



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

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

APRIL 6, 2022

5:02 P.M.

2 GEORGE STREET

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APPROVED	XX	WITHDRAWN	0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: R.Ravenel VOTE: FOR 7 AGAINST 0

B. New applications.

**1. HIGH TIDE DRIVE(McLaura Bluff) APP. NO. 2204-06-B1
 (TMS#358-00-00-008)**

Request a variance from Sec. 54-327 to allow the removal of three grand trees.
 Request a variance from Sec. 54-330 to allow a reduced impervious construction setback near the bases of four grand trees.
 Owner: Chandler Association, LLC (Steve Chandler)
 Applicant: HLA, Inc
 Zoned PUD & C

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Staff recommendations & conditions:
 Approval:
 1. Must plant 68 caliper inches of native canopy trees on the project area.
 2. Must use a 4' chain-link fence as tree protection barricades.
 3. Must have a Certified Arborist prune and treat the grand trees to remain.
 4. Must provide a tree mitigation plan for staff review and approval.
 5. Applicant must stake out the proposed driveway and have a meeting with the builder, certified arborist and the City to review the alignment and proposed pervious pavement/surface.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 7 AGAINST 0

**2. 539 HARBORVIEW CIRCLE(Plum Island) APP. NO. 2204-06-B2
 (TMS#424-00-00-007)**

Request a variance from Sec. 54-347.1 to allow a reduced OCRM Critical Line Buffer.
 Owner: Charleston Water System
 Applicant: Hazen and Sawyer (Jared Hartwig)
 Zoned C

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Staff recommendations & conditions:
Approval:
Provide staff a landscape plan indicating native shrubs to be planted in the two zones of the proposed encroachments for review and approval.

MADE BY: K.Huger SECOND: R.Ravenel VOTE: FOR 7 AGAINST 0

**3. MAYBANK HIGHWAY(Johns Island)
(TMS#313-00-00-306, 307 & 031)**

APP. NO. 2204-06-B3

Request a variance from Sec. 54-327 to allow the removal of one grand tree.
Owner: JI South Station, LLC (Mark Goldberg)
Applicant: HLA, Inc
Zoned PUD

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 25.5 caliper inches of native canopy trees on the project site in addition to the previous approved landscape plan.
2. Provide a revised landscape plan for staff review and approval.

MADE BY: R.Ravenel SECOND: J.Webb VOTE: FOR 7 AGAINST 0

4. BOARD MEMBER WORKSHOP

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