



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

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

MARCH 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WITHDRAWN 0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: A.Barton SECOND: P.Murphy VOTE: FOR 4 AGAINST 0

B. New applications.

**1. 4000 WEST WILDCAT BLVD.(West Ashley)
(TMS#306-00-00-012)**

APP. NO. 2203-02-B1

Request a variance from Sec. 54-327 to allow the removal of four grand trees.
Owner: The Spinx Company
Applicant: HLA, Inc.
Zoned GB

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:

1. Must plant 131 caliper inches of native trees on the project site in the form of:
 - (a.) 16 – 10’-16’ palmetto trees to be planted on the south side of the project in addition to the approved Saw palmettos and canopy trees (landscape plan). (16 x 5”= 80”)
 - (b.) 10 – 2 ½” Live oaks to be planted in the rear 1/3 (adjacent to the project) of the Glenn McConnell buffer. (25”)
 - (c.) Make a monetary contribution to the City’s Street Tree Program in the amount of \$3,245.00. (26”/2.5 = 10.4 (11) x \$295 = \$3,245)
2. Must provide a revised landscape plan for both DRB and Zoning (TRC) approval.
3. Must use 4’ chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat all trees to be preserved within 25’ of any construction.
5. Must re-submit to TRC for the site plan modifications to be approved.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 4 AGAINST 0

**2. 3527 MEEKS FARM ROAD(Johns Island)
(TMS#313-00-00-299)**

APP. NO. 2203-02-B2

Request a special exception from Sec. 54-327 to allow the removal of one grand tree.
Owner: Hooley Worldwide Inc
Applicant: Cline Engineering Inc.
Zoned BP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 14 caliper inches of Live oaks on the project site.
2. Must provide a landscape plan for staff approval.
3. Must use 4' chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat all trees to be preserved.

MADE BY: A.Barton SECOND: K.Huger VOTE: FOR 4 AGAINST 0

3. 275 HUGER STREET(East Central)
(TMS#460-16-04-054)

APP. NO. 2203-02-B3

Request a variance from Sec 54-327 to allow the removal of four 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 a reduced impervious construction setback near the bases of five grand trees.
Owner: Charleston Housing Authority
Applicant: Forsberg Engineering & Surveying Inc
Zoned GB & DR-2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 199 caliper inches of native trees on the project site; residual inches may be in the form of a monetary contribution to the City's Street Tree Program.
2. Must provide a landscape plan for staff approval.
3. Must use 4' chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat the protected and grand trees to be preserved.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 4 AGAINST 0

4. 32 STOCKER DRIVE(Old Windemere)
(TMS#421-06-00-123)

APP. NO. 2203-02-B4

Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: John and Mary Mulvey
Applicant: Same
Zoned SR-1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 19 caliper inches of native trees on the lot in the form of one 2 ½" canopy tree on the lot and the remaining inches in the form of a monetary contribution to the City's Street Tree Program (16.5"/2.5 = 6.6 trees (7) x \$205.00 = \$2,065.00)
2. Maintain and monitor the 29" 'side yard' Water oak.

MADE BY: K.Huger SECOND: P.Murphy VOTE: FOR 4 AGAINST 0

5. 1325 FOLLY ROAD (James Island)
(TMS#334-00-00-150)

APP. NO. 2203-02-B5

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

Owner: AAA Car Wash, LLC

Applicant: Empire Engineering

Zoned GB

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:

Approval:

1. Must plant 18 caliper inches of Live oak trees on the project site in addition to the approved landscape plan.
2. Must provide a revised landscape plan for both DRB and Zoning (TRC) staff approval.
3. Must have a Certified Arborist prune and treat the protected and grand trees to be preserved.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 4 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 three business days prior to the meeting.