



**Marion County
Board of County Commissioners**

Office of the County Engineer

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January 5, 2026

TWIN RIVERS CAPITOL
LINDSEY KLEIN
656 ELLIS OAK AVE., SUITE 201
CHARLESTON, SC 29412

SUBJECT: WAIVER STATUS LETTER

**PROJECT NAME: STAND ALONE WAIVER – PROPOSED COMMERCIAL DEVELOPMENT
APPLICATION #WaiverSTA-000004-2025 PARCEL #3758-030-001**

Dear Ms. Klein:

The following waivers for the above-mentioned project was reviewed by the Development Review Committee on January 5, 2026 and the decision was as follows:

LDC 6.8.6K(4) Buffers

CODE states D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.

APPLICANT request - We are proposing a commercial development on parcel 3758-030-001. Pursuant to Section 6.8.6 of the Land Development Code (Screening/Landscape Buffer Requirements Table), a buffer wall is required along the east and south property boundaries, identified as Buffer D on the east side and Buffer B on the south side. In lieu of the 6-foot concrete masonry wall prescribed by code, we respectfully request approval to provide an enhanced landscape buffer designed to meet and exceed the intent of these requirements. The proposed landscape plan offers an equivalent level of screening while maintaining the site's natural features and complementing the surrounding environment. Constructing a wall in these locations would result in the removal or disturbance of healthy, mature vegetation and could create a more rigid visual character that is inconsistent with the existing aesthetic along SE Maricamp Road. The enhanced landscape buffer, by contrast, achieves the same functional and visual objectives of the code while preserving existing trees, protecting root systems, and reinforcing the rural and green character of the corridor. We believe this approach aligns with the spirit and intent of Section 6.8.6 by providing effective visual screening through environmentally sensitive design. The result is a more sustainable and visually cohesive solution that benefits both the site and the surrounding community.

Motion by Chuck Varadin to deny, seconded by Steven Cohoon

Motion carried 5-0

Please feel free to call the Office of the County Engineer (352) 671-8686 if you have any questions.

Sincerely,

Development Review Team
Office of the County Engineer

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