AGENDA
Regular Board of Zoning Appeals Meeting
Tuesday, November 17, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D

BOARD MEMBERS: LISA ANAGNOSTOPOULOS, DAN GUZMAN, ROBERT SMITH, JEN WISE

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

a. BOARD OF ZONING APPEALS MEETING AUGUST 18, 2026

III. NEW BUSINESS

a. 2026-005-VAR (TMS # 243-08-06-016 and TMS #243-08-06-017) - REQUEST FROM JASON SOLOMON FOR A VARIANCE TO EXCEED THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES AT 124 ST. JAMES AVENUE AND 126 ST. JAMES AVENUE

IV. MISCELLANEOUS

a. 2027 CALENDAR (INFORMATIONAL PURPOSES ONLY)

V. CLOSING REMARKS & ADJOURNMENT

Request for Board of Zoning Appeals Agenda Item

To: Board of Zoning Appeals

From: Lili Ortiz-Ludlum

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
BOARD OF ZONING APPEALS MEETING AUGUST 18, 2026
Background Summary
Financial Impact
Impact if denied
Impact if approved

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

MINUTES
CITY OF GOOSE CREEK
BOARD OF ZONING APPEALS
TUESDAY, AUGUST 18, 2026, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER

I. CALL TO ORDER

Action: Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Lisa Anagnostopoulos; Dan Guzman; Robert Smith; Jen Wise

Absent: Don Mason

Staff Present: Kendra Wise, Planning and Zoning Director; Lili Ortiz-Ludlum, Administrative Assistant

II. APPROVAL OF MINUTES

a. BOARD OF ZONING APPEALS MEETING JUNE 16, 2026

Motion: A motion was made to approve the minutes, with a correction to the spelling of the applicant's last name. **Moved by** Board Member Smith; **Seconded by** Board Member Anagnostopoulos.

Discussion: None.

Vote: All voted in favor (4-0).

III. NEW BUSINESS

Chairperson Wise administered the Oath to applicants and the public who wished to speak.

a. 2026-004-AP (TMS # 244-09-02-002) - ADMINISTRATIVE APPEAL REGARDING NONCONFORMING USE STATUS AT 129 RED BANK ROAD

Director Wise presented the case as an administrative appeal concerning the status of nonconforming use at 129 Red Bank Road. She stated the applicant, Ms. Jenise Scott, was in attendance to present her case, followed by the Zoning Administrator's presentation. As part of her application, Ms. Scott designated Stephanie Sinko and Darcie Prusak as her agents.

Applicant's Presentation

Ms. Stephanie Sinko presented the Board and Director Wise with a binder containing documentation submitted as evidence.

Ms. Sinko spoke on behalf of the property owner, Ms. Jenise Scott. She stated that the issue was whether the property's established automotive use had been abandoned. She emphasized that the applicant was not requesting approval of a new automotive use at 129 Red Bank Road but rather asking the Board to recognize the continuation of an automotive use that had existed at the property for decades and, according to the applicant, had never been voluntarily abandoned.

Ms. Sinko directed the Board to Tab 1, which organized the property's history chronologically. She stated that the City's ordinances establish a 12-consecutive-month standard for vacancy, abandonment, or discontinuance of a nonconforming use. She stated her evidence demonstrates a continuous progression of events: an established automotive use, long-term tenant, tenant problems,

eviction proceedings, recovery of possession, immediate cleanup, major rehabilitation, and efforts to reestablish place another automotive business into operation. Ms. Sinko stated that there was no point in that sequence at which the owner walked away from the property and surrendered the established use.

Regarding Tab 2, Ms. Sinko referenced Berkeley County property records as independent evidence of the property's historical use. She stated that the County identifies the building as a garage, records its construction year as 1977, and identifies approximately 2,295 square feet of finished garage space.

Ms. Sinko stated that the applicant was not attempting to establish a completely different use at the property; rather, the property was constructed as a garage, had historically functioned as a garage, and the applicant was seeking to continue that historic use.

Regarding Tab 3, Ms. Sinko explained that the former tenant did not simply leave the property in a clean and usable condition. Instead, the owner was required to initiate eviction proceedings to recover possession. She stated this distinction was significant because there is a difference between an owner voluntarily abandoning a use and an owner taking action to regain possession of a property occupied by a problem tenant.

Ms. Sinko referenced the City's definition of abandoned nonconforming use, stating that abandonment involves a voluntary act or failure to act by the owner demonstrating that the owner no longer claims or retains the right to exercise the use. She stated that the evidence demonstrated the opposite, as Ms. Scott took action to recover the property.

Regarding Tab 4, Ms. Sinko presented photographs documenting the condition of the property when the owner regained possession and the condition of the property following restoration. She emphasized that the "before" photographs did not represent the property's normal automotive operations but instead documented the condition left by the former tenant.

Ms. Sinko stated the after photographs matter because they provide clear evidence of what the owner did after regaining possession of the property; she took action to fix it.

Regarding Tab 5, Ms. Sinko presented documentation supporting the cleanup efforts, including records related to dumpsters, debris removal, scrap disposal, environmental disposal, and other cleanup activities. She stated that these records documented work that had occurred rather than proposed future improvements.

Regarding Tab 6, Ms. Sinko stated that more than $80,000 had been invested in cleanup, repairs, restoration, and improvements to the property. She noted that the replacement of the roof represented a substantial investment. She emphasized that the importance of the expenditures was not solely the dollar amount, but what the expenditures demonstrated about the owner's intent. She stated that an owner intending to surrender an established business use would not ordinarily spend tens of thousands of dollars restoring the property necessary to exercise that use.

Regarding Tab 7, Ms. Sinko stated after recovery, clean up and rehabilitation efforts, the owner continued pursuing the ability to use this property for the same general automotive purpose for which it had historically been used.

Ms. Sinko stated that, when the evidence was considered chronologically, it supported the conclusion that the established use had not been abandoned by Ms. Scott. Rather, the property experienced a difficult tenancy, an eviction, extensive damage and debris, cleanup, rehabilitation, substantial investment, and continued efforts to resume the historic use.

Ms. Sinko also stated that the owner would have incurred significantly greater costs had she not performed some of the cleanup and repair work herself, explaining that the property owner could not afford to hire outside contractors for all of the work.

Ms. Sinko referenced the Goose Creek ordinance and stated that it allows nonconforming use to continue subject to the applicable 12-consecutive-month standard. She also stated that changes in tenancy, by themselves, do not terminate a nonconforming use.

Ms. Sinko requested that the Board consider the entire chronology rather than focusing on one isolated period. She reiterated that the property had been used as a garage since 1977 and that the owner had never voluntarily surrendered the established use. She respectfully requested the Board recognize the property's continued grandfathered nonconforming-use status.

Ms. Scott, the property owner, summarized Ms. Sinko's presentation. She stated that she would like the opportunity to beautify the property while maintaining its grandfathered status.

Zoning Administrator's Presentation

Director Wise presented her case. She stated on July 1, 2026, Willian da Silva Santos submitted a business license application to operate a business at 129 Red Bank Road that he described as an automotive repair and maintenance use.

During the review of the application, Director Wise stated that the proposed use did not meet the standards for nonconforming status but was allowed subject to conditions under both the General Commercial (GC) zoning district and the Red Bank District Overlay (RBD). She further noted that property at 129 Red Bank Road did not meet the conditions required for such use. As a result, the request for the business license was rejected for that reason. Director Wise also stated that the applicant and property owner had been advised as to what was needed to meet the conditions for the requested use.

Director Wise stated historical records indicate that in November of 2024, Code Enforcement contacted the property owner with violations for maintenance of the building exterior, excessive trash, junk, improper storage, and obstructing the sidewalk. In January of 2025, contact was made regarding additional trash. She stated permit records of the City documented only maintenance activities at the property, including installation of a new fence, replacement of shingles, removal of debris and trash, and exterior painting.

Director Wise stated the application for automobile repair use was received on July 1, 2026. The prior nonconforming use, an automobile repair business, is no longer given the distinction of nonconforming status as defined in the Ordinance.

Director Wise referenced Section 8.1, Determination of Nonconformity Status, and noted that the ordinance states that, in all cases, the burden of establishing that a nonconformity lawfully exists shall be on the owner of the land on which the purported nonconformity is located. She explained that, in this case, her determination was based on the information provided regarding the property.

Director Wise further explained that the ordinance specifically provides that a nonconforming use may not be reestablished after vacancy, abandonment, or discontinuance for a period of 12 consecutive months. She emphasized that the ordinance does not require all three circumstances—vacancy, abandonment, and discontinuance—to occur simultaneously. Rather, the occurrence of any one of those conditions for the specified 12-month period may prevent the re-establishment of the nonconforming use.

Director Wise stated that state code and the City's Unified Development Ordinance (UDO) authorize the Zoning Administrator to make determinations concerning nonconforming uses.

Director Wise stated the records show that there had not been a business license for automobile repair use at the property since 2023. She stated that the building and grounds were not maintained in 2024 and prior, and also, that a photograph from March 2025 further confirms the determination regarding vacancy and discontinuance of the use. Records also indicated that no permits have been applied for or issued for major repairs or reconstruction of the property.

Director Wise acknowledged that the evidence submitted by the applicant documented various repair and cleanup activities. However, she stated that the City's records reflected permits only for specific work, including roofing materials, temporary dumpsters, design approval for exterior work, and the fence. She further noted that the City's records do not include any building permits or construction records documenting major repairs, reconstruction, or other substantial structural work.

Director Wise further addressed the ordinance provisions governing damage to nonconforming structures. She explained that damage to a nonconforming structure may provide an exception to the standard 12-month period; however, the ordinance establishes specific timeframes for when repairs or reconstruction must begin and when they must be completed. Specifically, the required work must begin within six months of the date of damage and be completed within 12 months thereafter, in accordance with the applicable permitting requirements.

Director Wise stated that, based on the facts available, the applicable 12-month period had passed and that the use had been discontinued for more than 12 months before the business license application was submitted on July 1, 2026. Therefore, she respectfully requested that the Board uphold her determination.

Rebuttal and Board Questions

Chairperson Wise provided the applicant with five minutes for rebuttal.

Board Member Smith inquired whether the property had been leased to the prior tenant. Ms. Sinko confirmed that it had.

Board Member Smith inquired when the prior tenant vacated the property. Ms. Sinko stated that the tenant vacated in February 2025 and that the business closed at the end of February 2025.

Board Member Smith confirmed that the prior tenant vacated in February 2025 and that the new tenant application was submitted on July 1, 2026. Ms. Sinko stated that other prospective tenants had attempted to apply for business licenses during the 12-month period but had been denied.

Chairperson Wise inquired whether the prior tenant had been operating without a business license, given that the tenant vacated the property in 2025, but according to the City's records, had not held a business license since 2023. Ms. Sinko stated that she was not aware that the tenant had been operating without a license since 2023. She explained that Ms. Jennifer Althoff, the Business License Inspector at the time, had sent Ms. Scott a letter stating that the tenant did not have a business license. Ms. Sinko clarified that the letter did not state that the tenant had been operating without a license since 2023.

Ms. Prusak stated that the former tenant had been a good tenant until he began allowing individuals experiencing homelessness to stay on the property. She stated that Ms. Scott was unaware of the situation until receiving a notice from Code Enforcement. Upon receiving photographs from Code Enforcement, the property owner began the eviction process.

Ms. Prusak stated that additional permits were not required for certain aspects of the cleanup, as the work consisted primarily of basic maintenance and cleanup activities involving readily available materials that could be purchased from a home improvement store. She stated that the primary reason the cleanup took an extended period was the volume of debris and junk that had to be removed.

Ms. Prusak stated that Ms. Scott began attempting to rent the property in December 2025, but prospective tenants' business license applications were denied. She stated that this was when the property owner became aware of the Red Bank District Overlay requirements.

Ms. Prusak stated that the property owner began working to bring the property into compliance but determined that doing so would interfere with the existing entry door and driveway. She emphasized

that the structure was originally designed and constructed as a garage and contains garage doors. Ms. Sinko stated that bringing the property into full conformity would require abandonment of a portion of the property line, which she estimated would cost approximately $10,000 in addition to the other expenses associated with the property. Ms. Sinko stated that the applicant was willing to improve the appearance of the property and closely monitor future tenants to ensure that the property remained properly maintained. Ms. Sinko also stated that another prospective tenant sought to operate a towing business at the property, but that the corresponding business license application was also denied.

Board Member Anagnostopoulos asked the applicant to clarify when the tenant stopped paying rent. The applicant stated that the tenant stopped making rent payments in January 2025. Board Member Anagnostopoulos noted that the documentation submitted by the applicant indicated that the tenant had stopped paying rent in 2023. The applicant acknowledged that the 2023 date was an error in the documentation provided to the Board.

Board Member Anagnostopoulos noted that the applicant issued an eviction notice to the tenant in January 2025. She then inquired about the last date on which the tenant performed automotive repair work at the property. The applicant stated that the tenant continued working on vehicles at the property until the date he was evicted.

Board Member Anagnostopoulos inquired whether the tenant vacated the property immediately. The applicant stated that the tenant was escorted from the property by law enforcement and that no-trespass notices were issued to the tenant and the other individuals who were present at the property.

Board Member Anagnostopoulos confirmed that, from the date the tenant was removed from the property through the present, no vehicle repair services had been performed at the building. The applicant confirmed that no services had been performed. The applicant described the condition of the property and the work required to restore it to a usable condition.

Board Member Anagnostopoulos asked when the applicant filed a formal eviction action with the court after letter dated January 15, 2025. The applicant stated that she was required to wait five days and confirmed that the eviction action was filed on January 27, 2025.

Board Member Guzman asked why the applicant had not obtained City permits for electrical or plumbing work. Ms. Prusak stated the work involved simple repairs that could be completed using materials purchased from a home improvement store. She stated the work was not anything that would require a permit. Board Member Guzman stated that his question was based on the applicant's description of the extensive nature of the work and the limited number of permits contained in the City's records.

Chairperson Wise inquired whether the ordinance provides any additional time allowance for repairs or modifications after a business ceases operation, or whether the 12-month period begins immediately after operation ceases.

Director Wise explained that the ordinance provides an exception for periods during which the structure in which the nonconforming use was located is being reconstructed, provided that the applicable requirements for reestablishing a nonconforming structure following demolition, damage, or destruction are satisfied. She further clarified that, under the provisions of the ordinance, repairs or reconstruction must begin within six months of the damage and be completed within subsequent 12-month period, consistent with the standards previously discussed.

Director Wise explained that, when considering whether the work performed at the property constituted "reconstruction," the ordinary definition of the term is to construct, build, or assemble something again. She stated that the City's records do not show any building permits for the type of substantial reconstruction that would typically be associated with significant damage, such as damage resulting from a fire, hurricane, or lightning strike.

Director Wise further emphasized that the ordinance specifically identifies the circumstances under which the 12-month period may be tolled and establishes a defined timeframe for that tolling period. She stated that the applicable provisions do not allow the 12-month period to be extended indefinitely. In evaluating the matter, she reiterated that she considered the permits that were requested and issued as well as the absence of permits for any substantial reconstruction or structural work.

Chairperson Wise asked Director Wise to clarify the six-month requirement. Director Wise referenced Section 8.1(G)(4) of the Nonconforming Structures Provisions included in the packet. She explained that, when a nonconforming structure sustains damage of 75 percent or less of its replacement cost at the time of the damage, the structure may be rebuilt, altered, or repaired, subject to the requirements of the ordinance. Specifically, the rebuilding, alteration, or repair must begin within six months of the date of damage and must be completed within 12 months following the issuance of the building permit.

Board Member Smith clarified the nonconforming use ceased on January 27, 2025, when the eviction process began, and that the application for the new tenant was submitted on July 1, 2026. The applicants stated that prospective tenants had attempted to obtain business licenses beginning in December 2025 but that their applications were denied. Director Wise clarified that there was no use taking place at that location between the dates provided.

Board Member Anagnostopoulos clarified with the applicant how she intended to have prospective tenants operate businesses in a building that the applicant described as essentially uninhabitable. The applicant stated that she was attempting to complete the necessary work and that, had she received deposits from prospective tenants, she would have had funds available to pay contractors to complete the work before the leases began.

Motion: A motion was made to affirm and uphold the decision of the Zoning Administrator based on the time period of 18 months of nonconforming use. **Moved by** Board Member Smith; **Seconded by** Board Member Guzman.

Discussion: None.

Vote: Motion passed (4-0).

IV. CLOSING REMARKS & ADJOURNMENT

No closing remarks were made.

Motion: A motion was made to adjourn. **Moved by** Board member Smith; **Seconded by** Board Member Anagnostopoulos.

Vote: All in favor. The motion carried (4-0).

Chairperson Wise adjourned the meeting at approximately 6:39 p.m.

_____ Date: _____

Jen Wise, Chair

Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS

From: KENDRA WISE, PLANNING AND ZONING DIRECTOR

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
2026-005-VAR (TMS # 243-08-06-016 and TMS #243-08-06-017) - REQUEST FROM JASON SOLOMON FOR A VARIANCE TO EXCEED THE MAXIMUM NUMBER OF OFF-STREET PARKING SPACES AT 124 ST. JAMES AVENUE AND 126 ST. JAMES AVENUE
Background Summary
Financial Impact
Impact if denied
Impact if approved

Department Head: City Administrator:

_____ _____

Signature & Date *Signature & Date*

BOARD OF ZONING APPEALS

November 17, 2016, at 6:00 PM
City of Goose Creek Municipal Court, 519 N. Goose Creek Boulevard, Building D

Case Number: 2026-005-VAR

Subject Property:	124 St. James Avenue (TMS# 243-08-06-016) 126 St. James Avenue (TMS# 243-08-06-017)
Zoning District:	Village Node (VN) and Central Creek District Overlay (CCD)
Applicant:	Jason Solomon of SFD Goose Creek, LLC
Property Owner:	Gregg Seibert on behalf of RNL El Car Wash Owner LLC
Requested Action:	Variance to exceed the maximum number of off-street parking spaces
Applicable Sections Of Zoning Ordinance:	§ 151-5.6 (E) Access and Parking. Minimum-Maximum Off-Street Spaces. § 151-2.3 (B)(2) Standard Criteria for Variance.
Case History:	N/A

Staff Comments:

The applicant is requesting a variance to exceed the maximum number of off-street parking spaces allowed under Section 5.6 (E) of Chapter 151: Unified Development Ordinance (UDO). This section states that "the maximum number of off-street parking spaces shall not exceed 200 percent of the minimum number of off-street parking spaces required for that use." The parking table for dental clinic parking lists the minimum parking numbers for the proposed use as 1 parking space per 300 square feet. The documents provided list the square footage of the proposed building as 5,118 square feet, which results in a total of 17 parking spaces as the minimum number of parking spaces for this site. The maximum number of parking spaces allowed by the UDO for this site would be 34 parking spaces. The applicant is seeking a variance to allow a total of 49 parking spaces, which results in an additional 15 parking spaces beyond the maximum number of parking spaces allowed and approximately 290% above the minimum number of parking spaces allowed.

The property together comprises approximately 1.28 acres and fronts St. James Avenue. The parcels are zoned Village Node (VN) and are part of the Central Creek District Overlay (CCD). Zoning maps are included in the packet along with the application, a demolition plan showing current conditions, a proposed site plan, and a floor plan provided by the applicant.

This request and decision are specific only to the maximum number of parking spaces allowed for this development. All other requirements for site plan and architectural design review would still apply.

As a condition of approval, the applicant is required to demonstrate to the Board of Zoning Appeals (BZA) how the conditions found in § 151-2.3(B)(2) are met (enclosed). Should the Board approve this request, the following item shall be a condition of approval:

- Following vacancy, abandonment, or discontinuance of this use for a period of twelve (12) consecutive months, the variance shall be considered completed and shall expire.

Chapter 151: Unified Development Ordinance

2.3: Board of Zoning Appeals

(A) Establishment. The Board of Zoning Appeals is hereby established in accordance with state law under this Ordinance.

(B) Powers and Duties. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

(2) Variance. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

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

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

(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; and

(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 district will not be harmed by the granting of the variance.

(1) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by this Ordinance.

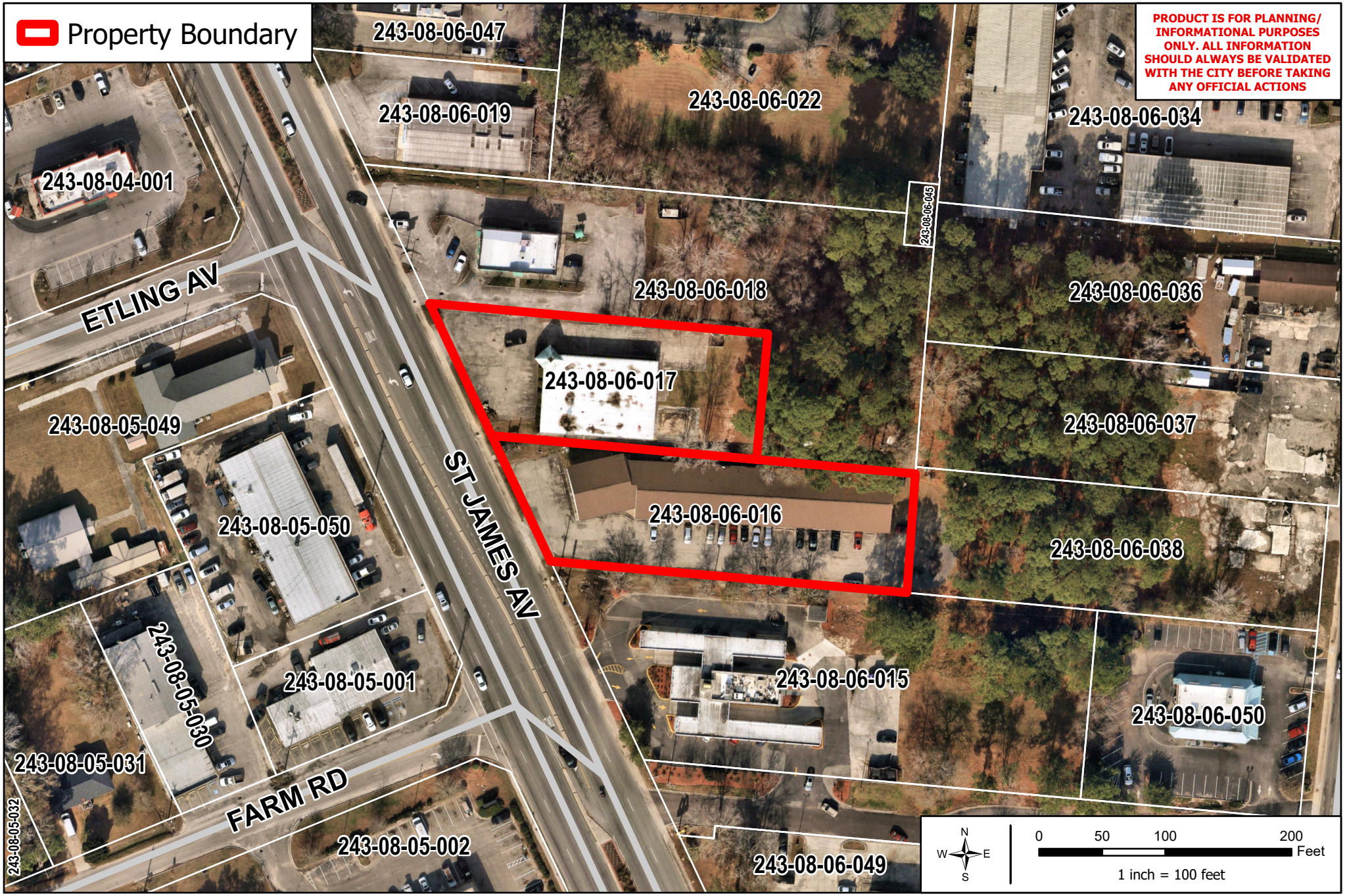
(5) Other Powers or Procedures.

(a) In granting a variance or special exception, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use 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.

(E) Minimum-Maximum Off-Street Spaces. The maximum number of off-street parking spaces shall not exceed 200 percent of the minimum number of off-street parking spaces required for that use. All spaces over 150 percent of the minimum shall be pervious pavers or similarly approved design. If there is no requirement for a minimum number of off-street parking spaces for the use, the maximum number of off-street parking spaces shall be reviewed as alternative compliance by the Zoning Administrator. The Zoning Administrator shall apply the minimum-maximum off-street parking space requirement specified for the listed use that is deemed most like the proposed use.

Parking Table

USE TYPE	MINIMUM NUMBER OF PARKING SPACES
Medical or Dental Clinic	1/300 sf



CREEK COMPASS
City of Goose Creek

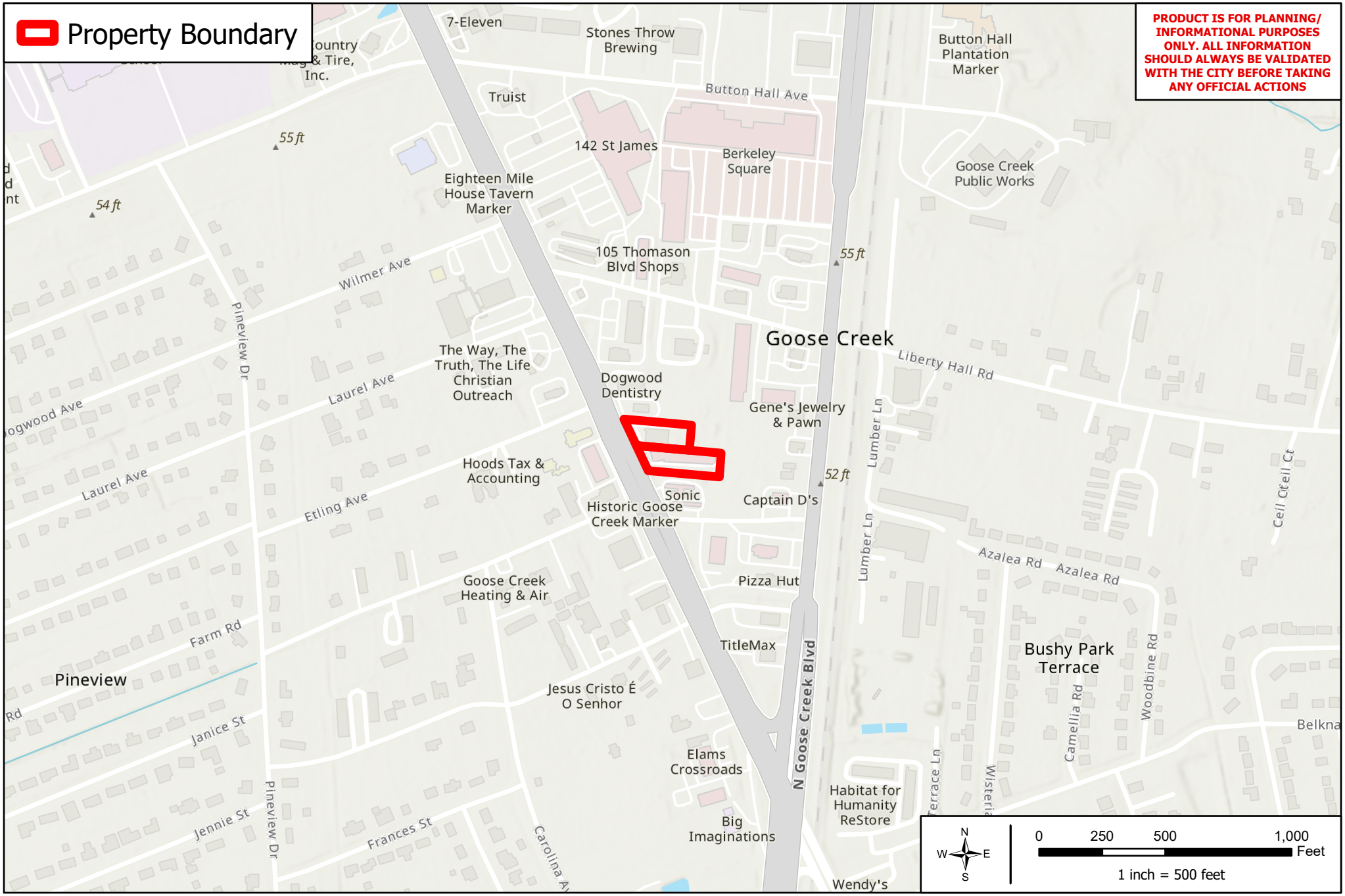
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

124/126 St. James Avenue

Aerial Map

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Map as of 11/10/2026 9:11 AM



CREEK COMPASS
City of Goose Creek

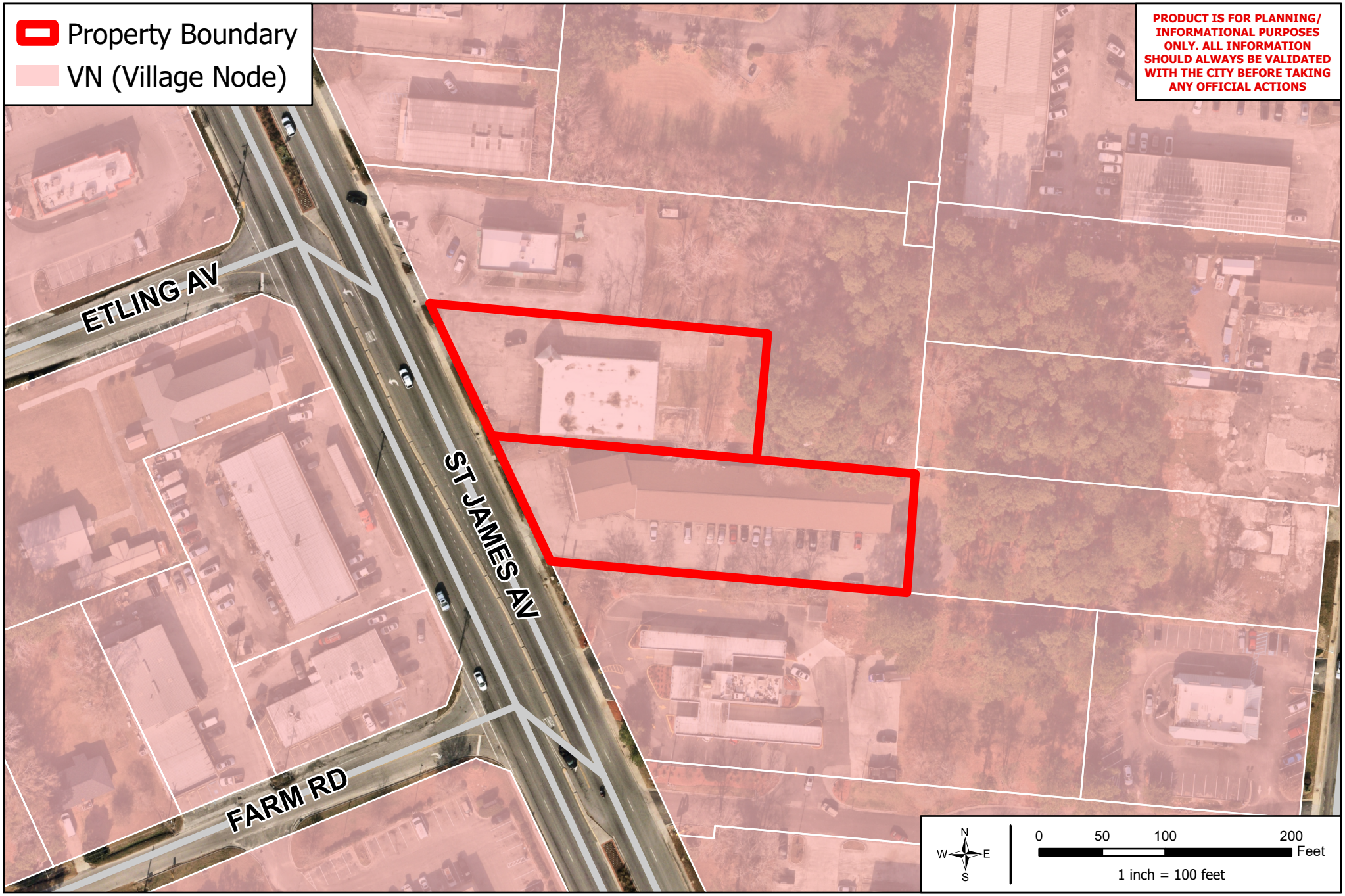
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

124/126 St. James Avenue

Vicinity Map

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Map as of 11/10/2026 9:38 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

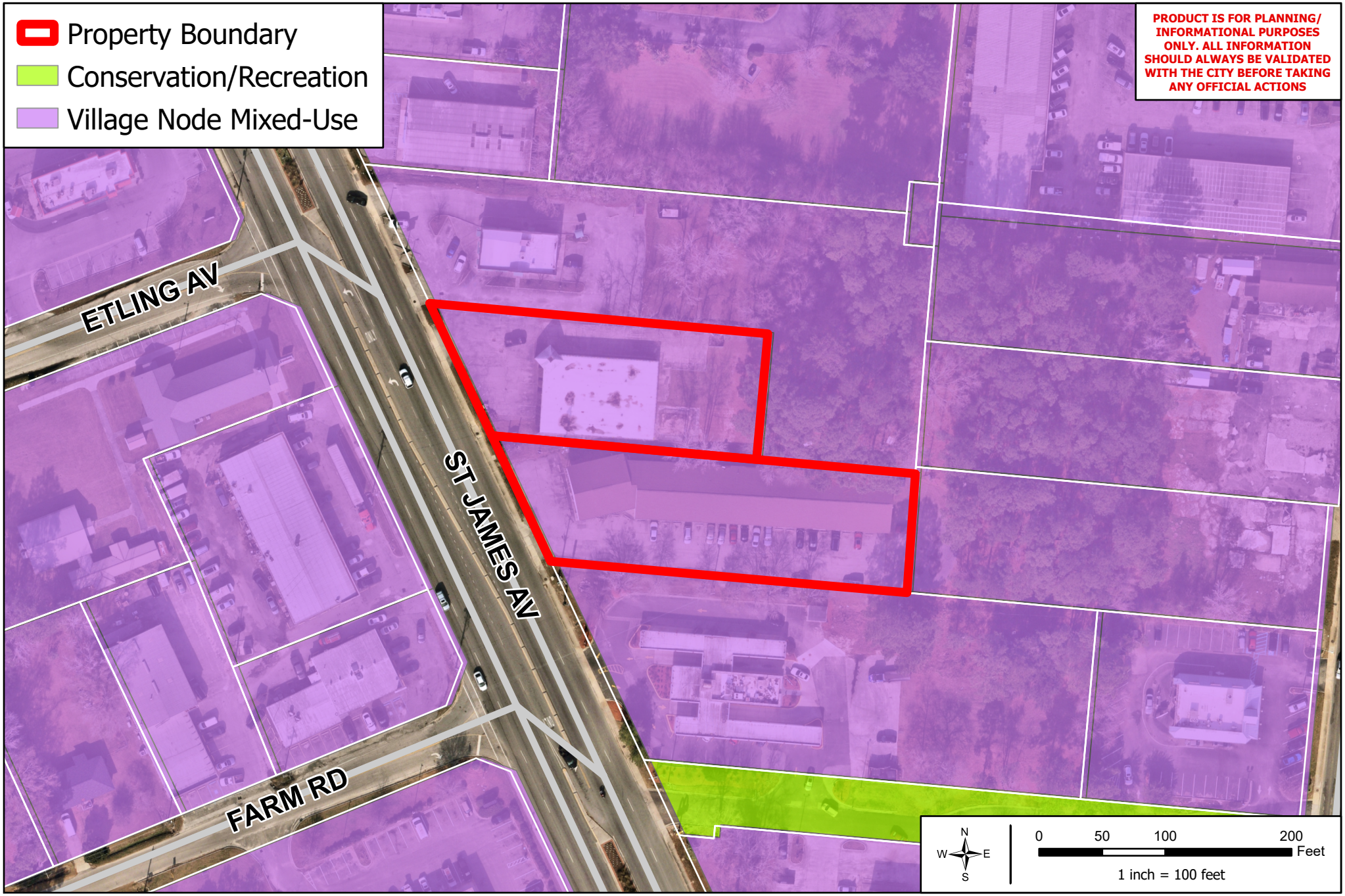
124/126 St. James Avenue

Goose Creek Zoning

16

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Map as of 11/10/2026 9:28 AM



CREEK COMPASS
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

124/126 St. James Avenue

Future Land Use

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Map as of 11/10/2026 9:34 AM

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Variance Application

Today's Date 10/21/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

A variance may be granted by the Board of Zoning Appeals if the board finds the applicant demonstrates by competent, substantial evidence that the strict enforcement of any appropriate dimensional, development, design, or performance standard subject to a variance would result in unnecessary hardship.

Checklist for All Applications

A complete variance application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	Js	KCW
Supplemental documents/plans to demonstrate hardship to include a site plan and operations plan.	Js	KCW
Payment of the required fee	Js	KCW

An approval by the Board of Zoning Appeals in no way overrides other City development regulations (i.e. land development, building code, fire, stormwater)

For staff use only

Date Received (MM/DD/YYYY): 10/21/2026 By: Kendra C. Wise

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Variance Application

1. Applicant Information

Name Jason Solomon	
Company (if applicable) SFD Goose Creek, LLC	
Address (Street, City, State, Zip) 1971 N Main Street; Summerville, SC 29486	
Phone 843-871-0842	Email jason.solomon@solomondentistry.com

2. Property Information

Address (including Suite/Unit/Space number, as appropriate) 124 & 126 St James Ave	
Tax Map Reference Number(s) 243-08-06-016, 243-08-06-017	
Tenant/Business Name Solomon Family Dental	Current size of property (in acres) 1.28

3. Property Ownership

Does the applicant own the property? ☐ Yes ☒ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No

5. Requested Variance

List below each zoning standard from which a variance is requested (e.g. Section 3 RSF: Residential Single-Family District Front Yard Setback, min.), the requirement established in the zoning ordinance (e.g. 20 feet), and the requested varied requirement (e.g. 15 feet). Use additional sheets of paper if necessary.

Zoning Standard	Code Section	Requested Varied Requirement
Minimum-Maximum Off-Street Spaces	5.6.E	290% of Minimum Off-Street Spaces

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

6. Criteria for Variance

Before granting a variance, the decision making bodies must find that all of the following circumstances are true. Please describe how the requested variance demonstrates compliance with the decision standards in Section 2.3(B)(2) of the zoning ordinance below. (Continue on separate sheet of paper if necessary)

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Solomon Family Dentistry prides itself on serving and abundance of patients by appointment as well as walk-in which is highly unusual for dental clinics. Using actual data as a guide, every dental chair requires a minimum of 3 parking spaces. This allows for the patient in the chair, the next patient in waiting and the staff person treating the patient (Dentist, Hygienist, etc.). Therefore, 14 chairs require 42 parking spaces. Additionally, at least 6 administrative staff members will be present at the facility of a daily basis totaling 48 spaces. The additional parking space needs to be included for emergency/walk-in patients. Therefore, 49 parking spaces are needed. These specific parking requirements constitute extraordinary and exceptional conditions unlike a typical dental office.

2. These conditions do not generally apply to other property in the vicinity.

These conditions do not generally apply in the vicinity because there is no dental practice similar to Solomon Family Dental who see an extraordinary number of scheduled patients as well as unscheduled emergency and walk-in patients. It takes an extraordinary number of staff members to handle this kind of patient load.

3. 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.

The application of this ordinance would unreasonably restrict the full utilization of this particular property and could effectively prohibit the utilization of the property for the intended purpose.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The authorization of this variance would not be a detriment to either of the adjacent properties which are both fast food restaurants and the quality of life of the city's residents will be enhanced with the opening of this clinic.

7. Signature

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review or scheduling of the application and that incomplete applications may be returned.

Signature of Applicant	
Print Name [illegible] Solomon	Date 10/20/21

Docusign Envelope ID: 12E82B5C-3D3E-8596-8229-42E012ED73F9

THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Variance Application

Agent Waiver

If the applicant is not the property owner, complete the Agent Waiver for **each property owner of each parcel included in this application.** Use multiple sheets if necessary.

Agent Waiver

I hereby designate Jason Solomon *to serve as may agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

Print Name: RNL El Car Wash Owner LLC, by Gregg Seibert
Signed by:

Signature: Gregg Seibert
5C0B8131E4F74AB...

Person Completing this Application: Jason Solomon

Signature of Person Completing this Application: [signature]

Agent Waiver

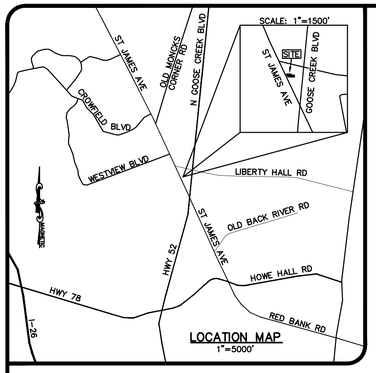
I hereby designate Jason Solomon *to serve as may agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.*

Print Name: RNL El Car Wash Owner LLC, by Gregg Seibert
Signed by:

Signature: Gregg Seibert
5C0B8131E4F74AB...

Person Completing this Application: Jason Solomon

Signature of Person Completing this Application: [signature]

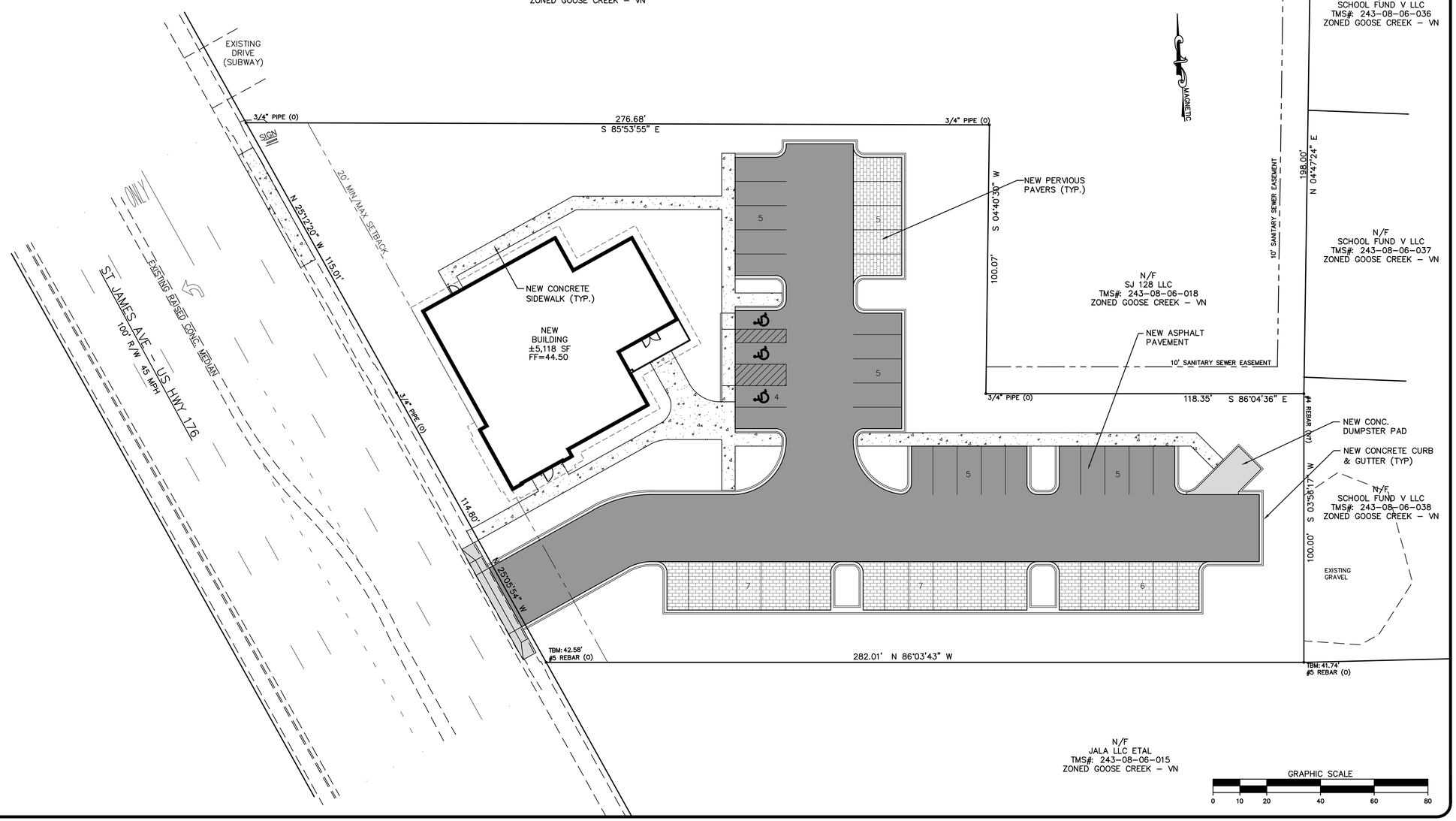


811
Know what's below.
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PARKING

PROPOSED USE:	DENTAL OFFICE
BUILDING SIZE:	5,118 SF
PARKING REQUIRED:	
MIN:	1/300 SF = 17
MAX:	200% OF MIN = 34
(PARKING OVER 150% TO BE IMPERVIOUS)	
PARKING PROVIDED:	49 SPACES
VARIANCE NEEDED FOR:	15 SPACES
ASSUMING VARIANCE IS GRANTED:	
MAX IMPERVIOUS SPACES:	26 SPACES
SHOWN PERVIOUS SPACES:	23 SPACES

DEVELOPER:	SFD GOOSE CREEK, LLC 1971 N MAIN STREEET SUMMERVILLE, SC 29486 871-0842 CONTACT: JASON SOLOMON EMAIL: jason.solomon@solomondentistry.com
PARCEL ID#:	243-08-06-016 & 243-08-06-017
SITE ADDRESS:	126 ST JAMES AVE
ZONING:	VILLAGE NODE CENTRAL CREEK OVERLAY DISTRICT
TOTAL AREA:	1.28 AC
DISTURBED AREA:	1.3 AC. 55,499 SF
ENGINEER:	HB ENGINEERING, INC. 720 OLD CHEROKEE ROAD LEXINGTON, SC 29072 803-260-3012 CONTACT: MIKE RAY EMAIL: mikerayhb@gmail.com



HB Engineering
SITE DEVELOPMENT CONSULTANTS
720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA 29072
803-957-7027 FAX 877-728-0808

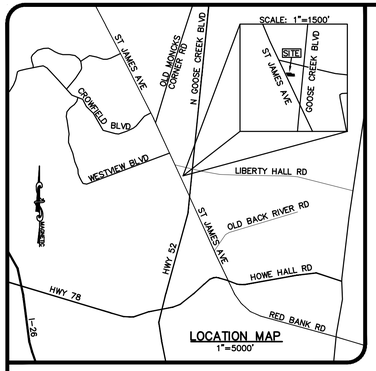
SOLOMON FAMILY DENTISTRY
ST JAMES AVE
CITY OF GOOSE CREEK
SOUTH CAROLINA

No.	Date	Revision

Sheet Title:

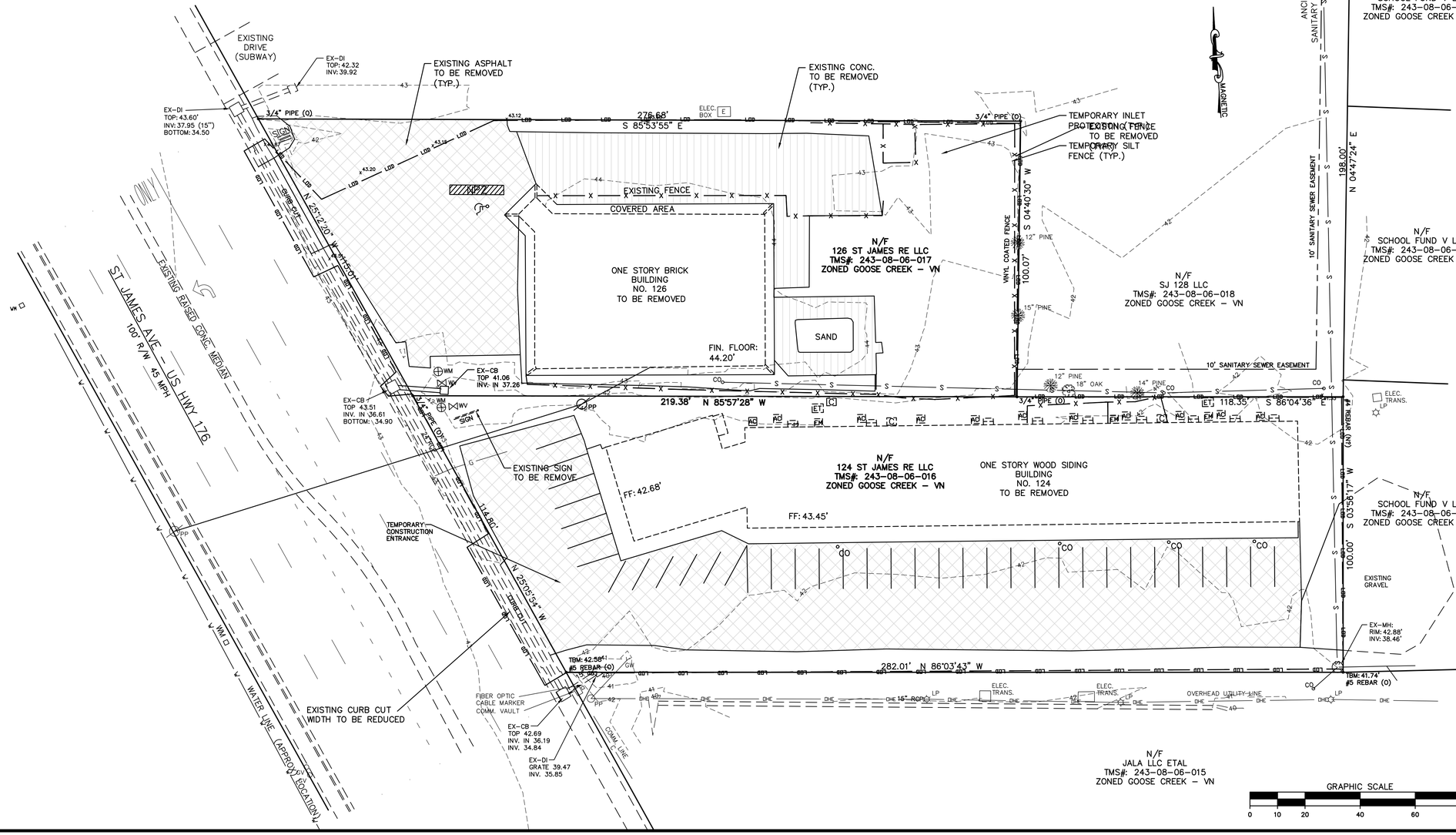
SITE PLAN

Drawn by:	MR
Designed by:	MR
Checked by:	MR
Scale:	1"=20'
Project No.	24151
Date:	10.20.2026
Sheet	1
Of	2
Drawing No.	



DEVELOPER:	SFD GOOSE CREEK, LLC 1971 N MAIN STREEET SUMMERVILLE, SC 29486 871-0842 CONTACT: JASON SOLOMON EMAIL: jason.solomon@solomondentistry.com
PARCEL ID#: SITE ADDRESS: ZONING: TOTAL AREA: DISTURBED AREA:	243-08-06-016 & 243-08-06-017 126 ST JAMES AVE VILLAGE NODE CENTRAL CREEK OVERLAY DISTRICT 1.28 AC 1.3 AC. 55,499 SF
ENGINEER:	HB ENGINEERING, INC. 720 OLD CHEROKEE ROAD LEXINGTON, SC 29072 803-260-3012 CONTACT: MIKE RAY EMAIL: mikerayhb@gmail.com

811.
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SITE DEVELOPMENT CONSULTANTS
720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA 29072
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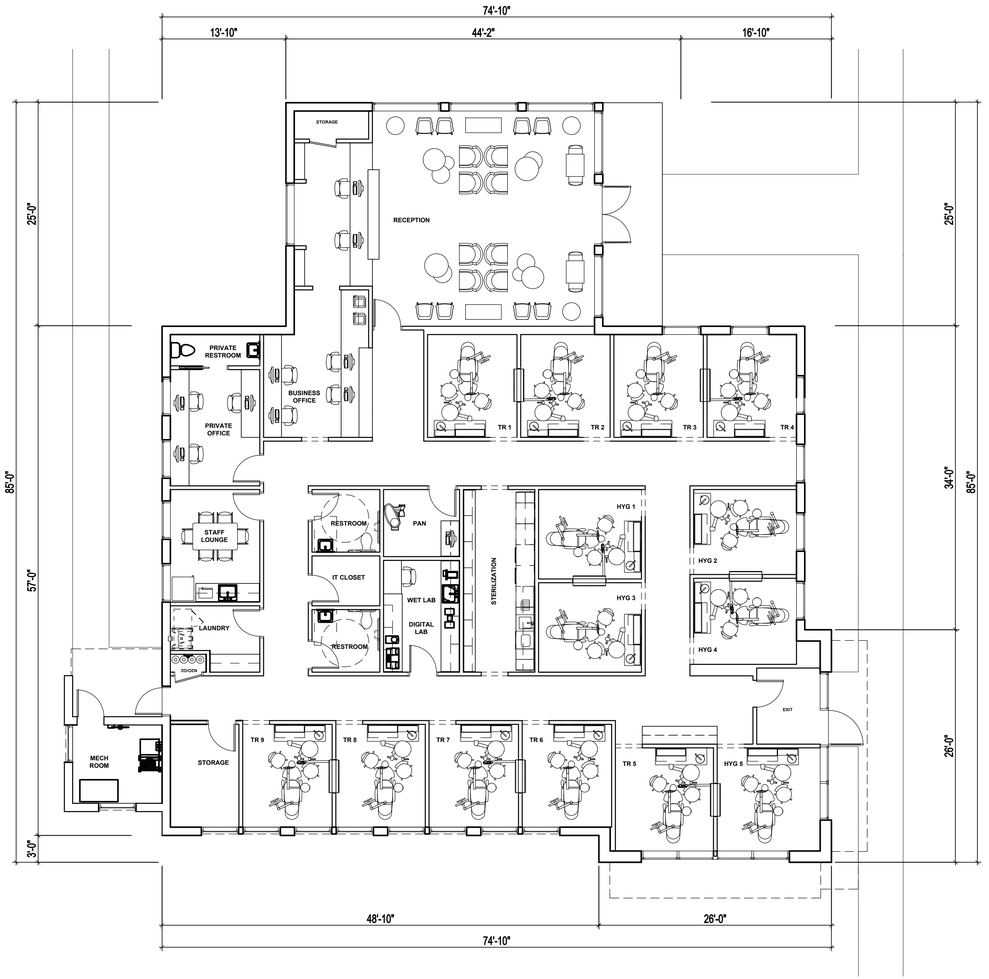
SOLOMON FAMILY DENTISTRY
ST JAMES AVE
CITY OF GOOSE CREEK
SOUTH CAROLINA

No.	Date	Revision

Sheet Title:
EXISTING CONDITIONS/ DEMO PLAN

Drawn by: MR	Sheet 2
Designed by: MR	
Checked by: MR	
Scale: 1"=20'	
Project No. 24151	Of 2
Date: 10.20.2026	Drawing No.

REAR



SIDE

DRIVEWAY

STREET

1/A1 ARCHITECTURAL FLOOR PLAN
SCALE : 1/8" = 1' - 0"

5,239 S.F. GROSS FLOOR AREA (INCLUDING EXTERIOR WALLS)

SOLOMON FAMILY DENTISTRY

124-126 ST JAMES AVE
GOOSE CREEK, SC 29445

Craig A. Otto
ARCHITECT, INC.
DESIGN • PLANNING • ARCHITECTURE

5044 Augusta Road
Lexington, South Carolina 29072
Phone (803) 957-9004
Fax (803) 957-2050

No.	Revisions	Date

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Project Title
SOLOMON FAMILY DENTISTRY
NEW DENTAL OFFICE

Drawing Title
FLOOR PLAN

Consultant

Seal

Date
10.13.2026

Drawn By
C. GARRISON

Drawing No.
A1

NOT FOR CONSTRUCTION



Craig A. Otto
ARCHITECT, INC.
DESIGN • PLANNING • ARCHITECTURE

5044 Augusta Road
Lexington, South Carolina 29072
Phone (803) 957-9004
Fax (803) 957-2050

No.	Revisions	Date

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Project Title
SOLOMON FAMILY DENTISTRY
NEW DENTAL OFFICE

Drawing Title
COLOR FLOOR PLAN

Consultant

Seal

Date
10.12.2026

Drawn By
C. GARRISON

Drawing No.
A3

NOT FOR CONSTRUCTION

Request for Board of Zoning Appeals Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM

Please check one box

☐ Regular Meeting ☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance ☐ Resolution ☐ Proclamation ☐ Request to Purchase

Ordinance/Resolution Title
2027 CALENDAR (INFORMATIONAL PURPOSES ONLY)
Background Summary
Financial Impact
Impact if denied
Impact if approved

Department Head: _____ *Signature & Date*

City Administrator: _____ *Signature & Date*

CREEK COMPASS
City of Goose Creek

BOARD OF ZONING APPEALS

MEETING SCHEDULE & APPLICATION DEADLINES
JANUARY 2027 – DECEMBER 2027

Application deadline is 5:00 p.m. of the deadline date, to include fees paid, documents submitted, and application approval given by the Zoning Administrator.

MEETING DATE	MEETING DAY	MEETING TIME	APPLICATION DEADLINE	APPLICATION DAY
01/19/27	TUESDAY	6:00 P.M.	12/16/2026	WEDNESDAY
02/16/27	TUESDAY	6:00 P.M.	01/20/27	WEDNESDAY
03/16/27	TUESDAY	6:00 P.M.	02/17/27	WEDNESDAY
04/20/27	TUESDAY	6:00 P.M.	03/17/27	WEDNESDAY
05/18/27	TUESDAY	6:00 P.M.	04/21/27	WEDNESDAY
06/15/27	TUESDAY	6:00 P.M.	05/19/27	WEDNESDAY
07/20/27	TUESDAY	6:00 P.M.	06/16/27	WEDNESDAY
08/17/27	TUESDAY	6:00 P.M.	07/21/27	WEDNESDAY
09/21/27	TUESDAY	6:00 P.M.	08/18/27	WEDNESDAY
10/19/27	TUESDAY	6:00 P.M.	09/22/27	WEDNESDAY
11/16/27	TUESDAY	6:00 P.M.	10/20/27	WEDNESDAY
12/21/27	TUESDAY	6:00 P.M.	11/17/27	WEDNESDAY