



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

MAY 3, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Paula Summers, Kelvin M. Huger

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Scott Valentine

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

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

DECISION: APPROVED

MOTION: Approval

MADE BY: Paula Summers SECOND: Amanda Barton VOTE: FOR: 5 AGAINST: 0

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

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Paula Summers VOTE: FOR: 5 AGAINST: 0

NOTES: Staff Recommendations & Conditions: Approval

1. Must plant 32 caliper inches of canopy trees on the lot.
 2. Make a contribution to the City's Street Tree Program for the residual inches; Inches / 2.5" = number of trees x \$295.00 = contribution amount.
 3. Must provide a landscape plan for staff review and approval.
 4. Must implement the CA's orders of tree preservation and provide documentation of the orders being completed.
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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

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Kelvin M. Huger VOTE: FOR: 4 AGAINST: 0
(Amanda Barton abstained)

NOTES: Staff Recommendations & Conditions: Approval

1. Must plant 171.5 caliper inches of native canopy trees on the project site.
2. Make a contribution to the City's street tree program for the residual inches;
Inches / 2.5" = number of trees x \$295.00 = contribution amount.
3. Provide a landscape plan for staff review and approval.

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.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Kelvin M. Huger VOTE: FOR: 5 AGAINST: 0

NOTES: Staff Recommendations & Conditions: Approval

1. Must plant 34 caliper inches of native canopy trees on the project site.
 2. Must provide a landscape plan for both DRB and TRC review and approval.
 3. Must shift the 'existing curb line' to provide the required 5' landscape strip on the northern boundary adjacent to the angled parking.
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