleasant Overlay (Commercial) Zoning District.



Subject Property



Subject Property



Adjacent Properties

**Subject Property Parking &
Adjacent Building**



**Across from subject property
along Louise Terrace**



Stuart Engals Boulevard



Staff Review:

The applicant and property owner, Carol A. Webb, requests a Special Exception for the on-site sale of alcoholic beverages (beer and wine) in association with a proposed restaurant use on the property located at 1455 Stuart Engals Boulevard (TMS #559-14-00-014) in the East Area of Charleston County. The subject property is located within the Mount Pleasant Overlay (Commercial) Zoning District at the corner of Stuart Engals Boulevard and Louise Terrace. Adjacent properties to the north are also within the Mount Pleasant Overlay (Commercial) Zoning District, while properties to the east are designated as Suburban Residential within the Mount Pleasant Overlay. Properties to the south fall under the jurisdiction of the Town of Mount Pleasant.

The 0.39-acre subject property contains a vacant commercial building that was formerly used as a restaurant. *The applicant's letter of intent explains, "We want to resume operation as a casual café that serves locally sourced and high end imported food in a warm and family friendly atmosphere. We specifically request to also offer BEER and WINE ON PREMISES as we previously did in 2016 to the Mt. Pleasant community."*

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. 6.1.2 Uses Subject to Conditions, Sec. 6.1.6 Table 6.1-1 Use Table, a Restaurant is a use subject to conditions (Sec. 6.4.15).

Article 6.4 Use Conditions, Sec. 6.4.15 Restaurants, Bar or Lounge states, *"All proposed Bars, Lounges and Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a Lot in a residential Zoning District or a Lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject Parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District."*

Staff conducted a site visit of the subject property on September 16, 2025. Please review the attachments for further details regarding this request.

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 Commercial designation in the Comprehensive Plan encourages compatible mixed-use development characterized by a general land use

pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses. It also promotes the inclusion of public and open spaces, as well as linkages to public transit within a walkable environment. The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 5 Overlay and Special Purpose Zoning Districts, Article 5.4, MP-O, Mount Pleasant Overlay Zoning District, Sec. 5.4.2 Intent, states, *"The regulations of this Article are intended to promote traffic safety measures, to improve the visual character of the corridor, and to create consistence between the County of Charleston and the Town of Mount Pleasant concerning Land Development regulations."* **In addition, the applicant's letter of intent** states, *"The immediate area is multi use and extremely varied. Our café directly faces both highway 17 and 526 on Stuart Engals Blvd. On the same road there are two large hotels (alcohol sales), light industrial, office condos and numerous business parks, a VFW (alcohol sales), auto repair shops and a medical out-patient facility all within walking distance. The Walmart complex (Wando Crossing) is at the end our street that has a variety of businesses, banks and restaurants (Chipotle w/ alcohol sales) built directly adjacent to the County neighborhood behind our Café. The 'neighborhood' includes small residential lots (15) and a multifamily condo facility (131) that was originally approved as low-income housing. Additionally, there are large scale apartment complexes, condos, town homes and medical facilities in the general area but in Mt. Pleasant jurisdiction."* Thus, 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 on-site sale of alcoholic beverages (beer and wine) in association with a proposed restaurant use is generally compatible with the existing commercial uses in the vicinity. While the adjacent property to the east is designated as Suburban Residential on the overlay map, the property owner at 1125 Louise Terrace was one of twelve (12) individuals who signed a petition in support of the proposed use. Additionally, the applicant has provided two (2) letters of support from residents living within walking distance of the proposed restaurant, at 1173 and 1147 Carter Avenue. **Furthermore, the applicant's letter of intent states, "As previously discussed, the proposed use of the café is directly in line with the current commercial establishments in the vicinity. We believe that our proposed concept compliments current businesses and facilitates a healthy balance of work, live and enjoyment for the residents."** Therefore, the request may meet 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 project is currently under review to ensure compliance with all applicable provisions of the Charleston County Zoning and Land Development Regulations Ordinance. Adequate provisions have been made for required setbacks and buffering—including fences and landscaping—to protect adjacent properties from any potential adverse impacts of the proposed use. **The applicant's letter of intent states, "A large residential style fence was constructed in 2014 (recently maintained) to shield the adjacent neighborhood. Abundant mature landscape was planted on the fence line and around the entire property to diffuse noise and present a welcoming atmosphere. A professional hood system (recently serviced) mitigates unpleasant odors. Ample traffic signage is currently in place on County Roads to help with traffic congestion. Recently built sidewalks currently assist with pedestrian and bike movement up and down Stuart Engals Blvd. There are numerous parking spaces on the property and also in the 'right of way' across the street from the café. Those spaces are currently in use and help with overflow parking."** Therefore, the request meets 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 has been developed to preserve and incorporate existing natural features. **The applicant's letter of intent states, "A large grand oak at the rear of the property, in the right of way, was taken into consideration in 2014 during the initial approval of the site plan and is still thriving."** 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: The proposed use complies with all applicable provisions of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including zoning district standards, use conditions, and site plan requirements. The applicant must provide proof of State approval for the sale of alcoholic beverages to Zoning and Planning Staff prior to issuance of the Zoning Permit, if this Special Exception is approved. **The applicant's letter of intent states, "DHEC gave approval and guidance on BEER and WINE sales and onsite consumption in 2015. Those guidelines were and continue to be followed with regular maintenance of the septic system (2025)."** Therefore, the request meets this criterion.

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

Response: The proposed use at 1455 Stuart Engals Boulevard is not anticipated to hinder or endanger vehicular traffic or pedestrian movement on adjacent roads, as the site was previously operated as a restaurant. **The applicant's** letter of intent states, *"The proposed use actually helps with traffic and congestion by allowing the immediate 'neighborhood' a respite to enjoy great food and socializing **within walking distance.**"* 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-08-25-00893, [Special Exception for the on-site sale of alcoholic beverages (beer and wine) in association with a proposed restaurant use on the property located at 1455 Stuart Engals Boulevard (TMS #559-14-00-014) in the East Area of 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. The applicant shall comply with all applicable requirements of the State of South Carolina for alcoholic beverage sales and shall provide proof of State approval to Zoning and Planning Staff prior to the issuance of the Zoning Permit.



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

Property Information			
Subject Property Address: <u>1455 Stuart Engle BVD. Mt. Pleasant SC 29464</u>			
Tax Map Number(s): <u>559-14-00-014</u>			
Current Use of Property: <u>Restaurant / food service</u>			
Special Exception Description:			
Applicant Information (Required)			
Applicant Name (please print): <u>Carol A. Webb</u>			
Name of Company (if applicable):			
Mailing Address:			
City:		State:	Zip Code:
Email Address:		Phone #:	
Applicant Signature: <u>Carol A. Webb</u>			Date: <u>8/15/25</u>
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: <u>OD-MP</u>	Flood Zone: <u>shaded X (528K)</u>	Date Filed: <u>8/29/25</u>	Fee Paid: <u>\$250 CC</u>
Application #: <u>BZA-08-25 00893</u>	TMS #: <u>559-14-00-014</u>	Staff Initials: <u>jju</u>	

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.)

We want to resume operation as a casual café that serves locally sourced and high end imported food in a warm and family friendly atmosphere. We specifically request to also offer BEER and WINE ON PREMISES as we previously did in 2016 to the Mt. Pleasant community.

- 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:**

The immediate area is multi use and extremely varied. Our café directly faces both highway 17 and 526 on Stuart Engals Blvd. On the same road there are two large hotels (alcohol sales), light industrial, office condos and numerous business parks, a VFW (alcohol sales), auto repair shops and a medical out-patient facility all within walking distance. The Walmart complex (Wando Crossing) is at the end of our street that has a variety of businesses, banks and restaurants (Chipotle w/ alcohol sales) built directly adjacent to the County neighborhood behind our Café. The "neighborhood" includes small residential lots (15) and a multifamily condo facility (131) that was originally approved as low income housing. Additionally there are large scale apartment complexes, condos, town homes and medical facilities in the general area but in Mt. Pleasant jurisdiction.

- 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.**

As previously discussed, the proposed use of the café is directly in line with the current commercial establishments in the vicinity. We believe that our proposed concept compliments current businesses and facilitates a healthy balance of work, live and enjoyment for the residents.

- 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.**

A large residential style fence was constructed in 2014 (recently maintained) to shield the adjacent neighborhood. Abundant mature landscape was planted on the fence line and around the entire property to diffuse noise and present a welcoming atmosphere. A professional hood system (recently serviced) mitigates unpleasant odors. Ample traffic signage is currently in place on County Roads to help with traffic congestion. Recently built sidewalks currently assist with pedestrian and bike movement up and down Stuart Engals Blvd. There are numerous parking spaces on the property and also in the "right of way" across the street from the café. Those spaces are currently in use and help with overflow parking.

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

A large grand oak at the rear of the property, in the right of way, was taken into consideration in 2014 during the initial approval of the site plan and is still thriving.

- 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.**

DHEC gave approval and guidance on BEER and WINE sales and onsite consumption in 2015. Those guidelines were and continue to be followed with regular maintenance of the septic system (2025).

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

The proposed use actually helps with traffic and congestion by allowing the immediate “neighborhood” a respite to enjoy great food and socializing within walking distance.

TO : Charleston County BZA

RE: Letter of Support

DATE: 9/16/2025

Board Members,

My name is Chad McPeters and I live at 1147 Carter Ave. Mt Pleasant, SC 29464. I am writing to express my strong support for Mr. Christopher Webb's "Special Request" to serve Beer and Wine at the restaurant located at 1455 Stuart Engals Blvd. As a resident of the immediate neighborhood for roughly 6 years, I believe this endeavor will be a great addition to our community.

I first became aware of this project a few months ago when I met Chris outside of the restaurant. He has since then shared details about the concept including this Special Request to serve Beer and Wine at the establishment. I am excited about the prospect and look forward to walking down to the new restaurant when it opens.

I therefore urge you to approve and support this initiative and Special Request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad McPeters', with a stylized, cursive script.

Chad McPeters

843-864-9899

TO : Charleston County BZA

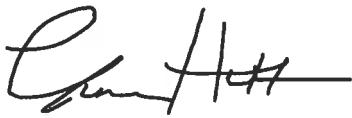
RE: Letter of Support

DATE: 9/18/2025

Board Members,

My name is Claire Huff and I live at 1173 Carter Ave. I recently heard about the proposed restaurant from another resident in the community. Mr. Christopher Webb also contacted me and provided me some of his plans and details surrounding the "Special Request" to serve Beer and Wine at the restaurant located at 1455 Stuart Engals Blvd. I have lived in the neighborhood for 5 years and I support the Webb's proposal to serve Alcohol at the restaurant. I look forward to patronizing the establishment when it opens.

Thank You,

A handwritten signature in black ink, appearing to read "Claire Huff". The signature is fluid and cursive, with the first name "Claire" written in a larger, more prominent script than the last name "Huff".

Claire Huff

Telephone: 843 · 607 · 3924

Email: *claire.huff1@gmail*

PETITION IN SUPPORT

To: The Charleston County Board of Zoning Appeals (BZA)

Let it be known that we, the below signatures,
wholeheartedly support the Webb Family's business
endeavors at 1455 Stuart Engals Blvd., and support the
"Special Request" to serve Alcoholic Beverages at the
restaurant facility . We believe that the establishment will
service the local community well by offering an enjoyable
atmosphere where residents may come together and share
in fellowship. 9/23/2025

<u>PRINT NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
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Tidewater Health	1435 Stuart Engals Blvd	Adam Th
Adair Horn & Assoc	1435 Stuart Engals Blvd Ste 200	N.L. Ste
Brooke Hugo	1438 Stuart Engals Blvd STE 300	Ann Hu
Trey Givens	"	"
Daniel Cohn	1438 Stuart Engals Blvd	
Andy Rivas	1438 Stuart Engals Blvd	
Baltimarch Contracting	1473 Stuart Engals Blvd	
Clint Clark	1459 Stuart Engals Blvd Suite 301	
Brendan Pugh	1459 Stuart Engals Blvd	
Michael Prox	1401 Stuart Engals Blvd	
Leslie Gonzales-Buck	1401 Stuart Engals Blvd	
Douglas S McAdam	1125 Louise Terrace	

Supporting Materials



1455 Stuart Engals Blvd.



4045 Bridge View Drive
North Charleston, SC 29405-7464
Phone: (843) 202-7200
Fax: (843) 202-7222

Permit # **ZONE-7-15-62681**

Permit Type: **Zoning Permit**
Work Class: **Business License**
Permit Status: **ACTIVE**

Issue Date: **7/27/2015**

Expires: **1/23/2016**

Project Address	Parcel No.	District
1455 STUART ENGALS BLVD MOUNT PLEASANT, SC 29464	5591400014 Flood Zone: X	East Cooper Fire District Tax District #: T.D. 2-6

Applicant Information	Address	Phone	Cell
CHRISTOPHER WEBB	P.O. BOX 194 SULLIVAN'S ISLAND, SC 29464	(843)530-1610	

Proposed Construction / Details

ESTABLISH "MORGAN'S MARKET" (DELI BUSINESS)	Valuation:	\$ 1.00
	Total Sq Feet:	0

Invoice #	Paytype	Invoice Total	Amount Paid	Amount Due
ZONE-7-15-976539	Check	\$ 50.00	\$50.00	\$ 0.00

Contractor(s)	Address	Phone	Primary	License Type
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THIS WORK WILL BE DONE BY ME, THE OWNER, BY MEMBERS OF MY IMMEDIATE FAMILY OR BY A FULL TIME REGULAR EMPLOYEE NOT HIRED FOR THIS PARTICULAR JOB. WORK DONE BY OTHER THAN ABOVE IS A VIOLATION OF THE LAW AND WOULD VOID THIS PERMIT AND COULD RESULT IN PROSECUTION.

IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE ORDINANCES OF THE COUNTY OF CHARLESTON; AND THAT ANY ALTERATION OR CHANGE FROM THIS APPLICATION WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY PERMIT. THIS PERMIT IS EXPRESSLY CONDITIONED UPON THE ACCURACY OF THE INFORMATION SUBMITTED BY THE APPLICANT. PERMIT WORK WILL BE VOIDED IF WORK IS NOT STARTED WITHIN SIX (6) MONTHS OR IF WORK IS STOPPED FOR A PERIOD OF SIX (6) MONTHS.

SIGNATURE OF OWNER, CONTRACTOR, AGENT

APPROVED BY: PLANNING OFFICIAL



Department of Revenue Collections
4045 Bridge View Drive
North Charleston, SC 29405-7464

RECEIPT
RETAIN FOR YOUR RECORDS

Business License - Charleston County

DATE ISSUED: 07/27/2015

Jurisdiction	Deductions	Actual Gross Receipts	Total Due	Total Payment	Balance Due
In County	\$ 0.00	\$ 0.00	\$ 39.20	\$ 39.20	\$ 0.00

MAILING ADDRESS:
Morgan's Market
Morgan's Market
P O Box 194
Sullivans Island, SC 29482

INVOICE NO: INV-7-15-976546

LICENSE NO: LIC-7-15-137339

CLASS: Tax Class 1

EXPIRES ON December 31, 2015

RETAIL LICENSE

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RETAIL LICENSE

THIS LICENSE MUST
BE PUBLICLY
DISPLAYED AS
PROVIDED BY LAW

THIS LICENSE IS NEITHER
TRANSFERABLE NOR
ASSIGNABLE
BEFORE POSTING READ
INSTRUCTIONS BELOW

ST-1
(Rev. 1/20/15)
5000

OWNER NAME BUSINESS LOCATION: DKP LLC
1455 STUART ENGALS BLVD
MT PLEASANT, SC 29464

**LICENSE MUST BE RETURNED
FOR ALL CHANGES AND/OR
CLOSE OF BUSINESS**

TRREG 6319567008



MORGANS MARKET
PO BOX 194
SULLIVANS ISLAND SC 29482

INDUSTRY
TYPE ▶ 445299
EFFECT
DATE ▶ 07/31/2015

LICENSE NUMBER

CO SERIAL

010120200

MULTIPLE NUMBER

TRADE NAME AND MAILING ADDRESS

THIS LICENSE IS VALID FOR ABOVE LOCATION ONLY. CHANGE OF LOCATION OR OWNERSHIP REQUIRES NEW LICENSE.

EACH PLACE OF BUSINESS MUST BE LICENSED SEPARATELY

File # 01012020-0

SID # 2782289-000

COUNTY CHARLESTON COUNTY

1010

This retail license is issued pursuant to Article 5, Chapter 36, Title 12, Code of Laws of South Carolina, 1976, as amended. The retail license is valid so long as the person to whom it is issued continues in the same business at the same location as shown on license, unless revoked by the Department of Revenue for cause. It is presumed that a retailer is not continuing in the same business and must surrender the retail sales license if the retailer has no retail sales for twenty-four consecutive months. To allow the license to remain valid, the retailer may submit an affidavit to the department swearing that the business is continuing. If the business is closed, moved or sold, the licensee must complete the questions listed below and return this license to the S.C. Department of Revenue, PO Box 125, Columbia, SC 29214.

IF THERE ARE ANY QUESTIONS REGARDING THIS LICENSE, CONTACT THIS DIVISION AT (803) 896-1350

OUT OF BUSINESS OR CHANGE OF OWNERSHIP (Also complete C-278)

DATE OF CLOSING OR SALE _____

NEW FIRM NAME _____

NEW OWNER'S NAME OR NAMES _____

CHANGE OF ADDRESS AND/OR TRADE NAME (Also complete SC-8822)

IF BUSINESS LOCATION CHANGES, RETURN THIS LICENSE AND COMPLETE CHANGE OF ADDRESS/BUSINESS LOCATION FORM SC8822.

IF BUSINESS IS MOVED OR THE TRADE NAME IS CHANGED, GIVE THE:

NEW TRADE NAME _____ DATE BUSINESS MOVED _____

NEW LOCATION ADDRESS _____ BUSINESS MUNICIPAL LIMITS _____

MAILING ADDRESS _____ NEW TELEPHONE NUMBER _____



50001023

INSTRUCTIONS

This is your new license. Please fold on the above perf marks and display in a conspicuous place.

If you have any questions concerning this license, please call the SC Department of Revenue (803) 896-1350.

If the business is closed, moved, or sold, please complete the form above and return it with the original license to:

SC Department of Revenue, Registration Unit
300A Outlet Pointe Blvd., PO Box 125, Columbia, SC 29214

State of South Carolina
Department of Revenue
Alcohol Beverage Licensing
300 A Outlet Pointe Blvd, P.O. BOX 125 Columbia, South Carolina 29214-0907

APPROVAL NOTICE

August 31, 2015

DKP LLC
PO BOX 194
SULLIVANS ISLAND, SC 29482

32070186-1
MORGANS MARKET
1455 STUART ENGALS BLVD
MT PLEASANT, SC 29464

Re: 7-DAY ON PREMISES BEER AND WINE;

Dear Taxpayer:

Please be advised that the South Carolina Department of Revenue has completed its investigation into your beer/wine and/or liquor application and would be ready to issue the above referenced license(s) and /or permit(s) but for the following reason(s):

License Fee(s) \$1,100.00

You have (30) days from the date of this letter to forward the above item(s) to the ABL Section of the Department of Revenue at the address shown above.

If the Department does not receive the requested items within the thirty (30) day time frame, the application will be denied and if you seek licensing for this location, it will be necessary that you reapply.

Sincerely,

Carol Rudolph
South Carolina Department of Revenue
Alcohol Beverage Licensing
(803) 898-5379
(803) 896-0110: Fax number

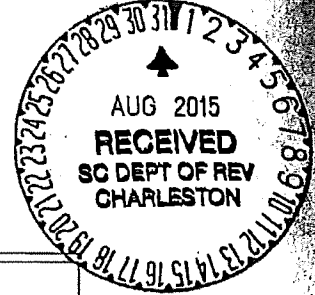
1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/24/12)
6267

User Name: MEGAN BINGHAM



GL Account

TPI Amount

1040039610014 - 7-DAY ON PREMISE BEER AND WINE	\$100.00
3040039739000 - BEER WINE INSP FEE	\$ 100.00

MORGAN'S MARKET
PO BOX 194
SULLIVANS ISLAND, SC 29482

1040
67-160/532

PAY
TO THE
ORDER OF

DATE

8/31/15

SCTDOR
One thousand dollars 100 hundred + 9/100 \$ 1,100.00
DOLLARS



BB&T

BRANCH BANKING AND TRUST COMPANY
1-800-BANK BB&T BB&T.com

FOR

ABL License

Christy R. Platt

⑈00001040⑈ ⑆053201607⑆0005225144313⑈

detach here

1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/29/12)
6267

DKP LLC
PO BOX 194
SULLIVANS ISLAND SC 29482

SID/Suffix: 2782289-000
File Number: 32070186-1
Period Ended: 02/29/2016

Tax Type: ALCOH BEV LIC

Reference Number: 0015312077
TOTAL AMT DUE: 1100.00
1040039610014 - 7-DAY ON PREMISE BEER AND WINE

Amount Enclosed: ▶

62671029

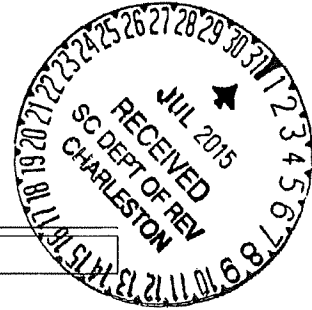
1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/24/12)
6267

User Name: ROBERTA ETHERIDGE



GL Account	TPI Amount
104002601 - NEW RETAIL LICR	\$ 50.00

CHRISTOPHER WEBB
JAMES E OR CAROL M WEBB III
P O BOX 194
SULLIVANS ISLAND, SC 29482

1159

67-7840/2532

7/29/15
Date

Pay to the
Order of

SCDOR

\$ 50.00

Fifty dollars & 00/100

Dollars



Security
Features
Details on
Back



LIFESIMPLIFIED

For

tax registration

C. WEBB
MP

⑆25327840⑆

416336717101159

Harland Clarke

detach here

1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/29/12)
6267

DKP LLC
PO BOX 194
SULLIVANS ISLAND SC 29482

SID/Suffix: 2782289-000
File Number: 01012020-0
Period Ended: 07/31/2015

Tax Type: SALES AND USE TAX

Reference Number: ▶ 0015247836
TOTAL AMT DUE: ▶ 50.00
104002601 - NEW RETAIL LICR

Amount Enclosed: ▶ 50.00

62671029

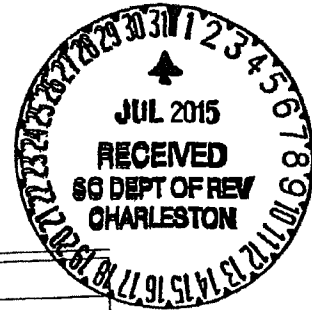
1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/24/12)
6267

User Name: ROBERTA ETHERIDGE



GL Account	TPI Amount
1040039610014 - 7-DAY ON PREMISE BEER AND WINE	\$200.00
3040039739000 - BEER WINE INSP FEE	\$100.00

CHRISTOPHER WEBB
JAMES E OR CAROL M WEBB III
P O BOX 194
SULLIVANS ISLAND, SC 29482

1158

67-7840/2532

7/29/15
Date

Pay to the
Order of

SC Department of Revenue ABE Section \$300.00
Three hundred dollars & 0/100

Dollars



Security
Features
Details on
Back



SOUTH CAROLINA
FEDERAL
CREDIT UNION

LIFESIMPLIFIED

For

ABE Application

C. WEBB

MP

⑆253278401⑆

416336717⑆01158

Harford Circle

detach here

1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
FEE COUPON

C-315
(Rev. 8/29/12)
6267

DKP LLC
PO BOX 194
SULLIVANS ISLAND SC 29482

SID/Suffix:
File Number:
Period Ended:

2782289-000
32070186-1
02/29/2016

Reference Number:
TOTAL AMT DUE:

0015247901
300.00

1040039610014 - 7-DAY ON PREMISE BEER AND W

Tax Type: ALCOH BEV LIC

Amount Enclosed:

Carzo At Mail request license
after 8/26 5 PM.

Call

Carol Ruddolph^{sr} Collier Ben
Agencies + needs call Chas give
approval

803-898-5379

Sled 87

He
SD usually
takes 4 days
go thru paper
work



Wally Scott
Senior Agent
803-509-3370 (Cell)
Email: wscott@sled.sc.gov

South Carolina Law Enforcement Division
P.O. Box 21398
Columbia, South Carolina 29221-1398



An Accredited Agency





SOUTH CAROLINA DEPARTMENT OF REVENUE

ABL-567

(Rev. 6/9/10)

4282

PO7

7-DAY ON PREMISE BEER AND WINE

16

TRREG 6389488008



DKP LLC
PO BOX 194
SULLIVANS ISLAND SC 29482

LICENSE NO. 320701861
FILE NO. 32070186-1
DATE ISSUED: 08-31-2015
STIPULATIONS:00

MORGANS MARKET
1455 STUART ENGALS BLVD
MT PLEASANT, SC 29464

START DATE: 08/31/2015
END DATE: 02/29/2016
START TIME: 00:00
END TIME: 00:00

THIS LICENSE IS NOT TRANSFERABLE

OFFICE

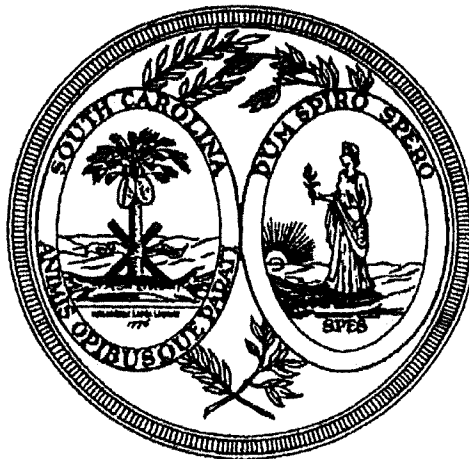
***** You may not transfer this permit or license to another location or to another person. *****
If you sell all or a portion of your business, before the buyer can legally sell beer, wine or liquor, he or she MUST obtain his/her own permit or license. You can be held financially responsible for any violations of the law that take place by any person using your permit and/or license. You may be held financially responsible for injuries due to the negligent sale of these beverages by someone using your permit or license.

***** POST THIS IN A CONSPICUOUS PLACE *****

INSTRUCTIONS

This is your new license. Please fold on the above perforation mark and display in a conspicuous place. If you have any questions concerning this license, please call the SC Department of Revenue ABL section at (803) 898-5864.

You may not transfer this permit or license to another location or to another person. If you sell the business or change ownership name or business address, you MUST apply for a new ABL license.



CHRISTOPHER WEBB
PO BOX 194
SULLIVANS ISLAND SC 29482

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

appeared in the issues of said newspaper on the following day(s):

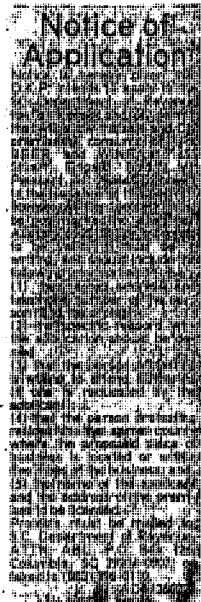
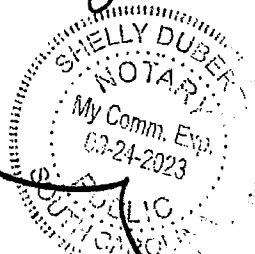
07/31/15 Fri PC 08/11/15 Tue CNW
08/04/15 Tue PC
08/11/15 Tue PC
07/31/15 Fri CNW
08/04/15 Tue CNW

at a cost of \$280.35
Account# 339659
Order# 1350729
P.O. Number:

Subscribed and sworn to before
me this 12th day
of August
A.D. 2015

Stephanie Kruger
advertising clerk

Shelly Dube
NOTARY PUBLIC, SC
My commission expires





4045 Bridge View Drive
North Charleston, SC 29405
Phone: (843) 202-7200
Fax: (843) 202-7222

Permit

Permit #. **ZONE-11-24-21006**

Permit Type: **Zoning Permit**
Work Class: **Business License**
Permit Status: **ACTIVE**

Issue Date: **11/27/2024**

Expires:

ZONING PERMIT APPLICATION: ZonA-09-24-06845

Project Address

Parcel Number

District

**1455 STUART ENGALS BLVD
MOUNT PLEASANT, SC 29464**

5591400014

East Cooper Fire District

Flood Zone: **X - Shaded - 0**

Tax District #: **T.D. 2-6**

Applicant Information

Address

Phone

Cell

CHRISTOPHER WEBB

**P.O. BOX 194
SULLIVAN'S ISLAND, SC 29464**

(843) 530-2946

Contractor(s)

Address

Phone

Contractor Type

Invoice #

Paytype

Total Fees

Amount Paid

Amount Due

01208841

Credit Card

\$50.00

\$50.00

\$50.00

\$0.00

Proposed Construction / Details

ZONING APPROVAL TO ESTABLISH MORGAN'S MARKET. PREVIOUSLY LICENSED AT CLEAN EATS. NO CHANGE IN USE. HOURS OF OPERATION 8A- 11PM 7 DAYS A WEEK WITH 5 EMPLOYEES. NO SALES OF BEER OR WINE WITHOUT BZA SPECIAL EXCEPTION APPROVAL. ANY NEW SIGNAGE WILL A SEPARATE REVIEW AND PERMIT. BUSINESS LICENSE REQUIRED

Valuation: **\$0.00**

Total Sq Ft: **0.00**

THIS WORK WILL BE DONE BY ME, THE OWNER, BY MEMBERS OF MY IMMEDIATE FAMILY OR BY A FULL TIME REGULAR EMPLOYEE NOT HIRED FOR THIS PARTICULAR JOB. WORK DONE BY OTHER THAN ABOVE IS A VIOLATION OF THE LAW AND WOULD VOID THIS PERMIT AND COULD RESULT IN PROSECUTION.

IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT THE APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE A PRIVILEGE TO VIOLATE THE ORDINANCES OF THE COUNTY OF CHARLESTON; AND THAT ANY ALTERATION OR CHANGE FROM THIS APPLICATION WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY PERMIT. THIS PERMIT IS EXPRESSLY CONDITIONED UPON THE ACCURACY OF THE INFORMATION SUBMITTED BY THE APPLICANT. PERMIT WORK WILL BE VOIDED IF WORK IS NOT STARTED WITHIN SIX (6) MONTHS OR IF WORK IS STOPPED FOR A PERIOD OF SIX (6) MONTHS.

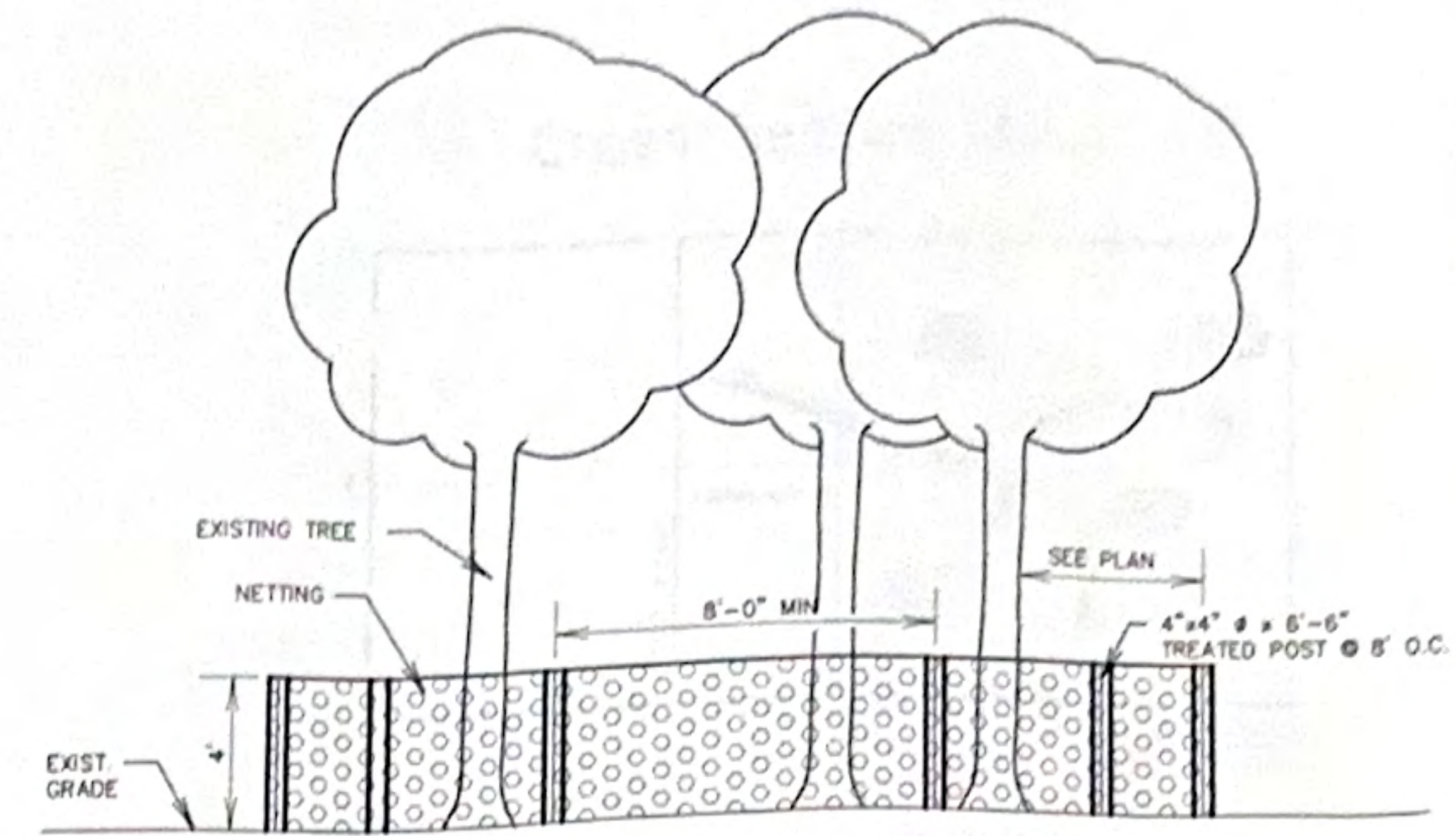
DATE: 11/27/2024

SIGNATURE OF OWNER. CONTRACTOR, AGENT

Jaeh H. Evans

APPROVED BY: PLANNING OFFICIAL

Wednesday, November 27, 2024



NOTES:

1. CONTRACTOR TO PROTECT AND SAVE TREE. INSTALL 4' HIGH POLYETHYLENE LAMINAR SAFETY NETTING AROUND TREES (GREEN FLAGS). FENCE TO BE FLUORESCENT ORANGE AND MARKED WITH "SAVE TREE".
2. ATTACH NETTING TO POST WITH GALVANIZED STAPLES.

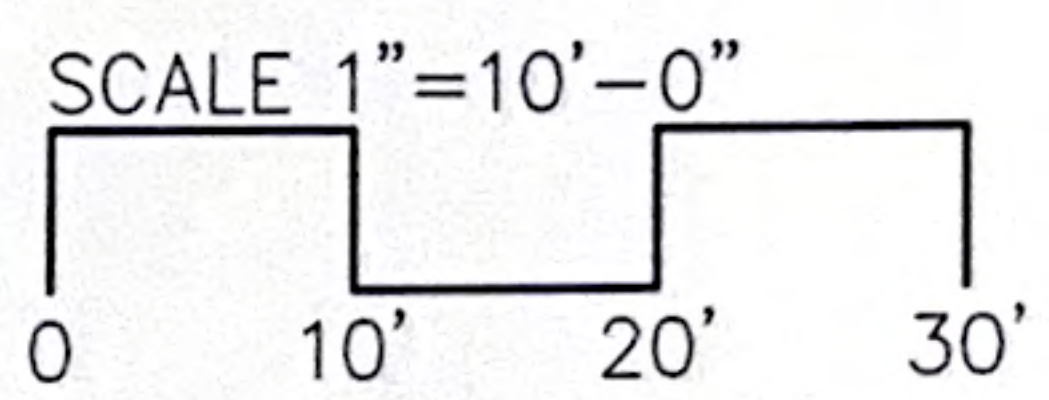
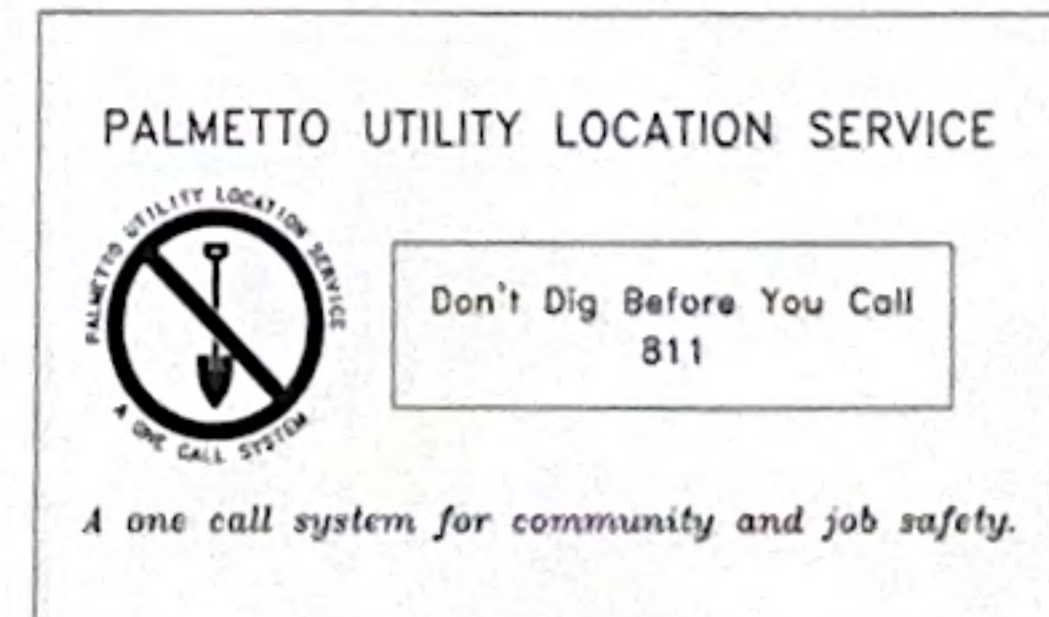
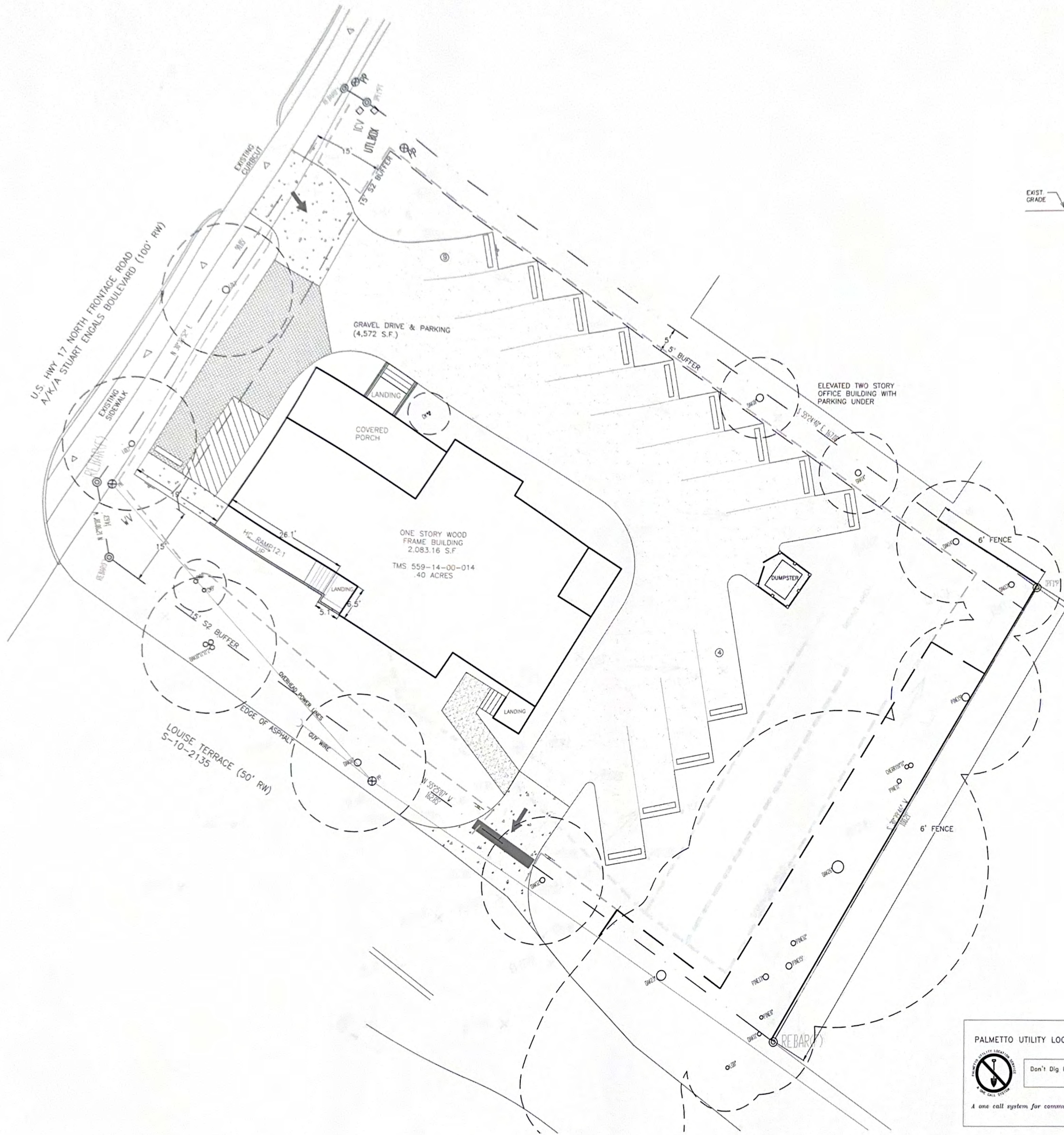
TREE PROTECTION DETAIL
NOT TO SCALE

GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY PEABODY AND ASSOCIATES, INC 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.

STAKING AND LAYOUT NOTES:

1. HARDSCAPE, PLANTINGS AND BED LINES SHALL BE STAKED BY THE CONTRACTOR FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
2. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. USE DIMENSIONAL DATA GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL LAYOUT AND ADJUST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.



1455 Stuart Engals Blvd.

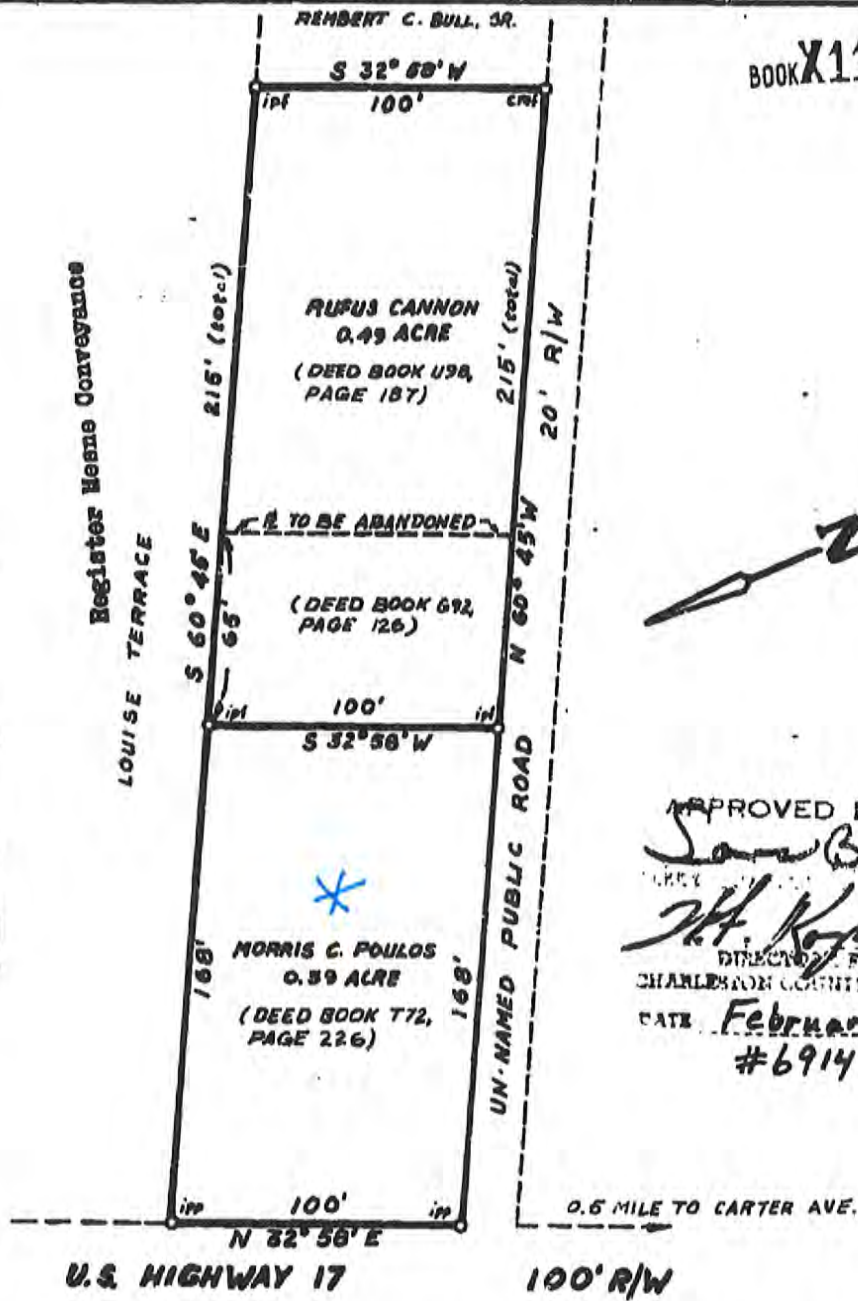
mt. pleasant, south carolina

PROJECT #: 12023
DATE: 05.24.12
DRAWN BY: JRK
CHECKED BY: HRK
REVISIONS:
DATE: 07.02.12

**EROSION
CONTROL
AND TREE
PROTECTION**

STATUS:
PERMIT

Office of Register Meene Conveyance Feb. 1978... at
 plat recorded this 9th day of Feb. 1978, and tracing cloth
 3:00'clock in Plat Book X, Page 97, and tracing cloth
 copy filed in File 4... Drawer... 4... Folder... 42... Draw-
 ing No. 19... Original plat (with print) delivered
 to Charleston County Planning Board



APPROVED FINAL PLAT
Sam B. Corbin
 COUNTY COUNCIL
J. H. Koprach
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD
 DATE February 7, 1978
 #6914

PLAT OF SURVEY OF TWO TRACTS OF LAND LOCATED IN CHRIST CHURCH PARISH, CHARLESTON COUNTY, STATE OF SOUTH CAROLINA.

REFERENCE: PLAT IN DEED BOOK Z58, PAGE 345

I, GEORGE D. SAMPLE, A REGISTERED ENGINEER AND SURVEYOR OF THE STATE OF SOUTH CAROLINA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS PLAT REPRESENTS THE TRUE DIMENSIONS OF THE PROPERTY, THE NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1:3,100.

SCALE: 1" = 60 FEET

DATE: JANUARY 5, 1978

George D. Sample
 George D. Sample, P.E. & L.S. No. 3357

