

MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, NELL POSTELL, JEFF WEBB,
EMANUEL FERGUSON
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

APRIL 5, 2017

5:00 P.M.

2 GEORGE STREET

A. **Deferred applications from previously advertised BZA-SD agendas.**

1. Brigade St (Upper Peninsula)(TMS#4640000003) APP. NO. 174-05-A1

Request a special exception from Sec 54-347.1 to allow a reduction in the required OCRM Critical Line Buffer and building setback.

Zoned MU-2/WH

Owner: Pollack Shores Real Estate Group/Applicant: Thomas & Hutton Engineering Co.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions requiring TRC approval for project.

MADE BY: E.Ferguson SECOND: A.Barton VOTE: FOR 5 AGAINST 0

2. 2887 Murraywood Rd (Johns Island) APP. NO. 174-05-A2
(TMS#3120000023, 024 & 027)

Request a variance from Sec 54-327 to allow the removal of four grand trees.

Zoned SR-1 & STR

Owner: Kenneth L. Gervais/Applicant: Thomas and Hutton Engineering Co.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with staff recommended conditions.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 4 AGAINST 1
*A.Barton

B. **New Applications.**

1. 259 Seven Farms Rd (Daniel Island) APP. NO. 174-05-B1
(2751204001)

Request reconsideration of the Zoning Administrator's decision to deny the request to remove existing parking lot islands and parking lot island trees to accommodate additional parking spaces in a parking lot.

Zoned DI-TC (VC)

Owner: 259 SFD Investors, LLC/Applicant: Michael G. White

APPROVED 0 WITHDRAWN XX

DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn by applicant to be advertised as variance on May agenda.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

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2. Pine Log Ln (Johns Island) APP. NO. 174-05-B2
(TMS#3120000008 & 009)

Request a special exception from Sec 54-327 to allow the removal of six grand trees.

Zoned SR-1 & RR-1

Owner: Lennar Communities of Carolina, Inc/Applicant: Thomas & Hutton Engineering Co.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

3. Henry Tecklenburg Dr (West Ashley) APP. NO. 174-05-B3
(TMS# 3090000003)

Request a variance from Sec 54-327 to allow the removal of two grand trees.

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Zoned PUD (Essex Farms VC)

Owner: Essex Farms, AP/Applicant: Thomas & Hutton Engineering Co.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

4. Rhoden Island Dr (Daniel Island) APP. NO. 174-05-B4
(TMS#2750000092)

Request a variance from Sec 54-327 to allow the removal of 12 grand trees.

Zoned DI-R (I) & DI-C

Owner: Daniel Island Associates, LLC/Applicant: Thomas & Hutton Engineering Co.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions of staff.

MADE BY: J.Webb SECOND: A.Barton VOTE: FOR 5 AGAINST 0

5. 82 Mary St (Cannon/Elliottborough) APP. NO. 174-05-B5
(TMS#4601202096)

Request a variance from Sec 54-327 to allow the removal of five protected trees.

Zoned: MU-2/WH

Owner: Mary Stuart, LLC/Applicant: ADC Engineering, Inc.

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

9. Bluewater Way (Bolton's Landing) APP. NO. 174-05-B9
(TMS#2860000458)

Request a variance from Sec 54-327 to allow the removal of ~~three~~two grand trees.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 17 grand trees.

Zoned SR-1 (ND)

Owner: The Sterling Group, LLC/Applicant: Seamon, Whiteside & Associates, Inc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions.

MADE BY: J.Webb SECOND: E.Ferguson VOTE: FOR 4 AGAINST 1
*A.Barton

10. 106 Grove St (Wagner Terrace) APP. NO. 174-05-B10
(TMS# 4631501046)

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Zoned SR-2

Owner: Alec Bradford/Applicant: Justin Feit

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

11. 782 Rutledge Ave (North Central) APP. NO. 174-05-B11

(TMS# 4631502103-106 &014)

Request a variance from Sec 54-327 to allow the removal of three protected trees.

Zoned DR-1F

Owner: 782 Rutledge Ave, LLC/Applicant: Rich Crepeau

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Disapproval.

MADE BY: A.Barton Motion fails for a lack of a second.

MOTION: Approval with conditions.

MADE BY: J.Webb SECOND: N.Postell VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.