



100 Ann Edwards Lane  
Mount Pleasant, SC 29464  
843-884-1229  
[www.tompsec.com](http://www.tompsec.com)

## Zoning Verification Letter

August 1, 2024

Steve Radekopf  
3592 Henrietta Hartford Rd  
Mount Pleasant, South Carolina 29466

Sent via email to: [Steve@radekopf.com](mailto:Steve@radekopf.com)

Dear Mr. Radekopf:

This information is being provided in response to your request to verify the zoning for the following property:

**506 Live Oak, (TMS# 517-16-00-052)  
Mount Pleasant, 29462**

**BASE ZONING:** The Town of Mount Pleasant Parcel Search Map, which is available on-line at [Parcel Search Map \(arcgis.com\)](http://arcgis.com), shows that the referenced property has the following base zoning classification:  
**AB, Areawide Business District**

**OVERLAY ZONING: Village Scale Pedestrian Overlay District, Commercial Design Review Overlay District**

The regulations for this zoning district are more fully explained in [Chapter 156: Zoning Code](#) of the Town of Mount Pleasant.

**Current Zoning Code Violations: There are no known zoning code violations currently on this property**

**Any variance/special exception requests: There was a Special Exception granted by the Board of Zoning Appeals by case S-8-18.**

If you require more detailed information, and/or copies of files or documents, you must complete a Freedom of Information request - [Documents & Information Request | Mount Pleasant, SC - Official Website \(tompsec.com\)](#).

Please let me know if I can be of further assistance.

Sincerely,  
*Chris Lubert*  
Chris Lubert  
Planner

*This Zoning Verification Letter (ZVL) provides the zoning of the requested parcel and any applicable overlay zones including any approved variances or special exceptions. The ZVL does not indicate an existing or proposed development's conformance with the standards contained in the Zoning Code. The ZVL shall not be considered an approval of any application or constitute a grant or extension of a vested right. The ZVL does not authorize the property owner to proceed with a development nor does it include a determination that a tract of land may be developed. Other code or agency requirements may apply as well including, but not limited to, Land Development Regulations, Fire Code, Flood Damage Prevention Code, Stormwater Management and Water Quality Code.*