



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – SITE DESIGN

---

### AGENDA

#### MAY 3, 2023

A meeting of the BZA-SD will be held on **Wednesday, May 3, 2023** at **5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#). Detailed information on agenda items is available on the City website at [www.charleston-sc.gov/bza-sd](http://www.charleston-sc.gov/bza-sd) or by calling 843-724-3781. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

#### **PUBLIC COMMENT:**

The public is encouraged to attend the meeting in person to speak for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Tuesday, May 2, 2023** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

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

---

The following applications will be considered:

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

##### **1. Review of Minutes from the March 1, 2023 Meeting**

##### **2. 1705 Ancient Oaks Lane**

**Johns Island | TMS # 311-00-00-296 | Zoned: RR-1**

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

Owner: Crescent Homes CHS, LLC  
Applicant: Phil Spitz

##### **3. 155 Meeting Street**

**Business Core | TMS # 457-08-02-011, 012, 111 & 112 | Zoned: GB-A**

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.

Owner: Pinnacle Mountain Holdings LLC, Past Time Amusement Co.,  
The Beach Co.  
Applicant: Pinnacle Mountain Holdings LLC

*Agenda continued on Page 2*

**B. New Applications**

**1. 345 Folly Road**

James Island | TMS # 424-00-00-023 | Zoned: LB

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

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

Owner: JEM Management Company

Applicant: Cline Engineering, Inc.

**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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.