



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

AGENDA MARCH 1, 2023

A meeting of the BZA-SD will be held on **Wednesday, March 1, 2023 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at www.charleston-sc.gov/bza-sd in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

PUBLIC MEETING ACCOMMODATIONS:

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

BOARD OF ZONING APPEALS – SITE DESIGN

March 1, 2023 Meeting

Comments Submitted To Mayor's Office of Innovation Website and BZA-SD Staff

AGENDA ITEM A-2: Maybank Highway

First Name	Last Name	Address	Comment	Date
<i>No Comments Submitted</i>				

AGENDA ITEM B-1: 411 Meeting Street

First Name	Last Name	Address	Comment	Date
<i>No Comments Submitted</i>				

AGENDA ITEM B-2: 857 Tripe Street

First Name	Last Name	Address	Comment	Date
<i>No Comments Submitted</i>				

AGENDA ITEM B-3: 1513 Savannah Highway

First Name	Last Name	Address	Comment	Date
<i>No Comments Submitted</i>				

AGENDA ITEM B-4: River Road

15 comments submitted

First Name	Last Name	Address	Comment	Date
Gretchen	Montgomery	2838 Pinelog Lane	There is a need to cut some trees for the new school. But, the area for the bus lot should be taking less. River Road is a beautiful natural area. The school can become a part of that only if careful thought is given.	2/27/2023 8:05:36 AM
Brooke	Wood	2086 Shell Island Trace Johns Island	While the planners seem to be making an effort to reduce the number of grand trees to be removed, I ask that they be required to try again to further reduce the number of grand trees that will need to be removed for the bus parking lot, bus loop, and internal roads. Especially the bus parking which should utilize the trees as a buffer - large numbers of school buses, including those for other schools, are a bit of an eyesore anyway.	2/27/2023 8:09:25 AM
Penny	Lee	3671 Seabrook Island Road, Johns Island, SC 29455	The CSSD and its design team has done a fabulous job with grand tree preservation except in the bus parking area, where 16 grand trees are proposed for removal. I would STRONGLY urge the design team to go back to the drawing board to figure out a way to reduce or eliminate the need to remove grand trees in the bus parking area. Thank you.	2/27/2023 9:00:09 AM

First Name	Last Name	Address	Comment	Date
Edith	Wood	5110 Coral Reef Drive Johns Island 29455	Please redesign the site for our new school on Johns Island so that the 28 + Grand trees will NOT be cut down! Surely there is a way to do this more responsibly! At the rate of destruction of our environment here on Johns Island , there will be very few if any of our lovely tree cover preserved! Why do the school buses from James Island need to be parked at our new school? I am very concerned about this additional traffic this will force upon River Road! I would like an answer to my question! edie_wood@att.net	2/27/2023 9:23:12 AM
Claire	Richardson	341 Muirfield Parkway, Chas, SC 29414	Please work around as many grand trees as possible in accommodating the bus parking and bus and car loops. It's excessive to remove 29 grand trees. I understand that one is in the building footprint and will have to go. they are to be commended for the placement that only requires the loss of one grand tree. However, they need to find a way to work around many more trees. The grand trees provide too many benefits to be lost.	2/27/2023 9:40:17 AM
Devon	Andrews	3013 Penny Lane	Please consider revising the plan to reduce or eliminate the number of trees being removed. In addition to providing crucial benefits such as reducing heat and helping to soak up stormwater, the trees also provide health and wellness benefits to students and faculty, as studies show that students have improved cognitive function and less behavioral issues in school campus with more trees and green space.	2/27/2023 9:46:18 AM
Stevie	Depew	3355 Walter Dr Johns Island	Removing 28 grand trees for a single project and 16 for bus parking alone is absurd. How many times can we do this before there are no grand trees remaining? The bus parking should be relocated as to reduce the impact on the grand trees on Johns Island. Not only are these trees benefitting the community by capturing carbon and providing a safe place for wildlife, but they are helping to cool the island by providing shade and evapotranspiration. The more large trees we cut down, the hotter this island is going to get in an already hot climate. We need to learn to build around the trees instead of looking at them as being in our way. They are benefitting us in tremendous ways and this project could absolutely be an example of learning to build around the trees.	2/27/2023 11:32:12 AM
Craig	Bernabei	3062 Penny Lane	As a resident of Johns Island, currently living just off River Road, I strongly advocate the applicant work with the City to reduce or even eliminate the number of trees to be removed for the bus parking, the bus loop, and the car loop.	2/27/2023 11:52:04 AM
Ellen	Silver	3062 Penny Lane	It appears that many of the grand trees could be saved, and I strongly advocate for saving rather than cutting. It would be better for the applicant to work with the City to reduce or even eliminate the number of trees to be removed for the bus parking, the bus loop, and the car loop.	02/27/23 11:47:10 AM

First Name	Last Name	Address	Comment	Date
Dawn	Bell	4318 Daufuskie Place Ct.	Ever heard the song "Pave Paradise, Put up a Parking Lot" ? Lyrics include "You don't know what you've got til it's gone". It is exactly what you are doing if you remove those trees in order to park a bunch of buses. What does that teach our children? Please find another way. Nature is not expendable for the pure convenience of parking.	02/27/23 8:32:18 AM
Jenny	Welch	1163 E And West Rd	Please ask the developer to go back and revise the bus parking so that the grand trees can be saved. Killing grand trees for a parking lot should always be VERY last resort, especially in the quantity we have risk of losing here. I would also like the developer to reduce the number of grand tree removals along the bus and car loops. I appreciate all that you do. Thank you very much.	2/27/2023 8:16:52 AM
Stephanie	Burgart	1102 Turkey Trot Drive	Do not remove grand trees for the bus lots unless absolutely necessary. You can work around them, build permeable areas around them, or leave them. The applicant can work with the City to reduce or even eliminate the number of trees to be removed for the bus parking, the bus loop, and the car loop.	02/27/23 2:21:21 PM
Mary	Osusky	4041 Gift Blvd Johns Island SC	Please reduce the number of trees permitted to be cut for bus parking, bus loop and parking lot, or find a parcel of land without so many grand trees on which to build the school. River Rd already floods and the trees are necessary so the flooding will not become even worse.	02/27/23 8:53:17 PM
Curtis	Shelton	2418 Georgia guard dr Johns island sc 29455	I am asking that permission is NOT granted to remove the 29 grand trees from this property. As a Johns island resident, i feel it is imperative to maintain the natural beauty of our island. We do not want to lose what cannot ever be replaced.	2/27/2023 9:29:13 AM
John	Zlogar	5528 Frisco Lane, Johns Island	I am submitting this as the Chairman of the Johns Island Task Force. We commend the applicant for their careful selection of the building footprint such that only one grand tree will need to be removed. Similar care needs to be put into the other aspects of the site plan ... including the bus parking, internal roads, bus loop, and car loop ... to significantly reduce or even eliminate the need to cut down any other grand trees. As an example, the proposed bus parking area appears to require the removal of 16 grand trees! Simply rearranging the layout of this area and reassessing how much bus parking is actually needed could result in no trees needing to be cut down. On this issue of reassessing the amount of bus parking needed, it is our understanding the plan is to use this area to not only park the buses for this new school, but also to park the buses that are currently parked on James Island and parked in front of St John's High School. This approach should be reassessed if these 16 trees cannot all be preserved.	2/28/2023 10:21:16 AM

AGENDA ITEM B-5: 1705 Ancient Oaks Lane**2 comments submitted**

First Name	Last Name	Address	Comment	Date
Stevie	Depew	3355 Walter Dr Johns Island 2418 Georgia	The irony is strong here with the resident wanting to live on Ancient Oaks Lane, yet not wanting to eliminate a gorgeous ancient oak. Why is it okay for one family to cut down a grand tree that is benefitting the entire island? It's sad that it's become a precedent that the rules around preserving these beautiful trees don't really matter if you're throwing money around. When will it end? When there's no longer forest on Johns Island?	02/27/23 11:36:58 AM
Curtis	Shelton	guard dr Johns island sc 29455	Please deny the permit to remove the 32 inch grand tree on this property. A poor decision to remove a 200 year old tree is one that can never be undone.	02/27/23 9:35:20 AM