



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

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## MEETING RESULTS

**FEBRUARY 1, 2023**

**5:00 P.M.**

**2 GEORGE STREET**

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BOARD MEMBERS PRESENT: Joel Adrian, Kelvin Huger, Jeff Webb, Amanda Barton

STAFF MEMBERS PRESENT: Eric Schultz

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### A. Review of Minutes and Deferred Applications from Previously Advertised BZA-SD Agendas

#### 1. Review of Minutes from the January 4, 2023 Meeting

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Amanda Barton SECOND: Jeff Webb VOTE: FOR 4 AGAINST 0

NOTES:

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#### 2. 99 Bull Street

**Harleston Village | TMS #457-03-01-157 | Zoned: STR**

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

Owner: 739 Church, LLC

Applicant: Jennifer Novelli

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approve to remove the tree with two (2) – 2 1/2”-3” min. native trees in front/rear and residual trees to city street tree fund.

MADE BY: Kelvin Huger SECOND: Jeff Webb VOTE: FOR 4 AGAINST 0

NOTES:

Staff recommendations & conditions: Deferral for more investigative work with potential resolution to have both the column and tree co-exist;

- air-spade the interface between the tree and the column; root mass discovery
  - conduct foundation discovery work – depth, material, etc.
  - conduct tree discovery work - resistograph tree trunk, root flare (rot discovery), provide TRAQ evaluation form and evaluate mitigation options
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**B. New Applications**

**1. 89 Fishburne Street**

**Westside | TMS # TBD (presently ROW) | Zoned: DR-1F**

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

Owner: Charleston Redevelopment Corporation

Applicant: F.A. Johnson, II, Esq.

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with staff comments

MADE BY: Amanda Barton SECOND: Jeff Webb VOTE: FOR 4 AGAINST 0

NOTES:

Staff recommendations & conditions: Approval

1. Must plant 26 caliper inches of native canopy trees on the lot and/or in residual City parcel.
2. Must provide landscape plan for TRC review and approval.

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**2. Maybank Highway**

**Johns Island | TMS # 313-00-00-306, 307 & 031 | Zoned: PUD**

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

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

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

Owner: JI South Station, LLC

Applicant: HLA, Inc.

**DEFERRED**

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

NOTES: Deferred

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**3. Maybank Highway**

**Johns Island | TMS # 313-00-00-031 & 043 | Zoned: PUD**

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

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Request a variance from Sec 54-330 to allow the reduction of the impervious construction

Setback near the bases of one grand tree.

Owner: Beer Baron, LLC & JI South Station, LLC

Applicant: HLA, Inc.

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with staff comments

MADE BY: Jeff Webb SECOND: Kelvin Huger

VOTE: FOR 4 AGAINST 0

NOTES:

Staff recommendations & conditions: Approval

1. Must plant 161.50 caliper inches of native canopy trees on the project site.
  2. Must use 4' chain-link fence as tree protection barricades.
  3. Must have a Certified Arborist treat the protected and grand trees within 25' of any construction.
  4. Must use a diamond pier foundation system for section of the deck within the TPZ (1.5 X) and have an on-site meeting with the contractor, project arborist and the City to review the stake-out of the foundation prior to any construction.
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