



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, ANDREW HARGETT,
 KELVIN HUGER, PAULA MURPHY, RUTHIE RAVENEL, JEFF WEBB
 STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

JANUARY 6, 2021 5:00 P.M. “virtually via Zoom Webinar”

A. Approval of Minutes and Deferred applications from previously advertised BZA-SD agendas. For information call 843-724-3765.

**1. 98 WENTWORTH STREET (Harleston Village) APP. NO. 2101-06-A1
 (TMS#457-04-01-029)**

Request a variance from Sec. 54-327 to allow the removal of one grand tree.
 Zoned LB & DR-1F
 Owner: Grace Episcopal Church
 Applicant: ADC Engineering

APPROVED XX WITHDRAWN 0
 DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff:
 1. Must plant 27 caliper inches of native canopy trees on the project site.
 2. Must provide a mitigation summary and a landscape plan for review and approval; mitigation may be in the form of a contribution to the City’s Street Tree Program.
 3. Must put forth a good faith effort to have the large wood from the tree utilized in ‘re-purposed’ manner.

MADE BY: P.Murphy SECOND: A.Hargett VOTE: FOR 6 AGAINST 0 *J.Webb recused

**2. 370 HUGER STREET (North Central) APP. NO. 2101-06-A2
 (TMS#460-03-02-099)**

Request a variance from Sec. 54-327 to allow the removal of two protected trees.
 Zoned DR-2F
 Owner: City of Charleston
 Applicant: ADC Engineering

APPROVED XX WITHDRAWN 0
 DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff:
 1. Must plant 10 caliper inches of native canopy trees on the site.
 2. Must provide a mitigation summary and landscape plan for review and approval.

MADE BY: A.Barton SECOND: A.Hargett VOTE: FOR 6 AGAINST 0 *J.Webb recused

**3. 171 MOULTRIE STREET (Citadel) APP. NO. 2101-06-A3
 (TMS#460-00-00-004)**

Request a variance from Sec. 54-327 to omit the 15 protected trees per acre requirement.
 Zoned DR-1F
 Owner: Citadel
 Applicant: ADC Engineering

BOARD OF ZONING APPEALS—SITE DESIGN/JANUARY 6, 2021
PAGE 2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff:
1. Must plant 15 caliper inches of native canopy trees on the campus.
2. Must provide a landscape plan indicating the locations of the relocated palm trees and mitigation summary for review and approval.

MADE BY: A.Hargett SECOND: P.Murphy VOTE: FOR 6 AGAINST 0

*J.Webb recused

B. New applications.

1. 2040 MAYBANK HIGHWAY (James Island)
(TMS#343-04-00-028)

APP. NO. 2101-06-B1

Request a variance from Sec. 54-347 to allow a reduced landscape buffer.
Zoned GB
Owner: Monterey, LLC
Applicant: Earthsource Engineering

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.
1. Must install a 6-foot minimum wooden fence along the common property line with an access gate; detail to be approved by the DRB.
2. Must plant evergreen trees and shrubs in the provided 10' landscape buffer; landscape plan to be approved by both TRC and DRB.
3. Must provide the 10' wide landscape strip as shown adjacent to N. Gevert Road.

MADE BY: A.Barton SECOND: K.Huger VOTE: FOR 6 AGAINST 0

*A.Hargett abstains

2. 1165 FOLLY ROAD (James Island)
(TMS#337-08-00-119)

APP. NO. 2101-06-B2

Request a variance from Sec. 54-327 to allow the removal of one grand tree.
Zoned LB
Owner: Dill Ford
Applicant: Hudson M. Rogers

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by staff.

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

3. 32 COUNCIL STREET (Charlestowne)
(TMS#457-11-02-017)

APP. NO. 2101-06-B3

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

**BOARD OF ZONING APPEALS—SITE DESIGN/JANUARY 6, 2021
PAGE 3**

Zoned SR-2
Owner: Emil Emanuel
Applicant: Erin Stevens

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

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

4. 79 COOPER STREET (Eastside)(TMS#459-05-04-124) APP. NO. 2101-06-B4

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

Zoned DR-2F

Owner: City of Charleston

Applicant: City of Charleston

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff:
1. Must plant 8 caliper inches of native canopy trees on the lot.
2. Must provide a landscape plan for staff review and approval.

MADE BY: P.Murphy SECOND: J.Webb VOTE: FOR 7 AGAINST 0

In accordance with the Americans 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 schumacherj@charleston-sc.gov three business days prior to the meeting.