



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, PAULA MURPHY,  
 KELVIN HUGER, JENNIFER DECANTIS, RUTHIE RAVENEL  
 STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

FEBRUARY 2, 2022

5:00 P.M.

“virtually via Zoom Webinar”

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

**1. FOLLY ROAD BLVD(Old Windemere)  
 (TMS#421-11-00-002)**

**APP. NO. 2202-02-A1**

Request a variance from Sec 54-327 to allow the removal of one grand tree.  
 Owner: Richard Vargo  
 Applicant: Nathan Hertel  
 Zoned SR-2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:  
 1. Must plant 20 caliper inches of native canopy trees on the project site.  
 2. Must provide a landscape plan with the SF house plan application for review and approval.  
 3. Must use 4-foot chain-link fence as a tree protection barricade for the existing S. magnolia.

MADE BY: K.Huger SECOND: J. DeCantis VOTE: FOR 6 AGAINST 0

**2. MAYBANK HIGHWAY(Johns Island)  
 (TMS#279-00-00-029, 030, 031 & 035)**

**APP. NO. 2202-02-A2**

Request a variance from Sec 54-327 to allow the removal of five grand trees.  
 Request a special exception from Sec 54-327 to allow the removal of ten grand trees.  
 Request a variance from Sec 54-330 to allow reduced impervious construction setbacks near the base of 16 grand trees.  
 Owner: Stanley Martin Companies, LLC  
 Applicant: HLA, Inc.  
 Zoned PUD

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:  
 1. Must plant 244.5 caliper inches of native canopy trees on the project site.  
 2. Must provide a couple of canopy trees and a naturel planting of low shrubs at the landscape buffer line in front of the restaurant tom prevent the use of the buffer as outdoor dining.  
 3. Must preserve the 23.7-inch Live Oak as shown on the City’s exhibit by incorporating a hard edge to the proposed stormwater facility.  
 4. Must use 4-foot chain-link fence as tree protection barricades.  
 5. Must have a Certified Arborist develop a specific tree preservation plan for the Live Oaks to be impacted at the entrance drive.

6. Must have a Certified Arborist develop a specific tree preservation plan for the Water Oak to be impacted on one side by the street and/or water lateral.
7. Must have a Certified Arborist prune and treat all grand trees to be preserved on the project site.
8. Must use the existing cleared corridor on the eastern side of the project for the water utility access/installation the project site and use directional bore construction method to install the sewer utility under the required 75-foot landscape buffer as per the City exhibit and photo.

MADE BY: R.Ravenel SECOND: P.Murphy VOTE: FOR 6 AGAINST 0

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**B. New applications.**

**1. CENTRAL PARK ROAD(James Island) APP. NO. 2202-02-B1**  
**(TMS#340-03-00-007)**

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

Owner: Central Park Road, LLC

Applicant: Lesemann & Associates, LLC

Zoned SR-1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:

1. Must plant 117 caliper inches of native canopy trees on the project site in the form of 3-inch caliper native canopy trees for a total of 39 trees.
2. Must provide a landscape plan that shows the additional canopy trees required above in addition to trees shown on the approved road construction/landscape plans.
3. The mitigation trees must be planted prior to final plat approval and to be on drip irrigation.

MADE BY: J.DeCantis SECOND: P.Murphy VOTE: FOR 6 AGAINST 0

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**2. 108 NORVIEW DRIVE(Northbridge) APP. NO. 2202-02-B2**  
**(TMS#415-04-00-222)**

Request an appeal to a staff decision to deny the removal of one grand tree. Sec. 54-327 requires a variance to allow the removal of a grand Red maple tree.

Owner: Stavroula Aslanidid

Applicant: Stavroula Aslanidis

Zoned SR-1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition to plant 2-2 ½-inch caliper canopy trees and consultation with Clemson.

MADE BY: R.Ravenel SECOND: A.Barton VOTE: FOR 6 AGAINST 0

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**3. 1455 FOLLY ROAD(James Island) APP. NO. 2202-02-B3**  
**(TMS#334-00-00-066)**

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

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

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

Owner: Industrial Ventures, LLC

Applicant: Bob Almirall

Zoned GB & LI

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:

1. To remove Trees #3, 4, 6, 7, 19 and 21 and must plant 181.5 caliper inches of native canopy trees on the project site.
2. Must submit a landscape plan to be approved by both DRB and TRC.
3. Must use 4-foot chain-link fence as tree protection barricades.
4. Must preserve Tree #2, shift the pond in order to save the tree.
5. Must remove the proposed boat/rv storage units and pavement to provide the impervious construction setback for Trees #2 and 22 as shown.
6. Plus to allow Trees #12 and 14 to be removed with 30.5 inches added to mitigation total.
7. Must have a Certified Arborist prune and treat the grand tree to be preserved.

MADE BY: P.Murphy SECOND: J. DeCantis VOTE: FOR 6 AGAINST 0

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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 three business days prior to the meeting.