

Minutes

McClellanville Board of Zoning Appeals

July 8, 2025, 6:00 PM

The McClellanville Board of Zoning Appeals held a public hearing on the above-noted date. Notice of the hearing had been published as required by the Freedom of Information Act and the Town's Zoning and Land Development Ordinance. Board members present were Allen DuPre, Cheves Leland, Scott Rowland, and Paul Gawrych. Town staff present included Town Planner Eddie Bernard, Zoning Administrator Kathryn Basha, and Executive Assistant Christine Freeze. Members of the public in attendance included Lindsay Holbrook and Jason Thomas.

Allen DuPre, Chair, called the hearing to order at 6:00 PM. She asked the members to review the minutes from the December 11, 2023, public hearing. Cheves Leland noted a grammatical error in the second to last paragraph on the first page, and an omission in the last vote of the hearing, specifically which board member made the first motion to approve the proposed variance. Cheves also noted that the minutes did not include reference to comments made by Claude Cross, who presented information to the board on behalf of the appellant at 506 Pinckney St. Cheves made a motion to have the minutes amended to include the minor changes noted, as well as additional information related to the comments made by Claude Cross. The revised minutes would be circulated to the board via email for approval. The motion was seconded by Scott Rowland and carried unanimously with an "aye" vote recorded for all members.

Next, Allen DuPre asked that the board consider the election of officers. After soliciting interest from the board, Allen made a motion to maintain the current officers (Allen DuPre as Chair and Cheves Leland as Secretary). The motion was seconded by Paul Gawrych and carried unanimously with an "aye" vote recorded for all members.

Next, Allen DuPre opened the public hearing request for variance from the requirements of the McClellanville Zoning Ordinance Section 6.4(b) regarding tree conservation to allow removal of a grand laurel oak tree on the property located at 166 Golden Pearle Lane, bearing Charleston County Tax Map No. 764-10-00-077. Allen DuPre asked Zoning Administrator, Kathryn Basha, to present staff findings.

Kathryn Basha read the prepared staff report for the board (see Staff Report). The tree in question is impacting the front steps and causing damage to the residence. Staff recommended approval of the request, as the removal of the grand tree is consistent with the ordinance criteria for hardship. Staff also recommended that if approval was granted by the board, the applicant must remove the tree in its entirety, including the tree base and visible roots for protection of the existing structures.

Allen DuPre asked the applicant, Dr. Lindsay Holbrook, if he would like to make any further comments. Dr. Holbrook stated that when his father built the home, the tree in

question was only about 2 inches DBH, and it is believed that the tree has grown so rapidly because part of the root mat is located in the home's septic field. As a result, the family has concerns that the tree could be blown over in high wind conditions and would likely fall on the residence.

After reviewing the Orders of the Board, Paul Gawrych made a motion to concur with staff recommendations and grant the variance. The motion was seconded by Cheves Leland and carried unanimously with an "aye" vote recorded for all members.

Next, Kathryn Basha addressed the board to inform them of a proposed zoning ordinance amendment that would require the BZA to meet at least annually, beginning in 2026. The annual meeting would allow the board to elect officers, review and approve any outstanding minutes, and discuss any topics of concern raised by Town staff.

There being no further business, the meeting was adjourned at 6:25 PM.

Respectfully submitted,

Christine Freeze
Executive Assistant