City of Charleston

BOARD OF ZONING APPEALS – SITE DESIGN

June 3, 2020
5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/zoning

Agenda Item #A-1

1150 FOLLY ROAD

(James Island)

TMS # 425-13-00-030

* Original application date 1/30/2020

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as explained on page 2 of this form.
  - ☐ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 6/3/2020

Property Address 1150 Folly Road Charleston, SC 29412 TMS # _____

Property Owner Bennett Construction Realty LLC Daytime Phone 404 401 6063

Applicant Zach Bennett Daytime Phone _____

Applicant's Mailing Address 792 Folly Rd Box 11 Chs 29412

E-mail Address bennett@BLBbroker.com

Relationship of applicant to owner (same, representative, prospective buyer, other) _____

Zoning of property RO

Information required with application: (check information submitted)

- ☐ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- ☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- ☐ For requests to remove trees, evaluations/reports from certified or qualified arborists
- ☐ Check, credit card or cash (make checks payable to the City of Charleston) paid BZA SD 1/30/2020
- ☐ YES or ☐ NO – Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant _____ Date 5/18/2020

For office use only
Date application received _____ Time application received _____
Staff person _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Reduced buffer zone - addition to encroach into the required 25 foot buffer adjacent to SR-1 zoned at 1144. Requesting extension of an existing non-conforming structure. Building aimed to be used as commercial office use - similar to many neighboring properties.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

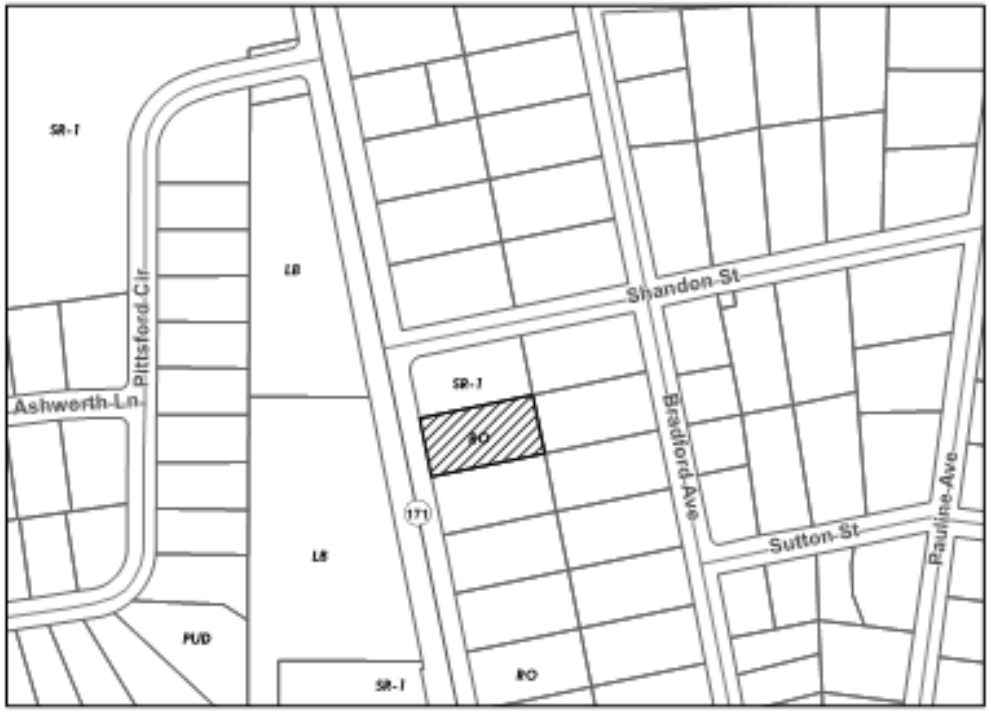
ITEM A 1

1150 Folly Rd

(James Island)

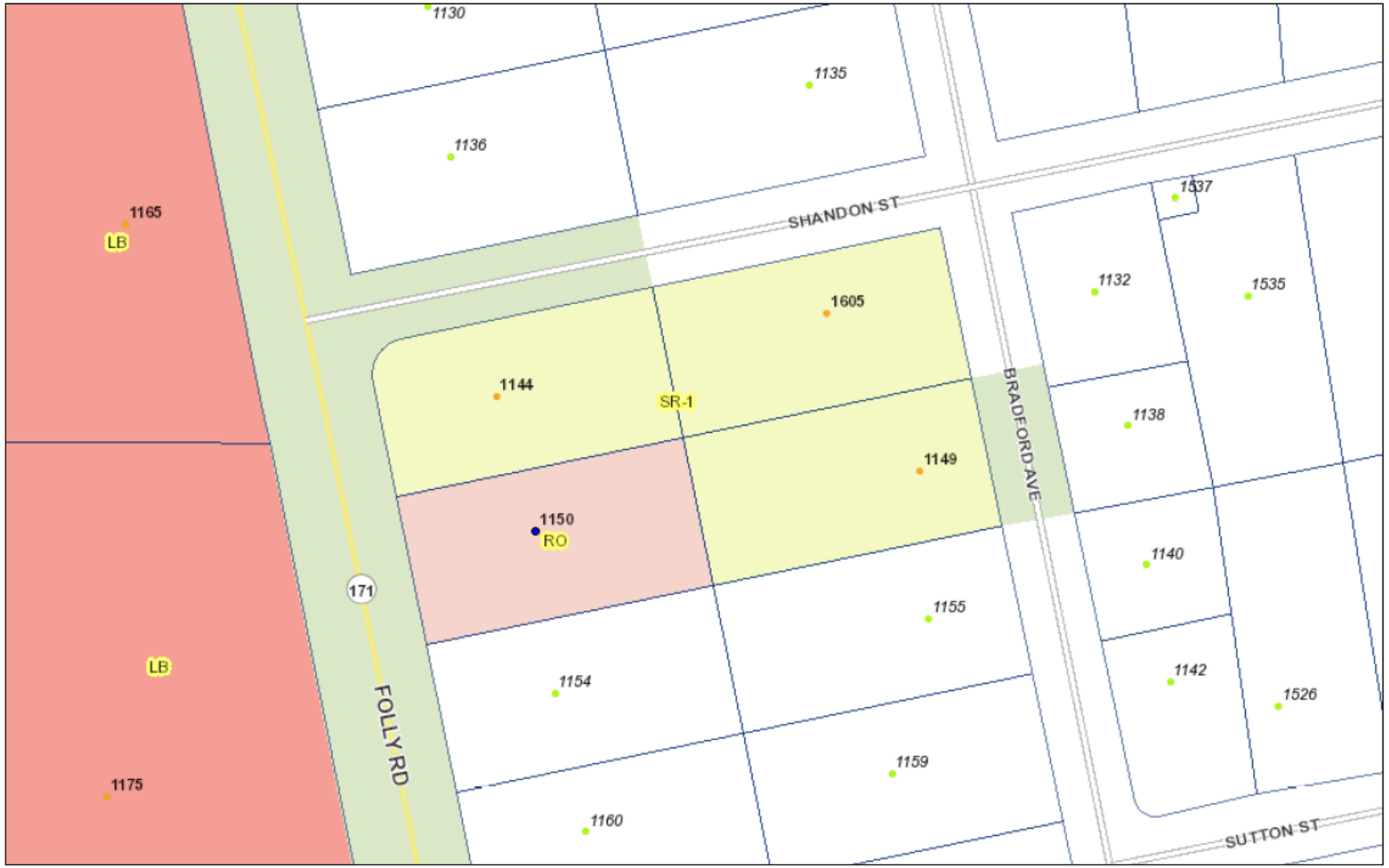
TMS# 425-13-00-030

ZONED RO



Subject Property

1150 Folly Road



March 3, 2020

1:1,128

0 50 100 200 ft

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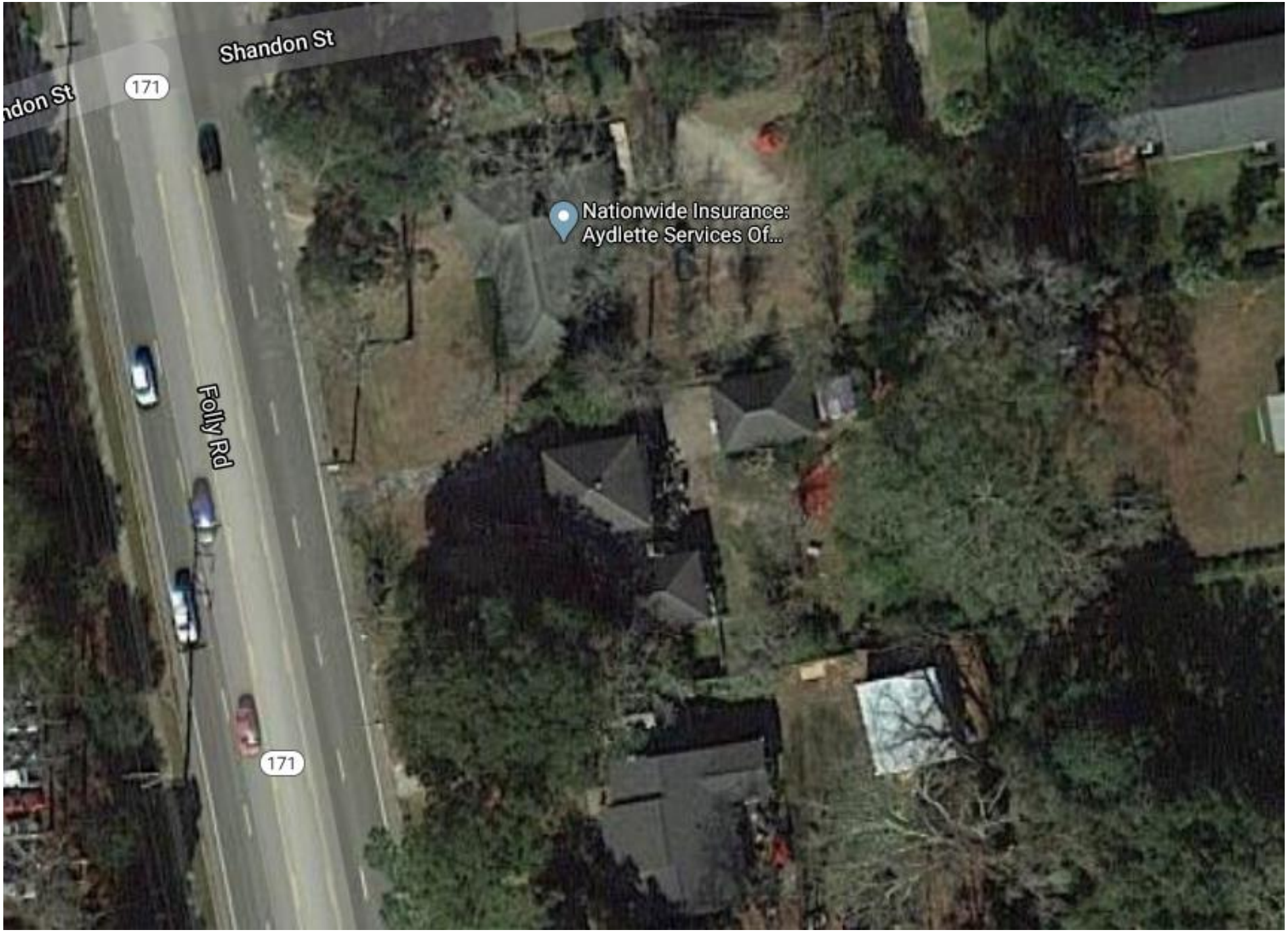
pointLayer

- Override 1
- Addresses
- Charleston County Addresses

Streets

- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest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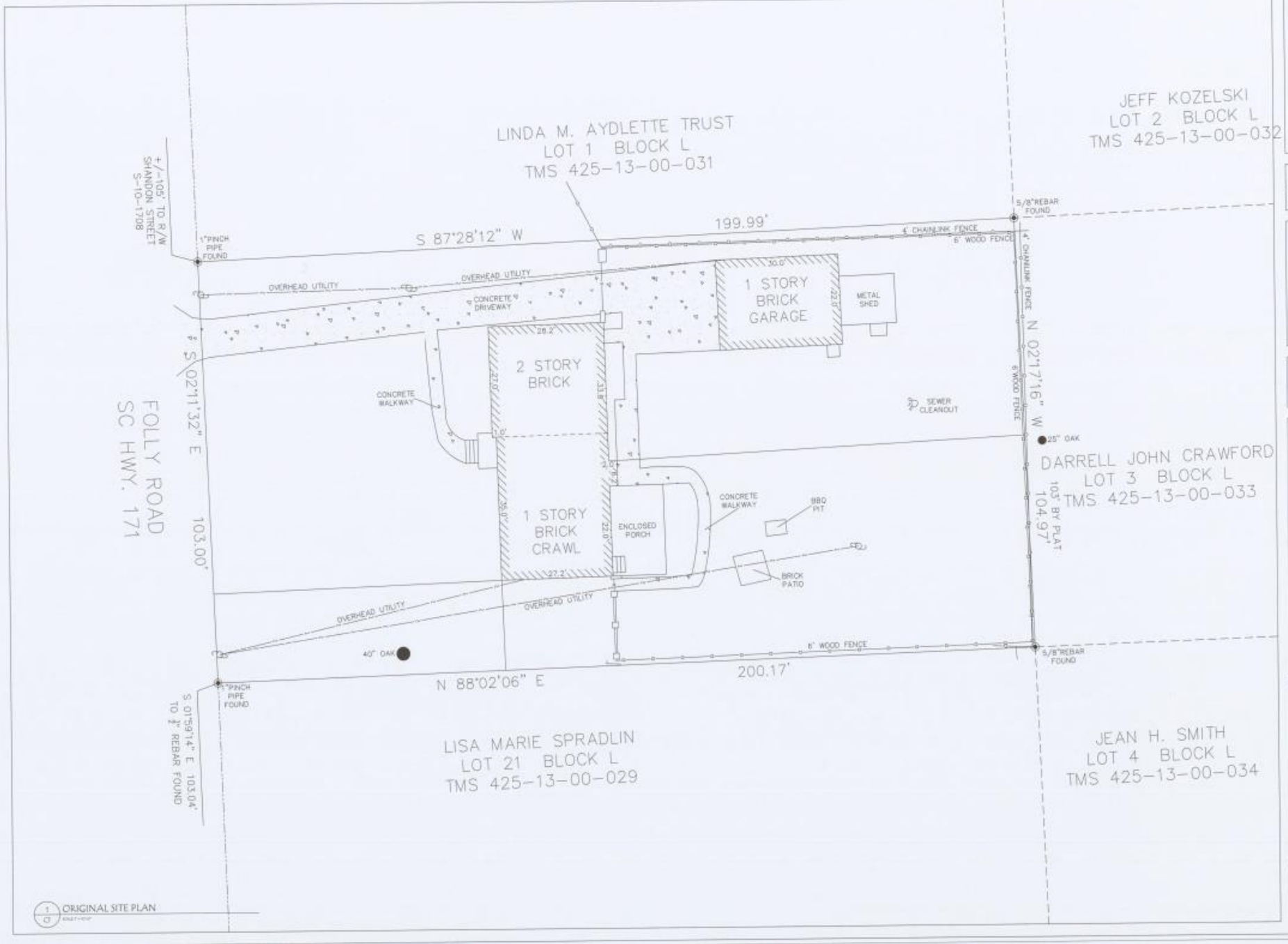
Folly Rd
171



Studio 291 LLC

Project: Renovation @ 1150 Folly Rd., Charleston, South Carolina

Sheet Title: ORIGINAL SITE PLAN

Project Number: 15-291-781

Sheet: C1

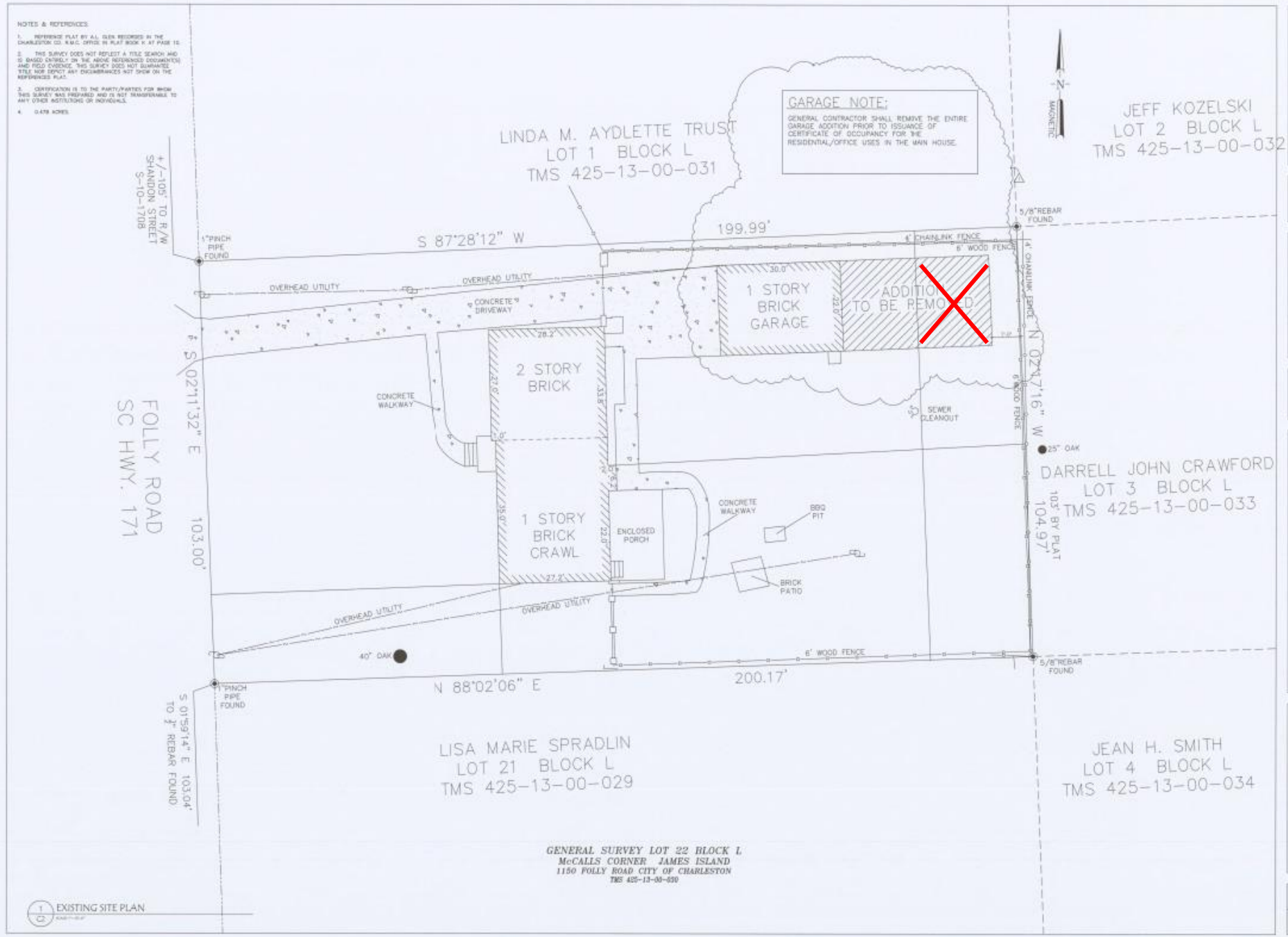
NOTES & REFERENCES

1. REFERENCE PLAT BY A.L. GLEN RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK K AT PAGE 13.

2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENTS AND FIELD EVIDENCE. THIS SURVEY DOES NOT GUARANTEE TITLE NOR REFLECT ANY ENCUMBRANCES NOT SHOW ON THE REFERENCED PLAT.

3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

4. 0.478 ACRES.



GENERAL SURVEY LOT 22 BLOCK L
McCALLS CORNER JAMES ISLAND
1150 FOLLY ROAD CITY OF CHARLESTON
TMS 425-13-00-030

1 EXISTING SITE PLAN
C2

Studio 291 LLC

Project: Renovation @ 1150 Folly Rd., Charleston, South Carolina

Sheet Title: EXISTING SITE PLAN

S. P. in Charge

Job Capitan

Drawn By

Date Drawn

Issued for Pricing

Issued for Permit

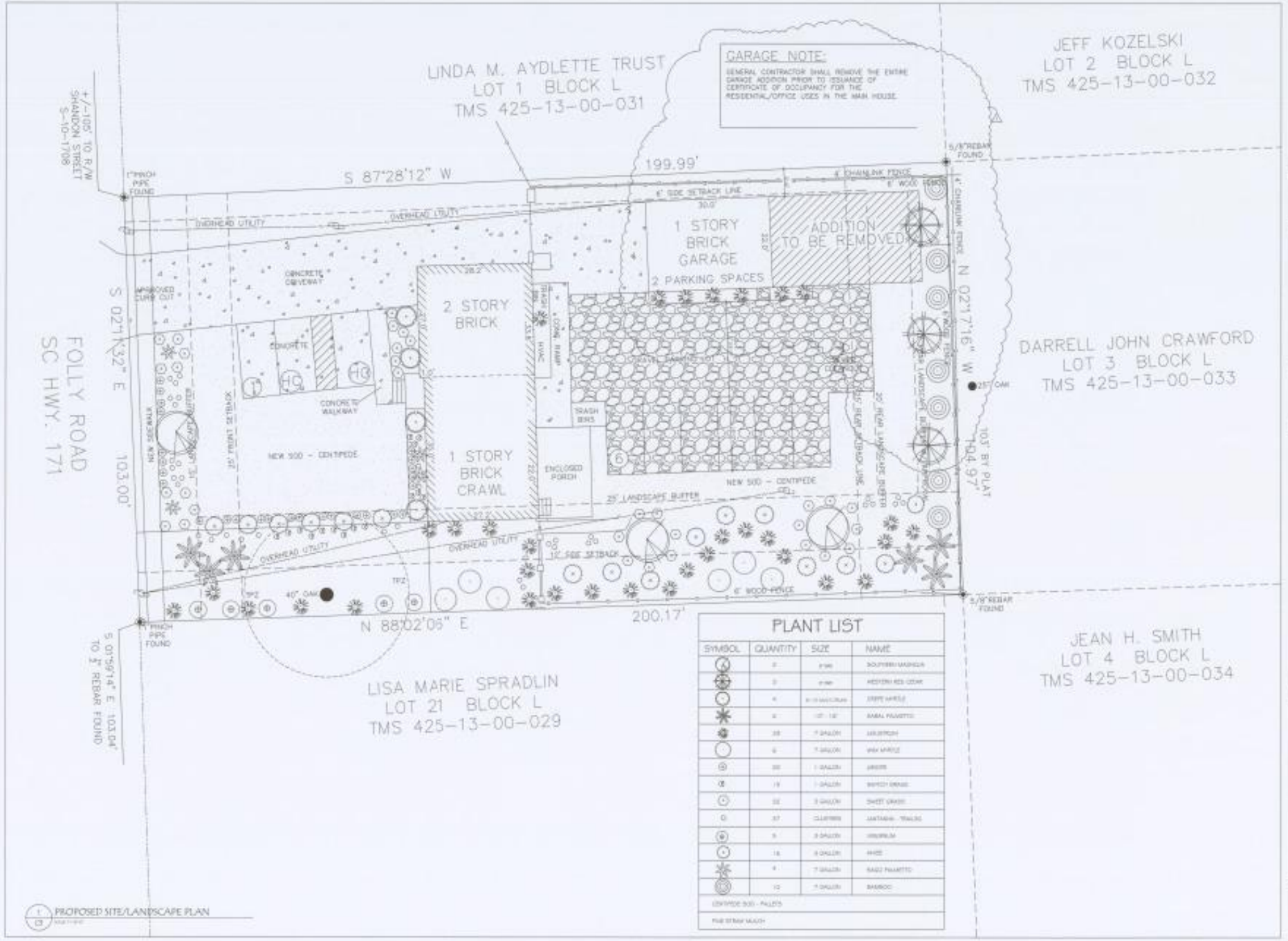
Revisions

Issue Date

Project Number 19-291-76

Sheet 3 of 10

C2



PLANT LIST

SYMBOL	QUANTITY	SIZE	NAME
	2	8'-10'	SOUTHERN MAGNOLIA
	3	8'-10'	WESTERN RED CEDAR
	4	8'-10' MULTI-STEM	CRAPE MYRTLE
	6	12'-14'	SABAL PALMETTO
	28	7 GALLON	LIRIOPE/ON
	6	7 GALLON	WAX MYRTLE
	20	1 GALLON	JASMINE
	19	1 GALLON	BUFFETT GRASS
	32	3 GALLON	SWEET GRASS
	37	CLUSTERS	LANTANA - TRAILING
	5	3 GALLON	VIBURNUM
	16	3 GALLON	HYDE
	4	7 GALLON	BLUE PALMETTO
	12	7 GALLON	BAMBOO
CENTIPEDE SOD - PALLETS			
PINE STRAW MULCH			

Studio 291 LLC

Project
Renovation @
1150 Folly Rd., Charleston, South Carolina

Sheet Title
PROPOSED SITE/LANDSCAPE PLAN

Project Number
19-291-701

Agenda Item #A-2

86 SHEPPARD STREET

(Peninsula)

TMS # 460-04-04-080

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)** **Page 1 of 2**

City of Charleston

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- ☒ A Variance and/or Special Exception as explained on page 2 of this form
  - ☒ Tree Removal ☐ Landscaping/buffers ☒ Parking surface ☒ Other Tree Protection Encroachment
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form)
- ☐ Extension of an unexpired Variance and/or Special Exception approval

MEETING DATE REQUESTED: March 4, 2020

Property Address 86 Sheppard Street TMS # 460-04-04-080

Property Owner Sheppard Parking LLC Daytime Phone 703-772-3852

Applicant Mike Johnson, Forsberg Engineering & Surveying Inc Daytime Phone 843-571-2622

Applicant's Mailing Address 1587 Savannah Hwy, Suite B, Charleston SC, 29407

E-mail Address mjohnson@forsberg-engineering.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer Project Manager

Zoning of property GB

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- ☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- ☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
- ☒ Check, credit card or cash (make checks payable to the City of Charleston)
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Optional but very helpful Information:

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I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [signature] Date 2-1-20

For office use only
Date Application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

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2. These conditions do not generally apply to other property in the vicinity;
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For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Sec 54-327b - Tree Removal Restrictions. The portion of the site (TMS 460-04-04-080 - 86 Sheppard Street) is 0.27 acres which requires 5 trees to be protected (15 trees per acre). There are only 4 existing trees on this parcel: 2 palmettos that will be relocated/replaced, one grand tree (34' Sycamore) that will remain, and one 19" Laurel Oak that is located within 25' of the property line. Mike Russell from Natural Directions LLC. rated the Laurel Oak as a "D" rated tree and it has a significant lean. We are requesting the removal of the "D" rated tree based on its health and appearance.

Sec 54-330b2c - Tree Protection Requirements. The existing 34' Sycamore tree is located on the eastern property line. We are requesting permission to encroach into the tree protection zone (TPZ) with new pervious parking. The pervious parking will consist of 5 inches of #57 stone on a reinforced polyethylene grid held in place by a 12" wide x 6" high concrete ribbon curb set at grade. The encroachment is less than 25% of the TPZ and would be built at grade without excavation under the supervision of a certified arborist. Mike Russell from Natural Directions LLC has prepared a Tree Preservation Plan to help ensure the health of the tree.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Continuation:

For **Special Exception requests**, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511 (b), or Sec. 54-513 (add as an attachment if necessary):

Sec 54-318d – Surface Material requirements. The proposed parking spaces will be a 6" mixture of #57 and #789 Stone with a 12" concrete ribbon curb for all non ADA parking spaces. The use of the gravel will help reduce the stormwater impact of the project which is located within a Special Protection Area known for flooding. The gravel will reduce the runoff volume, allow infiltration improving water quality, and provide stormwater storage.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

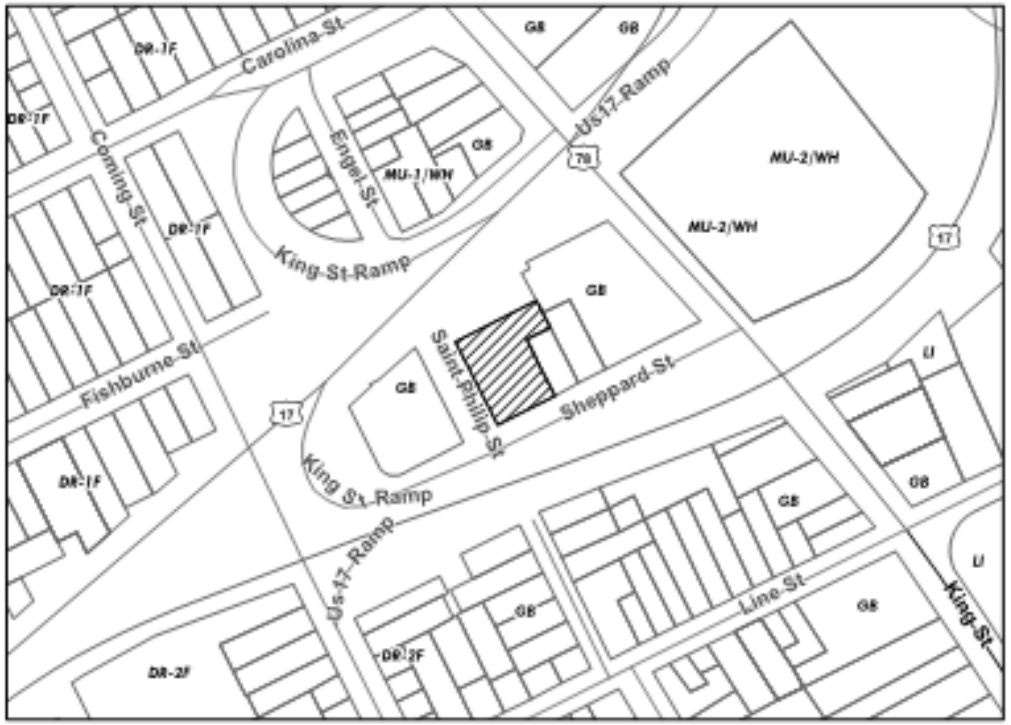
ITEM A 2

86 Sheppard St.

(Peninsula)

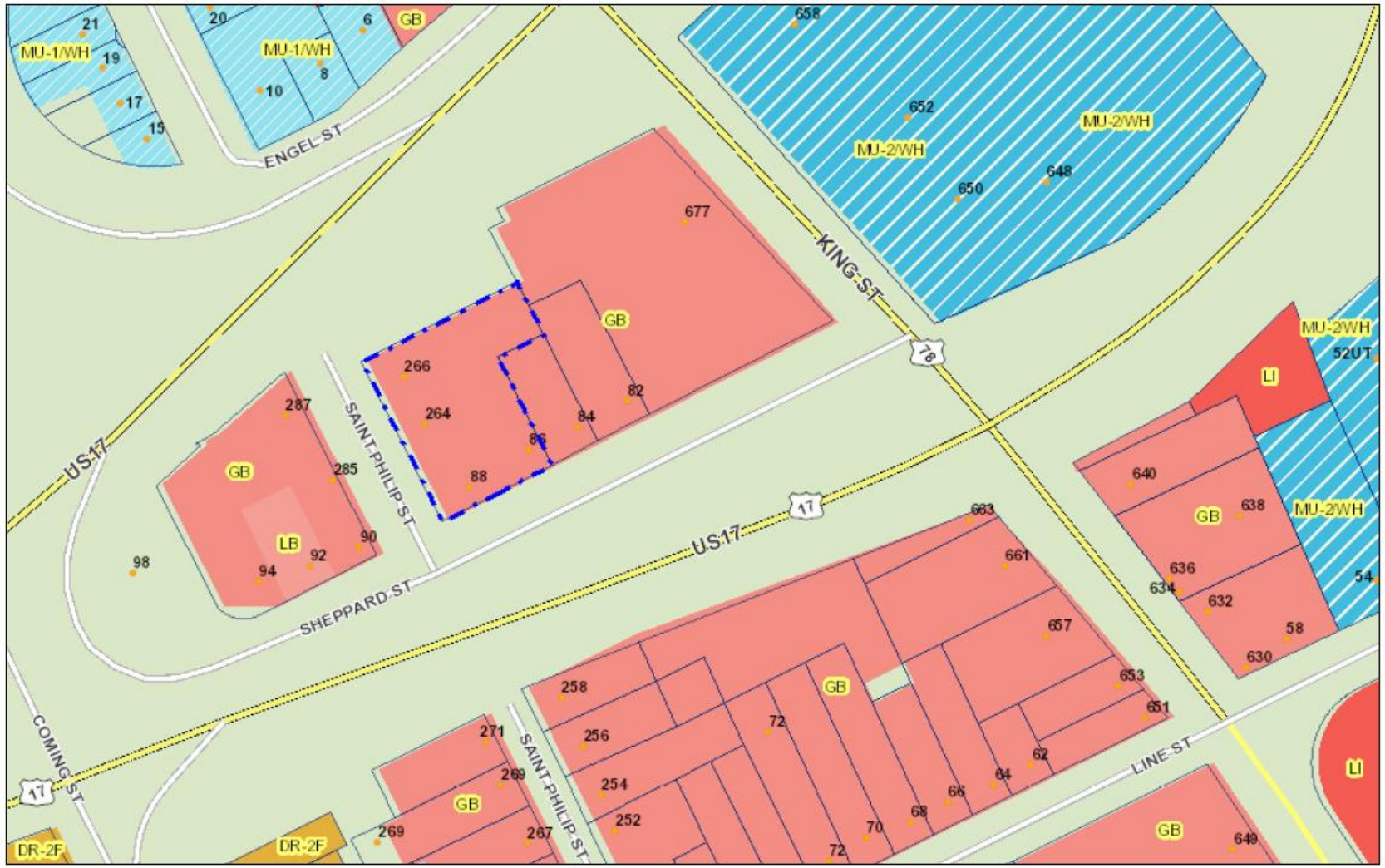
TMS# 460-04-04-080

ZONED GB



Subject Property

86 Sheppard Street



May 25, 2020

1:1,128

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0 15 30 60 m

polygonLayer

Override 1

Addresses

Charleston County Addresses

Streets

Interstae

US Hwy

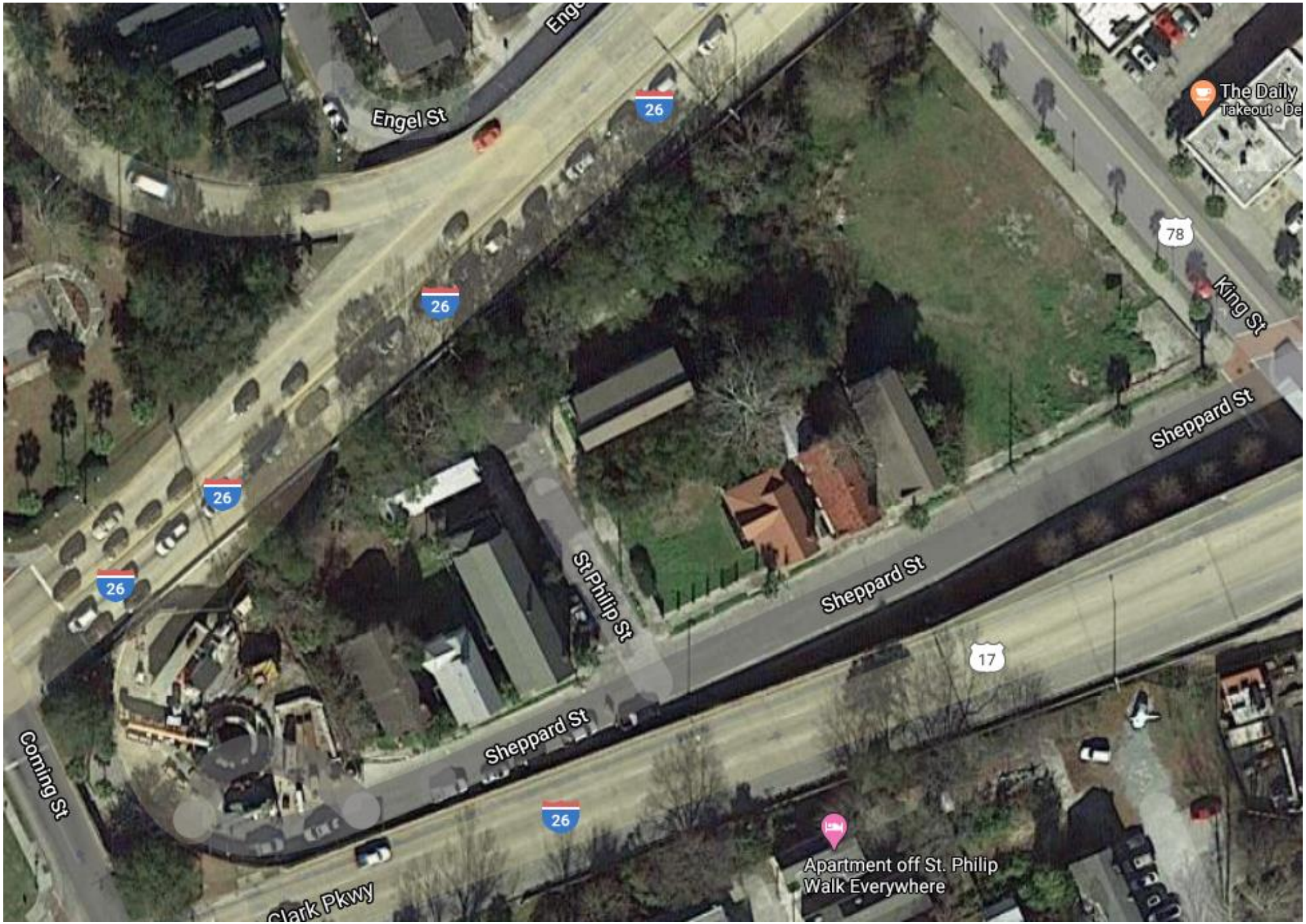
State Hwy

Major Road

Streets

Pedestrian

Forest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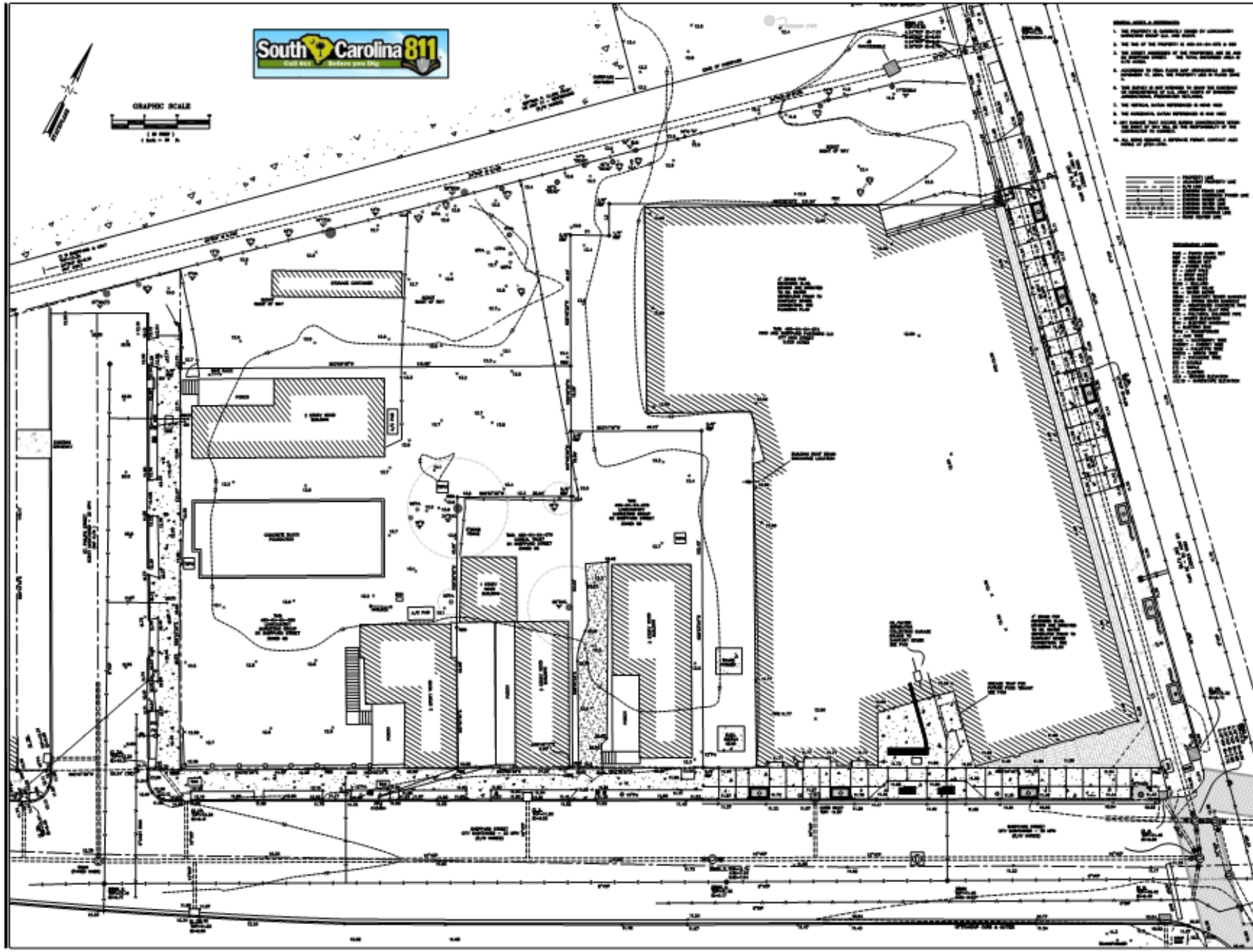
King St
Sheppard St
Sheppard St
St Philip St
17
Sheppard St
Coming St
Clark Pkwy
Apartment off St. Philip
Walk Everywhere

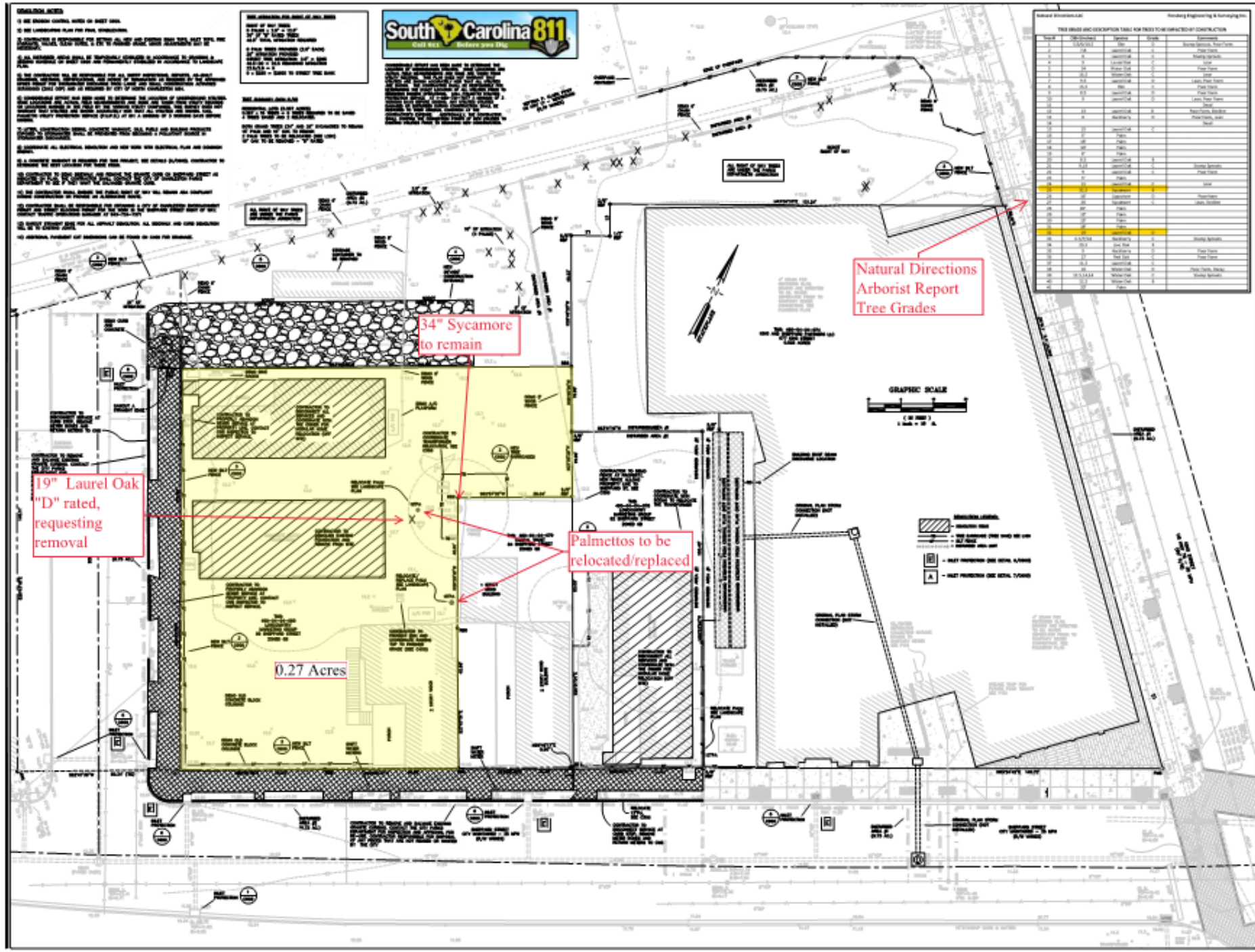


PORRINO ENGINEERING AND SURVEYING, INC.

EXISTING CONDITIONS AND TREE SURVEY

SHEPPARD PARKING LLC
86 & 82 SHEPPARD STREET PARKING LOT FOR 677 KING STREET
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

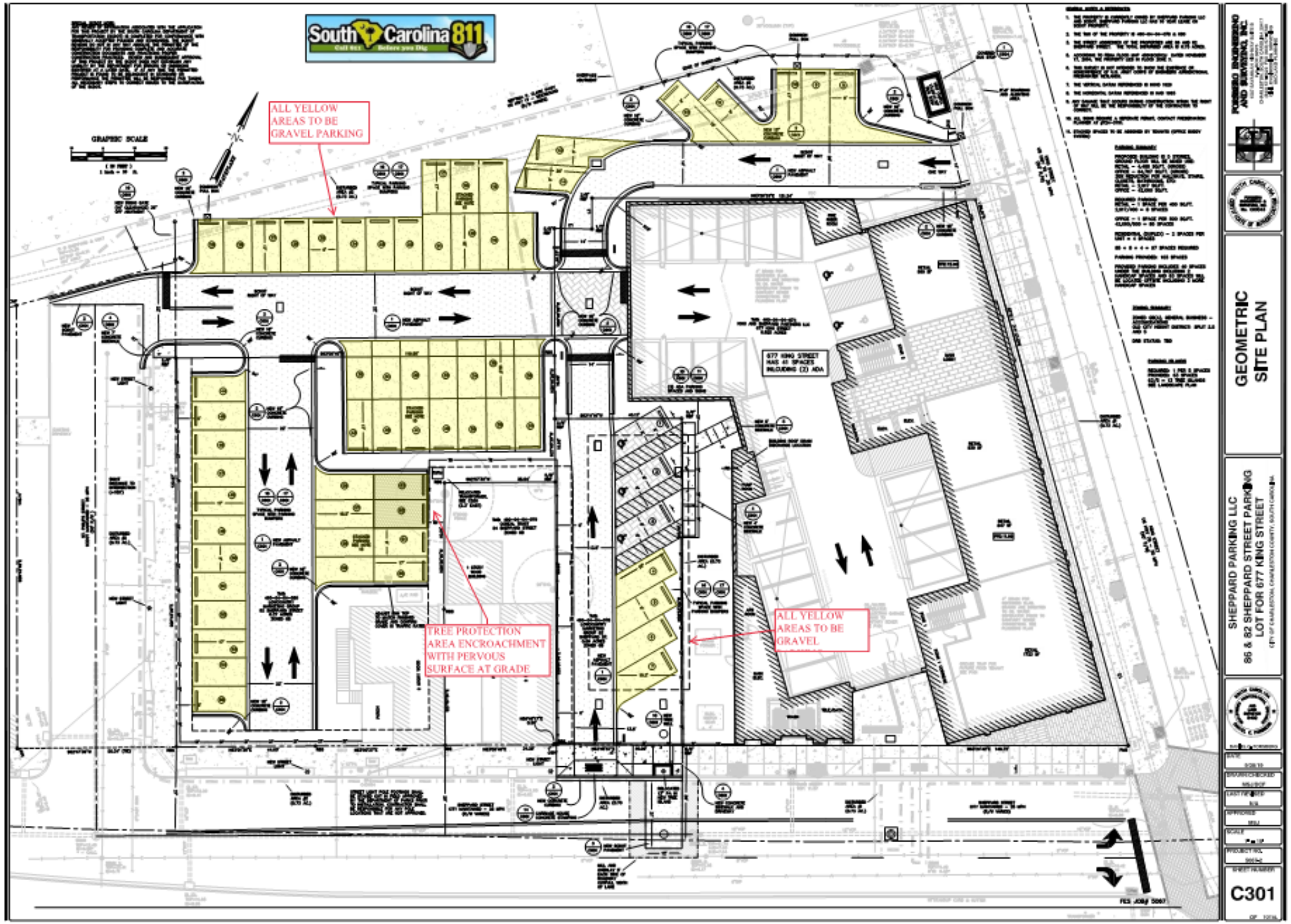
DATE
DRAWN/CHECKED
LAST REVISED
SCALE
PROJECT NO.
DRAWING
SHEET NUMBER
C101
OF



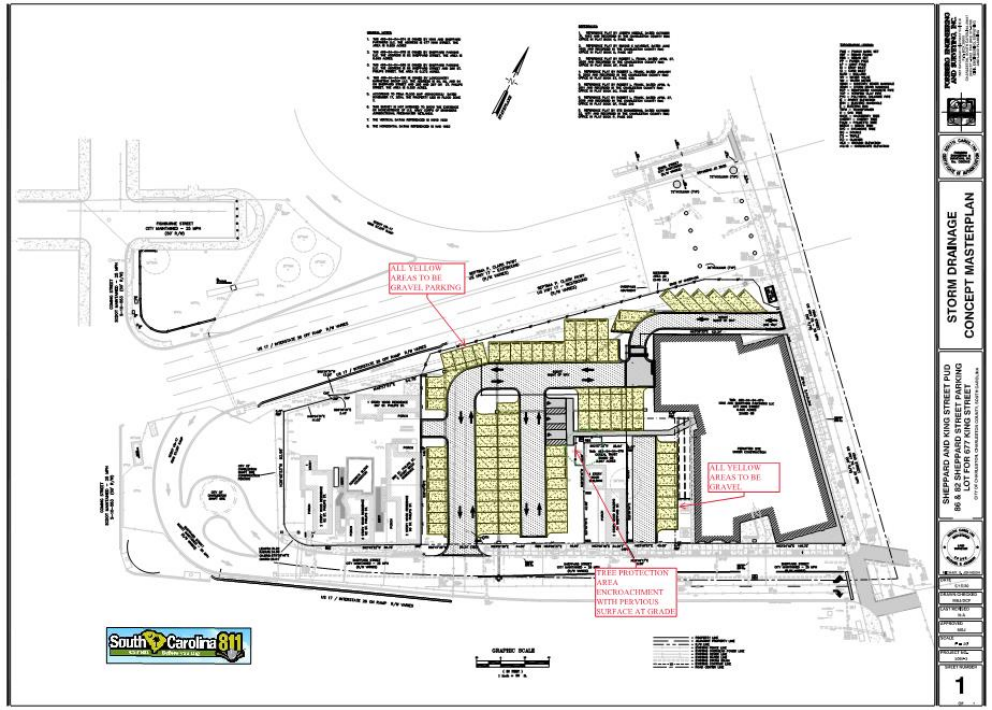
EROSION CONTROL AND DEMOLITION PLAN

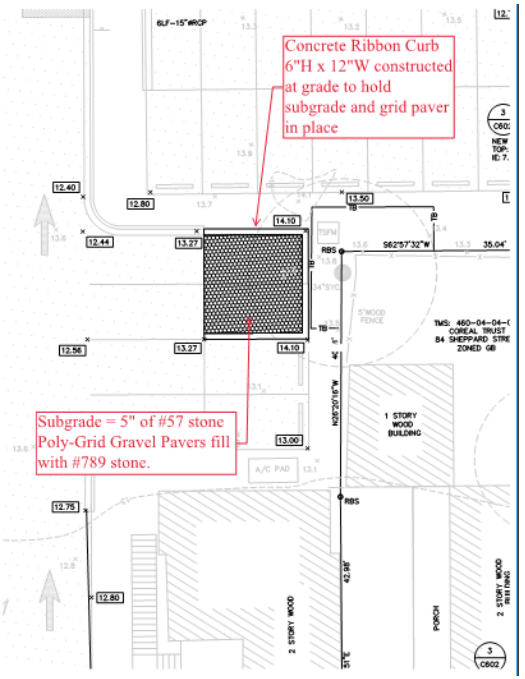
SHEPPARD PARKING LLC
86 & 82 SHEPPARD STREET PARKING
LOT FOR 677 KING STREET
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

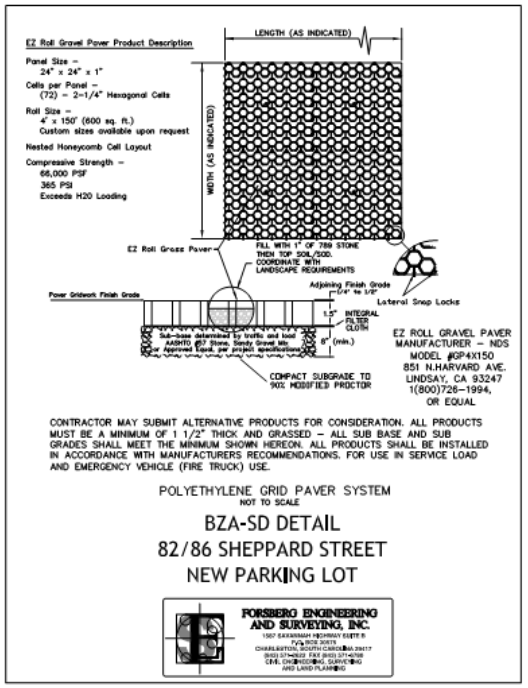
C201

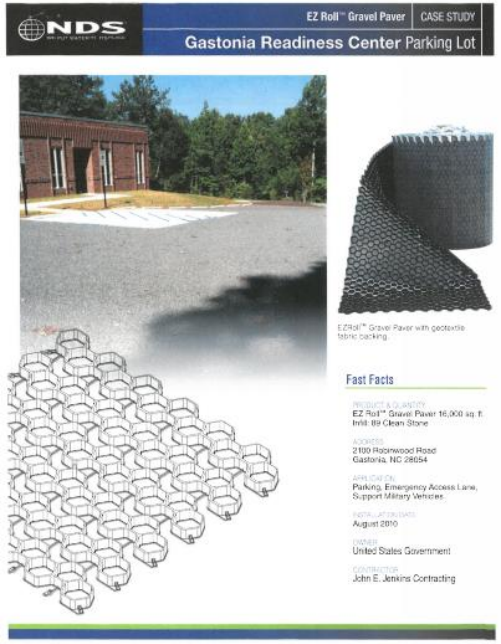

South Carolina 811
Call 811 Before you Dig
ALL YELLOW AREAS TO BE GRAVEL PARKING
GRAPHIC SCALE
677 KING STREET HAS 41 SPACES INCLUDING (2) ADA
TREE PROTECTION AREA ENCROACHMENT WITH PERVOUS SURFACE AT GRADE
ALL YELLOW AREAS TO BE GRAVEL
GEOMETRIC SITE PLAN
SHEPPARD PARKING LLC
86 & 82 SHEPPARD STREET PARKING LOT FOR 677 KING STREET
C301

Proposed PUD: to be determined









natural DIRECTIONS SC

PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

NaturalDirectionsSC.com

January 31, 2020

Mike Johnson
Forsberg Engineering
1587 Savannah Hwy, Suite B
Charleston SC 29417

Dear Mr. Johnson:

As requested, the following is my tree preservation plan for the Sheppard and St Phillips project in the City of Charleston. The following are my recommendations for all protected trees within the project boundaries with special provisions for the encroachment on the 34 inch diameter sycamore.

During all phases of construction, every tree to be preserved on site must be protected from construction activities with the use of tree barricades. These barricades should be installed per the City of Charleston's tree protection ordinance. No activities, including material storage, trenching, and equipment or tool cleaning, should take place within the tree protection area. If work is needed within this protected area, it should be done by hand and under the supervision of a qualified arborist. All barricades should be inspected frequently and maintained throughout construction.

Unwanted underbrush and trees within the tree barricades should be removed by hand under the supervision of a qualified arborist. Stumps and roots of plant material removed should be left intact where feasible. A layer of organic mulch 3 to 4 inches deep should be installed within the tree barricade areas. The mulch provides tree roots with a good quality growing environment and inhibits the growth of unwanted, competing vegetation. This mulch will also aid in soil moisture retention and prevent harmful soil compaction.

The soil within the tree barricades should be tested for pH levels and nutrient availability. Use a soil injected fertilizer with mycorrhizae and biostimulants within the barricaded areas to amend the soil. Apply the fertilizer once in the spring and again in the fall using recommended rates provided by the manufacturer and based on the results of soil testing. These applications may be needed multiple times depending on the soil test results and the health of the trees. Avoid fertilizers that are high in nitrogen during this transition phase, even if test results recommend the application of nitrogen as a soil amendment.

628 Orangeburg Road • Summerville, SC 29483 • **Office:** 843.873.8939 • **Fax:** 843.873.8347

The trees should be properly pruned to remove hazardous deadwood, vines, and to provide construction clearance as needed. Avoid cutting excessive amounts of foliage and follow ANSI guidelines. All tree pruning should be performed by a qualified arborist or tree care company.

All underground utilities, including irrigation, should be routed away from protected trees as to not trench through major root systems. The use of an air spade may be needed to locate roots and possibly install utilities under large roots and root mats. Directional drilling underground utilities is an acceptable installation process as long as the depth of the installation exceeds 24 inches and the boring and receiving pits are located outside of the tree protection area. If root cutting is unavoidable, the roots should be properly pruned under the direction of a qualified arborist.

Once it is time to install the parking near the 34 inch sycamore, the tree barricade in this particular area should be relocated to allow for the porous paver installation, but as far from the tree trunk as possible. All other tree barricades must be maintained as installed throughout construction until signed off by city staff.

The vegetation, duff layer, and leaf matter should be removed by the use of hand tools with special care taken to not damage large diameter roots or root mats. A qualified arborist should be on site during this work to ensure that there is no adverse root damage and to perform remedial work if needed. Once the area is cleared, the porous paver detail can be followed.

The porous paver system installation process should be done under the supervision of a qualified arborist. The grading work needed for the paver installation should be done with the use of hand tools and/or small equipment. The top elevation of the existing grade will be the bottom elevation of the coarse aggregate base course. In this instance, I recommend filling as needed to obtain the proper grade and not excavating the existing subgrade.

I recommend follow up assessments of any and all trees that have been impacted by construction activities. These site visits should be done approximately 6 months following construction with additional visits and/or treatments required based on the outcome of the tree condition assessments. If you have any further questions or concerns, please feel free to contact me.

Sincerely,

Michael W. Russell

Michael W. Russell
ISA Certified Arborist

628 Orangeburg Road • Summerville, SC 29483 • **Office:** 843.873.8939 • **Fax:** 843.873.8347

Agenda Item #B-1

411 MEETING STREET

(Cannon/Elliottborough)

TMS # 459-09-03-114

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

Page 1 of 2

City of Charleston

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☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 06/03/2020

Property Address 411 Meeting Street TMS # 459-09-03-114

Property Owner Meeting Street Ventures, LLC Daytime Phone 843-722-8169

Applicant Troy Miller Daytime Phone 843-722-8169

Applicant's Mailing Address 17 Lockwood Drive Ste 400 Charleston SC 29401

E-mail Address tmiller@bennetthospitality.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Development Director

Zoning of property MU-2

Information required with application: (check information submitted)

☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO -** Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant J. Troy Miller **Date** 05/18/2020

For office use only
Date application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See Attached

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Variance Request for the Removal of 6 Grand Trees and 14 Protected Trees – UPDATED 5/18/2020

411 Meeting Street

Charleston, SC 29401

Meeting Street Ventures, LLC

Meeting Date Requested: April 1, 2020

This request is for the removal of six grand live oaks and 14 protected trees within the 411 Meeting Street property. These trees were all planted in the 1990s at the elevation of the finished floor of the since demolished apartment complex that once occupied the site. Due to this elevated slab and the small retaining wall along Meeting Street these trees are compressed between concrete spaces and lack adequate space for root growth.

In order to achieve the streetscape and sidewalk condition prescribed in the design guidelines for this site, the grade will require lowering to the existing sidewalk elevation. In the spaces where the building does not come to the street, we have a desire to retain several trees along Meeting Street and have engaged a certified arborist to assess the ability to rehabilitate these compromised trees.

This site is further impacted by the desired addition of the Lowline at the rear of the site. The approved BAR design calls for privately owned property to act as the Lowline for the length of this block from Reid Street to Mary Street. This condition lead to the need to shift the building masses as far forward on the site as possible.

The owner also plans to replant along the property boundaries on the appropriate elevation in relation to the street.

1) The extraordinary and exceptional conditions on the site related to both the elevated nature in which the trees were originally planted and the desire to provide privately own land to act as the lowline at the rear of the property.

2) This elevated condition does not generally apply to adjacent properties and the lowline does not lack existing easement land to exist within on adjacent blocks.

3) Given the location of the requested removals, the strict application of the ordinance to this property would effectively unreasonably restrict the redevelopment of the parcel.

4) This authorization will not adversely affect adjacent properties and aesthetics will be enhanced through the redevelopment of the site.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

ITEM B 1

411 Meeting St.

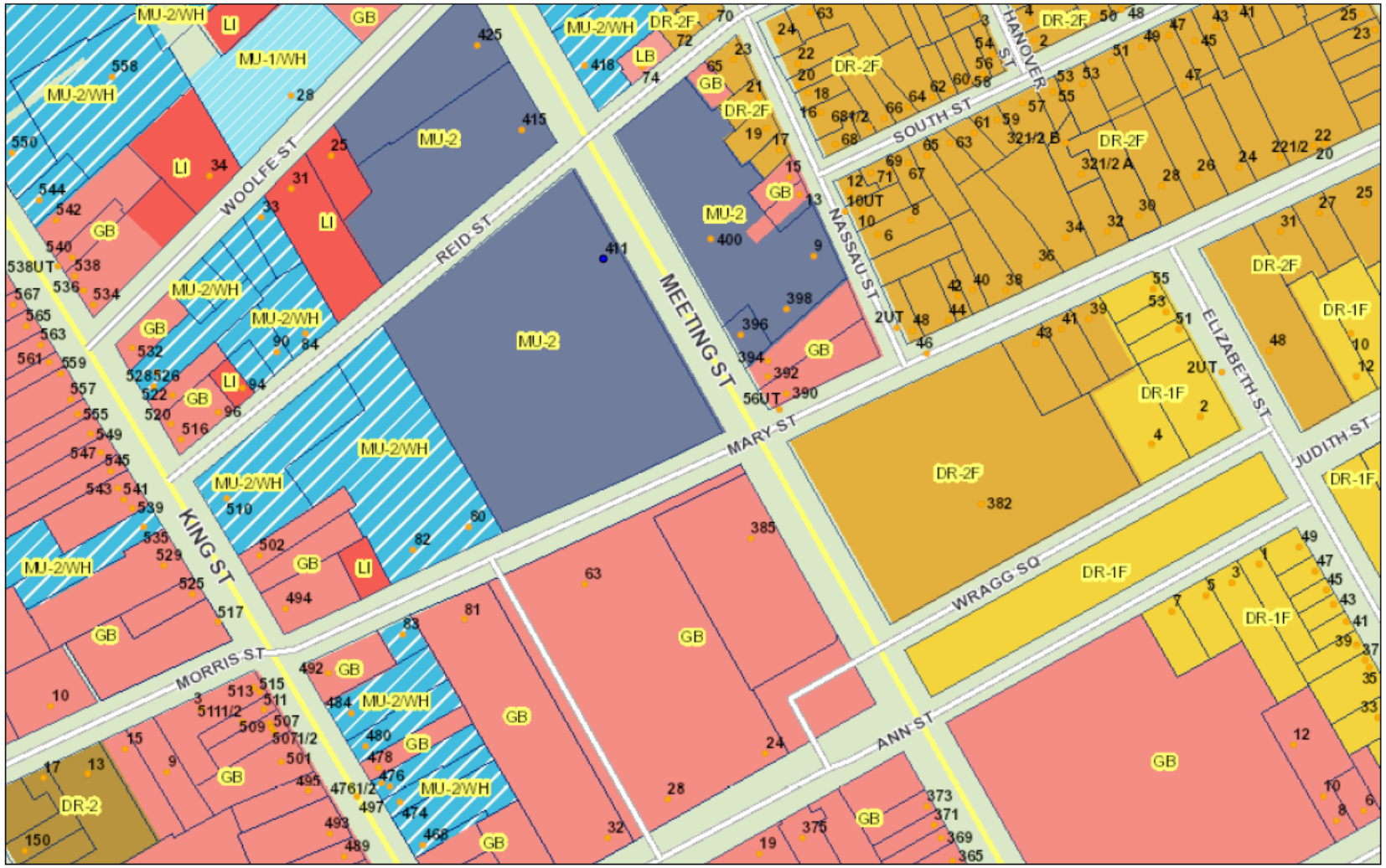
(Peninsula)

TMS# 459-09-03-114

ZONED MU-2

Subject Property

411 Meeting Street



May 25, 2020

1:2,257

0 105 210 420 ft

0 30 60 120 m

pointLayer

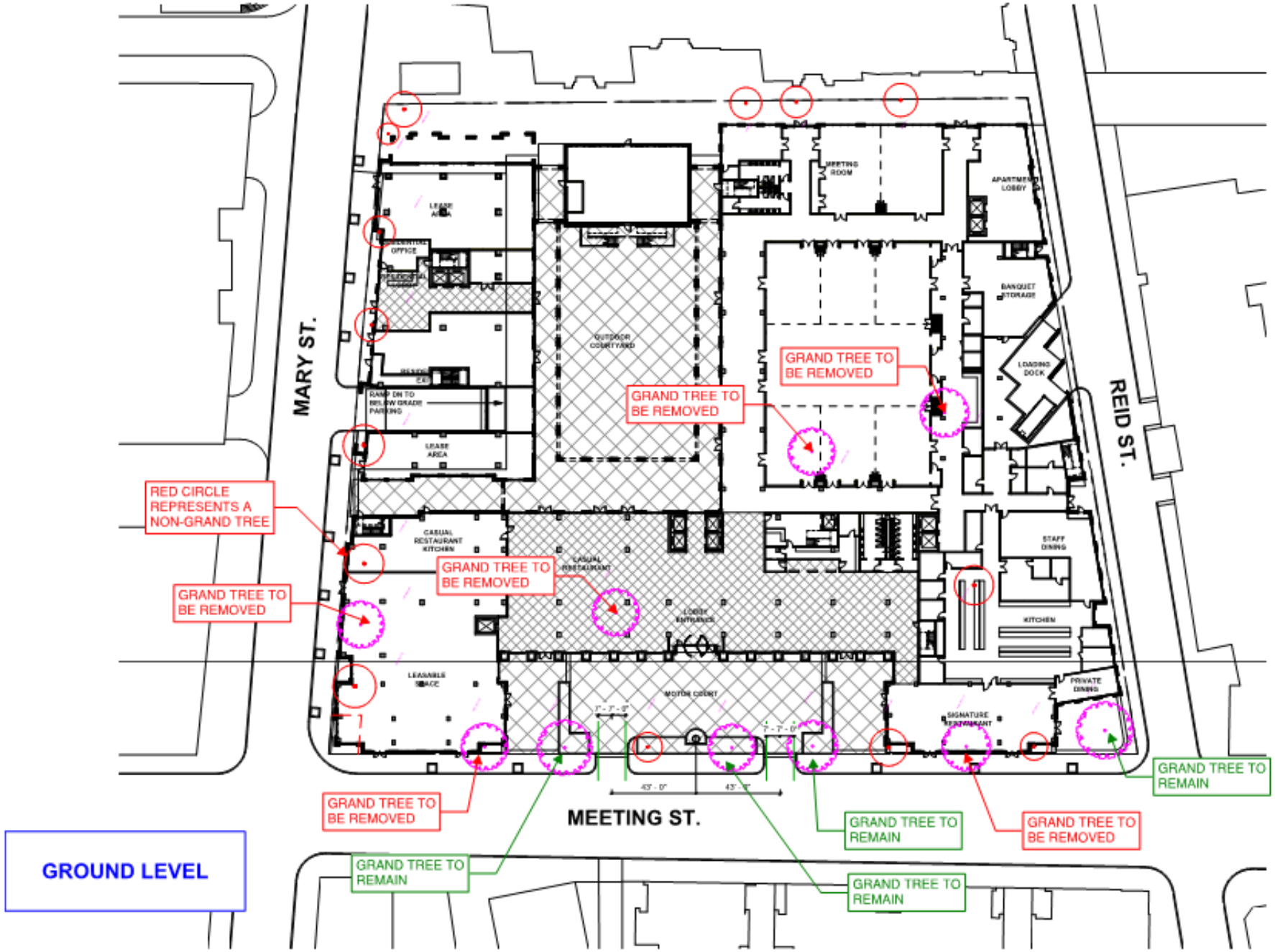
- Override 1
- Addresses

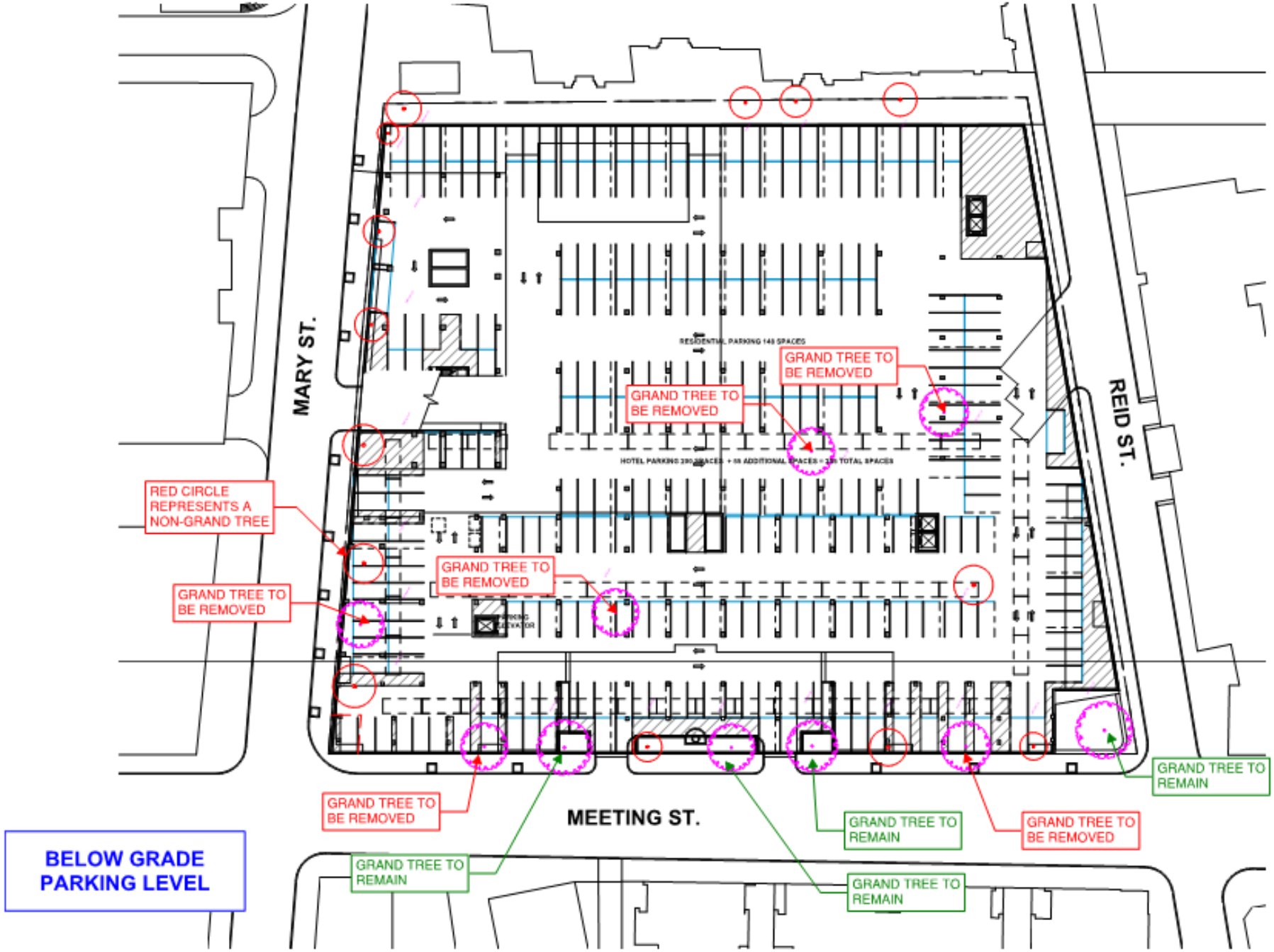
Streets

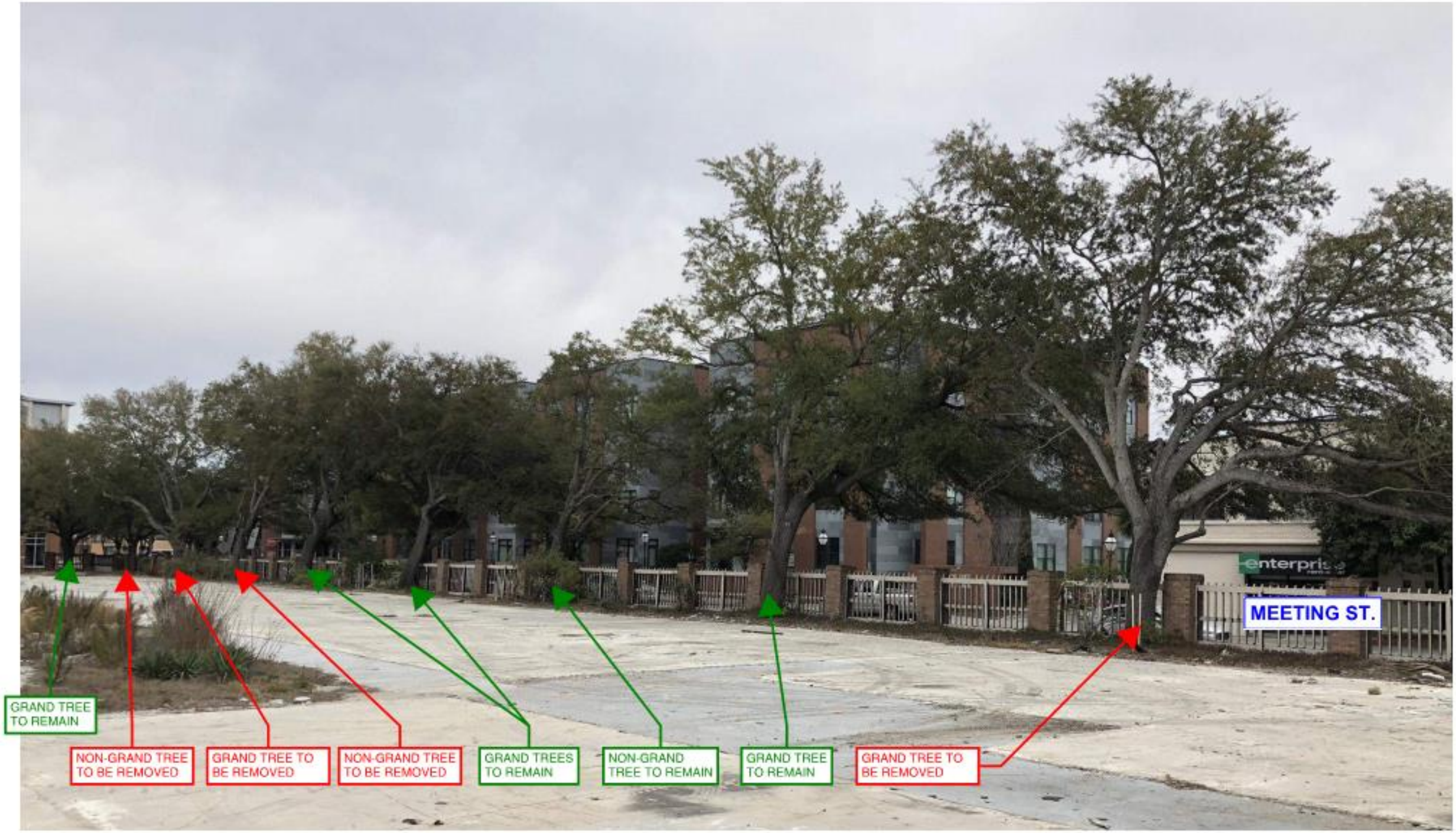
- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest
- Parcels with TMS

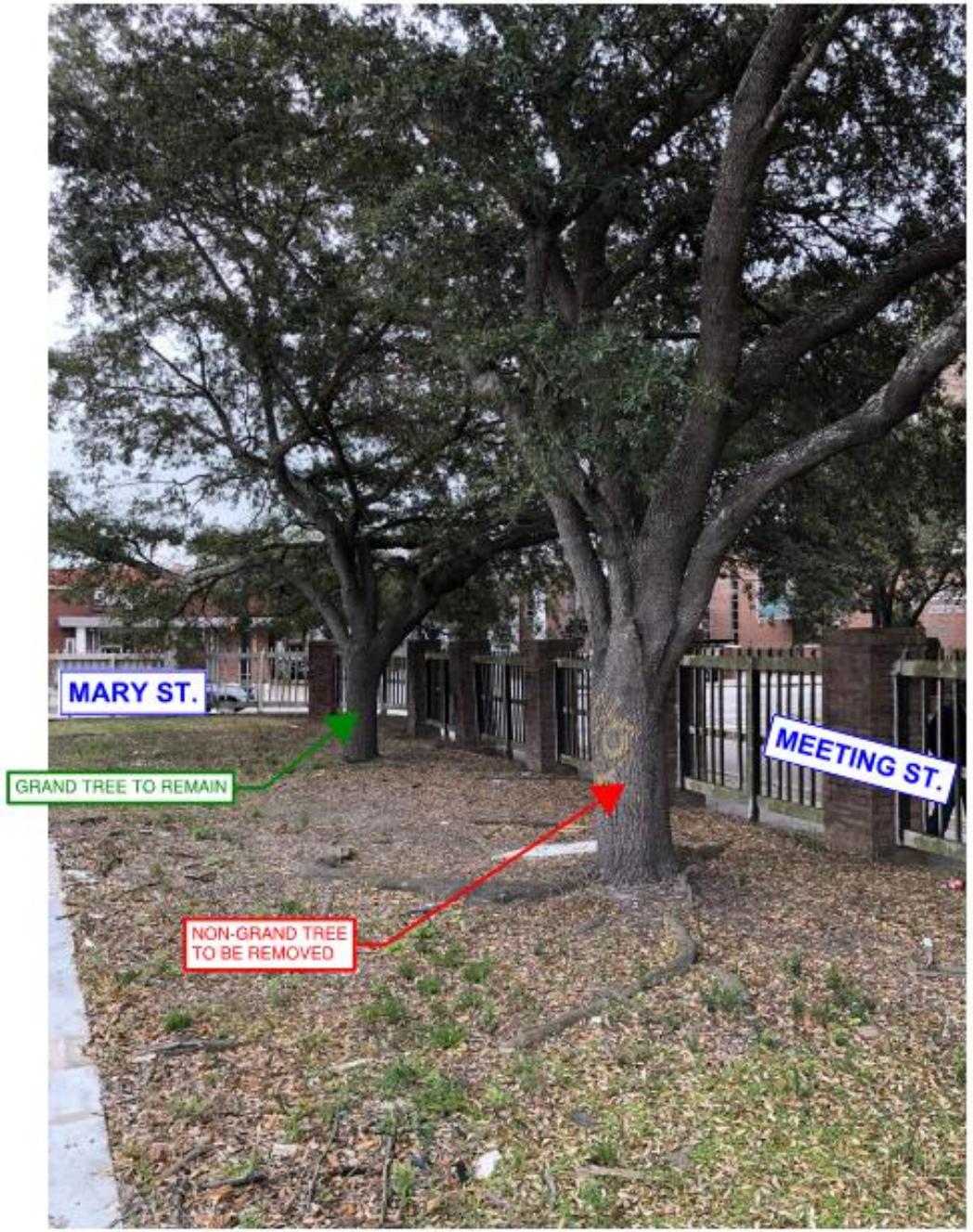
Woolfe St
Homewood Suites by Hilton Charleston...
Reid St
Reid St
Meeting St
400 Meeting
Meeting St
Wallingford Presbyterian Church
Enterprise Rent-A-Car
Avis Car Rental
Meeting St
Mary St
Makita
Gramling Brothers Real Estate & Development
Mary St
Mary St
Meeting Street Parking Garage
Charleston Digital Corridor
Surety Bonds Direct

THE
COURTYARDS
AT 411 MEETING STREET

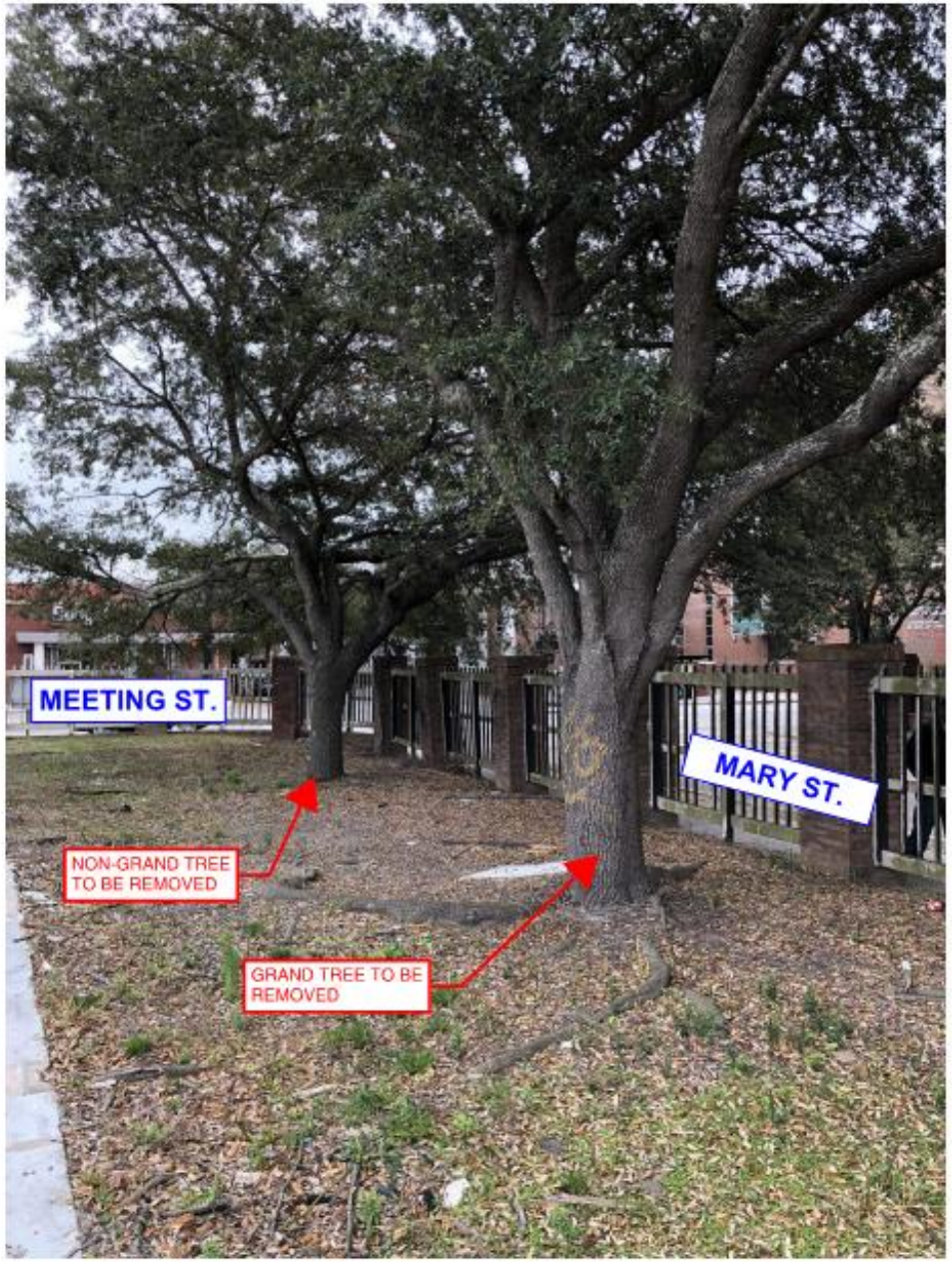

MARY ST.
REID ST.
MEETING ST.
MEETING ROOM
APARTMENT LOBBY
BANQUET STORAGE
LOADING DOCK
OUTDOOR COURTYARD
LEASE AREA
OFFICE
RESIDENTIAL
RAMP DN TO BELOW GRADE PARKING
CASUAL RESTAURANT KITCHEN
CASUAL RESTAURANT
LOBBY ENTRANCE
STAFF DINING
KITCHEN
LEASABLE SPACE
MOTOR COURT
SIGNATURE RESTAURANT
PRIVATE DINING
43' - 0"
7' - 7' - 0"
RED CIRCLE REPRESENTS A NON-GRAND TREE
GRAND TREE TO BE REMOVED
GRAND TREE TO REMAIN
GROUND LEVEL

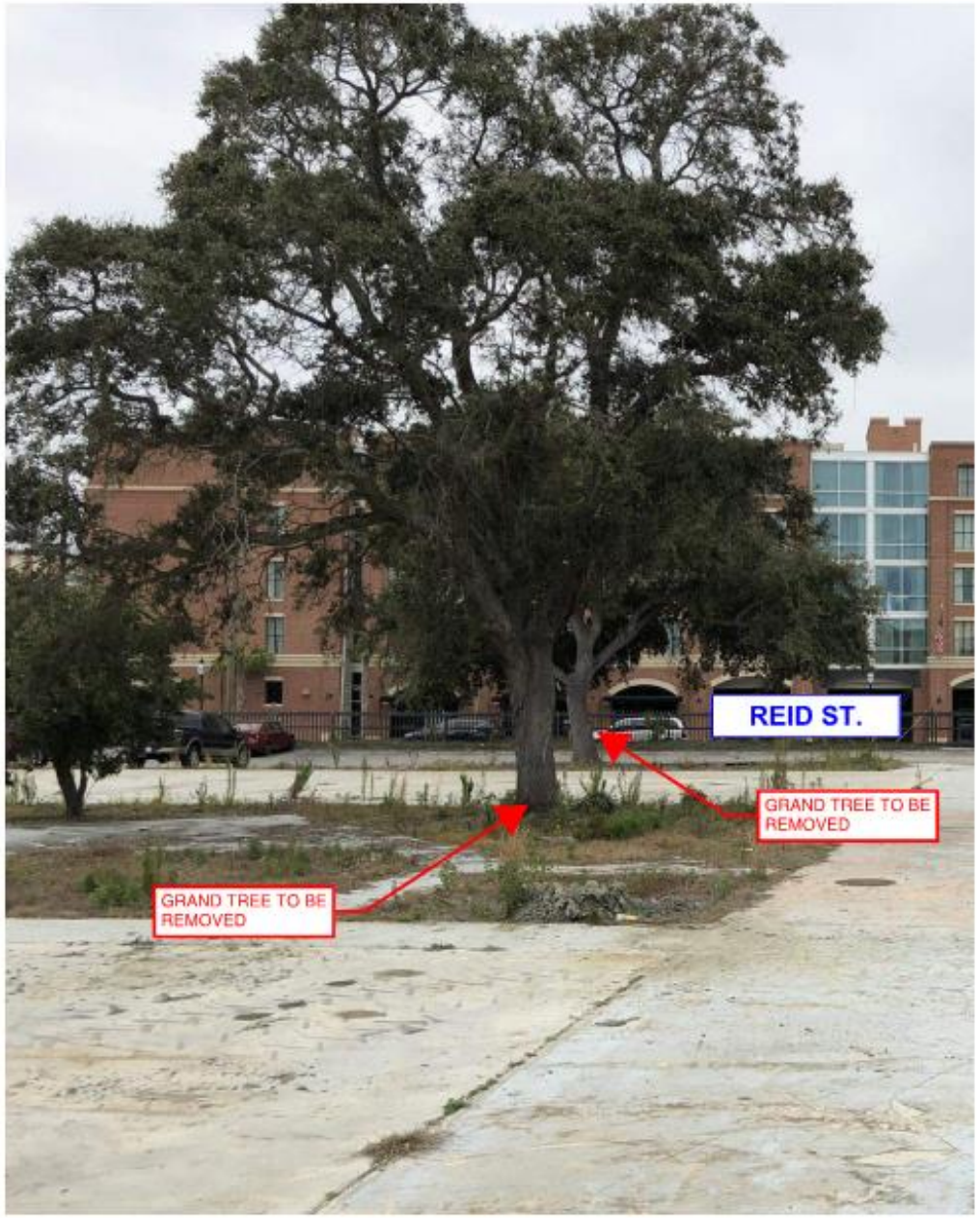

MARY ST.
REID ST.
MEETING ST.
RESIDENTIAL PARKING 148 SPACES
HOTEL PARKING 290 SPACES + 16 ADDITIONAL SPACES = 306 TOTAL SPACES
GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED
RED CIRCLE REPRESENTS A NON-GRAND TREE
GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED
GRAND TREE TO REMAIN
GRAND TREE TO REMAIN
GRAND TREE TO REMAIN
GRAND TREE TO REMAIN
GRAND TREE TO BE REMOVED
BELOW GRADE PARKING LEVEL


GRAND TREE TO REMAIN
NON-GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED
NON-GRAND TREE TO BE REMOVED
GRAND TREES TO REMAIN
NON-GRAND TREE TO REMAIN
GRAND TREE TO REMAIN
GRAND TREE TO BE REMOVED
MEETING ST.


MARY ST.
MEETING ST.
GRAND TREE TO REMAIN
NON-GRAND TREE TO BE REMOVED

MARY ST.
MEETING ST.
GRAND TREE TO REMAIN
GRAND TREE TO REMAIN


MEETING ST.
MARY ST.
NON-GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED


REID ST.
GRAND TREE TO BE REMOVED
GRAND TREE TO BE REMOVED

natural DIRECTIONS LLC

PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

NaturalDirectionsSC.com

February 24, 2020

Troy Miller
Bennett Hospitality
17 Lockwood Drive
Charleston, SC 29401

Dear Mr. Miller:

As discussed during our site visit at 411 Meeting Street in the City of Charleston, the following are my observations and recommendations for the live oaks in the front of the property in regards to the proposed construction.

The live oaks of concern are in good condition and are approximately 12 to 18 inches above the elevation of the adjacent sidewalk and Meeting Street. The back side of these trees is surrounded by an old concrete footer of unknown depth and the street side is contained by a brick foundation wall. The existence and amount of root growth towards the foundation and street are also unknows, but I imagine there are some roots in these areas. However, I feel the larger volume of tree roots exist in soil space paralleling Meeting Street.

Per the proposed construction plans, the trees' root zones will be further compartmentalized and severed by the improvements to the street scape, entrance drives, and motor court. Although this is not ideal, the alternative is to remove certain trees without any efforts towards preservation. As we discussed, there is a lot of time from the present until the completion of construction to spend on a preservation strategy for the impacted trees and finalization of the landscaping plan.

If the encroachments and site design plans are agreed upon by city staff, a specific tree preservation plan will be designed and implemented outlining the approach and timing of each tactic used to lessen the impacts to the trees. Planning, monitoring, root pruning, and the application of soil amendments will be some of the efforts needed throughout the construction process. Based on the amount of time needed to complete this development project, I believe we will know the results of our preservation efforts well before its conclusion. At that time, a decision can be made to continue our efforts, or, if the trees are in decline, remove them and mitigate for the loss.

Please let me know if we need to meet on site again or with city staff. If you have any questions, feel free to contact me.

Sincerely,

Michael W. Russell

Michael W. Russell

ISA Certified Arborist
SC Registered Forester

628 Orangeburg Road • Summerville, SC 29483 • **Office:** 843.873.8939 • **Fax:** 843.873.8347

Agenda Item #B-2

627 BARBADOS DRIVE

(Beresford Hall)

TMS # 271-04-01-024

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: April 1, 2020

Property Address 627 Barbados Drive, Charleston SC 29492 TMS # 271-04-01-024

Property Owner Michael & Lesa Jernigan Daytime Phone 843.442.6800

Applicant Laura Altman, LFA Architecture Daytime Phone 843.901.8485

Applicant's Mailing Address 32 S. Hampton Dr., Charleston SC 29407

E-mail Address laura@LFA-architecture.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property PUD - Beresford Hall DRB

Information required with application: (check information submitted)

☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Laura Altman **Date** 03.02.2020

For office use only
Date application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Requesting a variance per Section 54-329b, to allow the removal of three grand trees: 29" DBH water oak partially located within the proposed garage footprint, 26" DBH water oak located within the proposed house footprint, and 25" DBH water oak located within the proposed house footprint. These trees have been evaluated by an arborist (letter attached). This site plan works around 7 other grand trees, including providing the most protection for the two live oaks at the driveway.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Requesting a special exception per Section 54-329a.1, to allow removal of a protected tree (20" DBH water oak) located within the proposed building footprint. This tree has a large cavity at the base.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

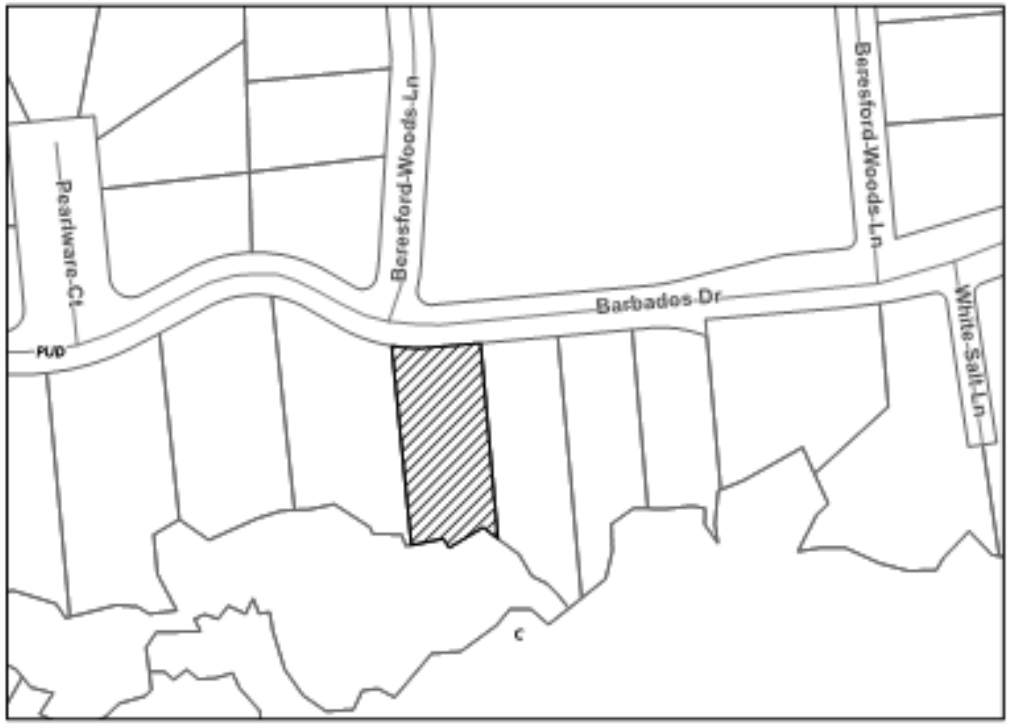
ITEM B 2

627 Barbados Drive

(Beresford Hall)

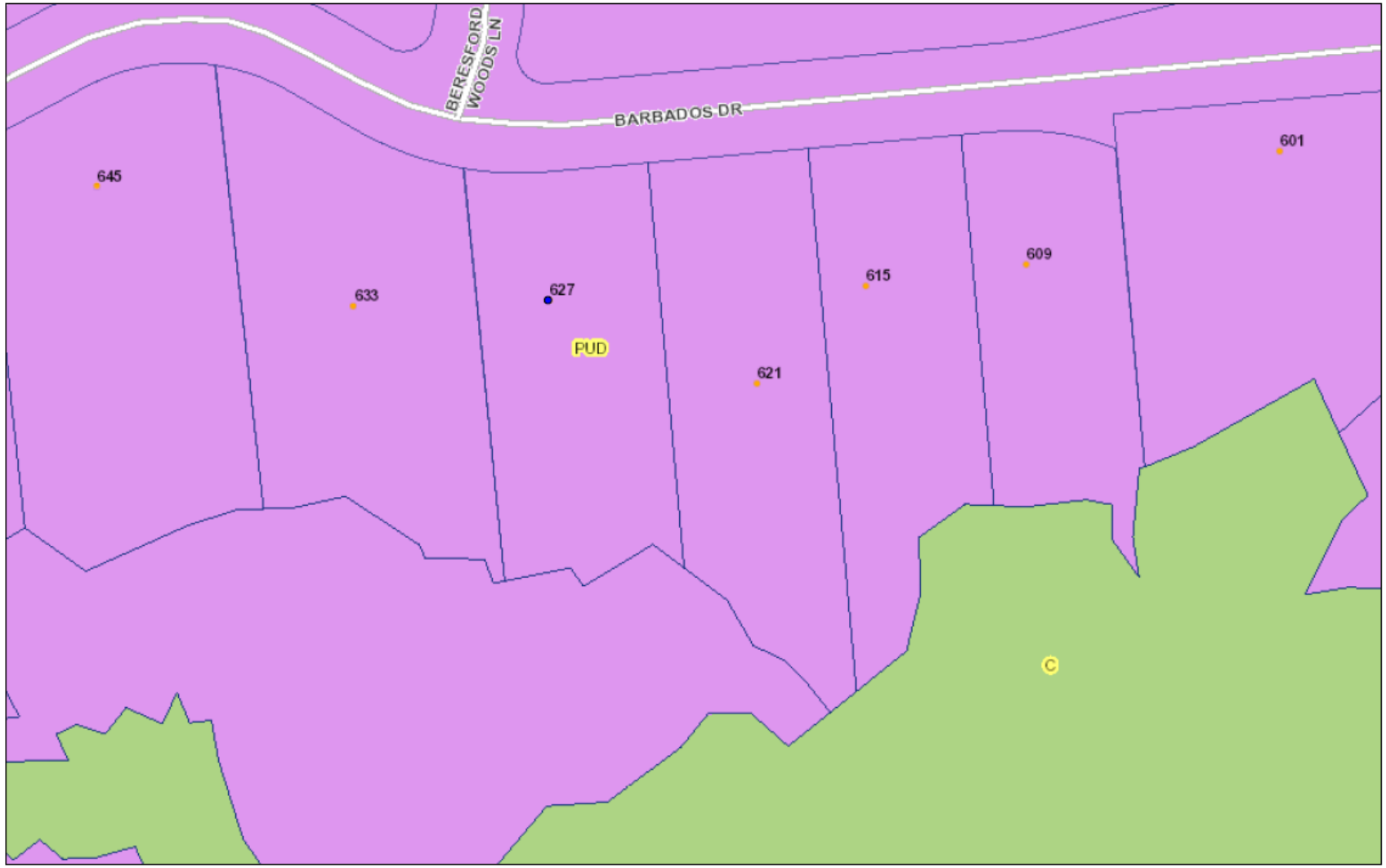
TMS# 271-04-01-024

ZONED PUD



Subject Property

627 Barbados Drive



May 25, 2020

1:1,128

0 50 100 200 ft

0 15 30 60 m

pointLayer

- Override 1
- Addresses
- Charleston County Addresses

Streets

- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest

Pearlware Ct
Beresford Woods Ln
Barbados Dr
Barbados Dr
White Salt Ln

JERNIGAN RESIDENCE

627 BARBADOS DRIVE

CHARLESTON, SOUTH CAROLINA

OWNER:
MICHAEL & LESA JERNIGAN
1817 RIVERSHORE ROAD
CHARLESTON SC 29407
843.442.6800

ARCHITECT
LAURA ALTMAN
LFA ARCHITECTURE
PO BOX 31225
CHARLESTON SC 29417
843.901.8485

STRUCTURAL
CORY C. MUNSON, P.E.
RESIDENTIAL STRUCTURES, PC
RK A FOLLY ROAD
CHARLESTON SC 29412
843.406.7174

CONTRACTOR
JACK BURTON
THE BURTON COMPANY INC.
MT. PLEASANT SC
843.883.0262

PROJECT NOTES

1. GENERAL INFORMATION
   ADDRESS: 627 BARBADOS DRIVE
   CHARLESTON SC 29492

   TMS: 271-04-01-024

   ZONING CLASS: CITY OF CHARLESTON PUD
   BERESFORD HALL PARISH SETTLEMENT

   SITE AREA: 34,020 SF (0.781 ACRES)

2. BUILDING SIZE

PROPOSED GROUND FLOOR HEATED:	981 SF
PROPOSED FIRST FLOOR HEATED:	2388 SF
PROPOSED SECOND FLOOR HEATED:	1568 SF
TOTAL PROPOSED HEATED SF:	4937 SF
PROPOSED GROUND FLOOR UNHEATED:	1165 SF
PROPOSED FRONT PORCH:	386 SF
PROPOSED BACK PORCH:	874 SF
PROPOSED DETACHED GARAGE:	625 SF
TOTAL PROPOSED UNHEATED SF:	3299 SF

   PROPOSED LOT COVERAGE: 4877 SF (15%)

3. TOPOGRAPHICAL INFORMATION TAKEN FROM SURVEY DATED OCTOBER 31, 2019, BY ATLANTIC SURVEYING INC, 1355 GARDNER ROAD, CHARLESTON SC 29407, 843.763.6589.

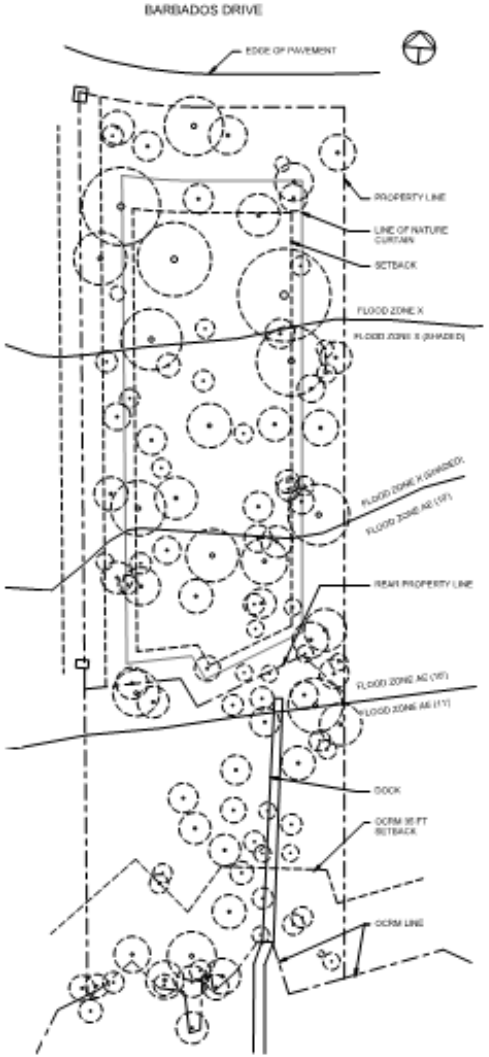
4. SETBACKS (BASED ON THE CITY OF CHARLESTON ORDINANCE FOR PUD AND BERESFORD HALL DRB FOR PARISH SETTLEMENT):

FRONT/STREET SETBACK:	50 FT
SOUTH / WEST SIDE SETBACK:	20 FT
NORTH / EAST SIDE SETBACK:	25 FT
REAR SETBACK:	15 FT
CRITICAL LINE SETBACK:	35 FT
MAX HEIGHT:	3 STORIES 40 FT FROM AVG. GRADE
MAX BLDG COVERAGE:	7500 SF

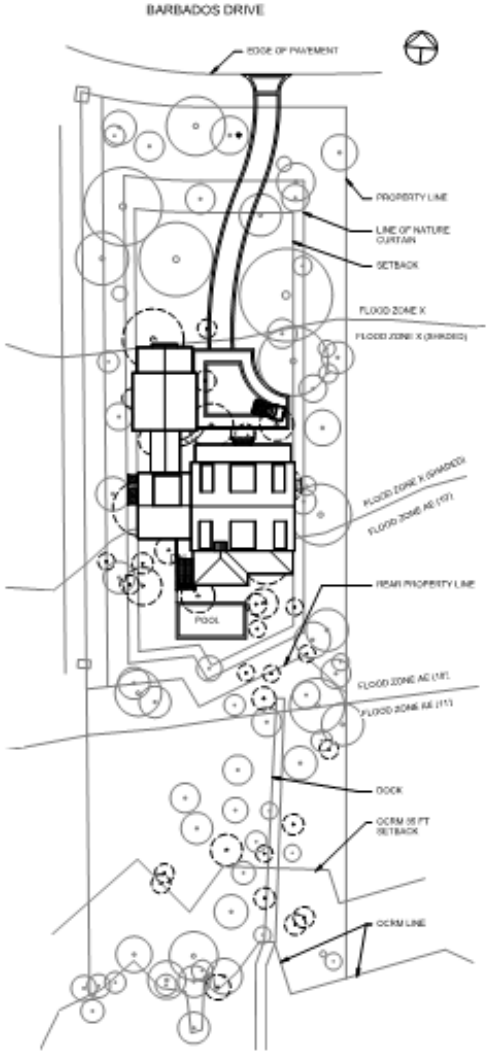
5. CODE: INTERNATIONAL RESIDENTIAL CODE 2015

SITE NOTES

1. TREE PROTECTION REQUIREMENTS OF THE CITY OF CHARLESTON ZONING ORDINANCE SEC. 54-328 SHALL BE FOLLOWED:
   A. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES AND GRAND TREES PRIOR TO THE START OF CONSTRUCTION. THIS AREA SHALL REMAIN FREE FROM ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, VEHICLES, AND DEVELOPMENT ACTIVITIES.
   B. FOR PROTECTED TREES 27" OR LESS DBH BARRICADES SHALL BE PLACED A MIN. DISTANCE OF 10 FEET FROM THE BASE OF EACH PROTECTED TREE.
   C. FOR PROTECTED TREES GREATER THAN 27" DBH AND GRAND TREES BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER AT BREAST HEIGHT OF THE TREE (I.E. A 24" DIAMETER TREE WILL REQUIRE A 24-FOOT DIAMETER PROTECTIVE BARRICADE).
2. NEW GRADING SHALL NOT DIRECT ANY DRAINAGE TO A NEIGHBOR'S PROPERTY.



1 A001 SITE PLAN - EXISTING
1" = 30'-0"



2 A001 SITE PLAN - PROPOSED
1" = 30'-0"

DRAWING LIST

NO.	DRAWING NAME
A001	PROJECT INFO & SITE PLAN
A002	SITE / TREE PLAN
A003	FULL PLAN & PERSPECTIVES
A100	GROUND FLOOR & GARAGE
A101	FIRST FLOOR
A102	SECOND FLOOR
A103	ROOF PLAN
A201	ELEVATIONS - SOUTH - DRIVEWAY
A202	ELEVATIONS - NORTH - RIVER SIDE
A203	ELEVATIONS - EAST
A204	ELEVATIONS - WEST
A251	SITE SECTION
A252	BUILDING SECTIONS
A253	BUILDING SECTIONS
A501	KITCHEN PLAN DETAIL & MUDROOM
A502	INTR. ELEVATIONS - LAUNDRY, B.PANTRY
A503	INTR. ELEVATIONS - PANTRY & ELEVATOR
A504	INTR. ELEVATIONS - KITCHEN
A505	INTR. ELEVATIONS - KITCHEN
A506	INTR. ELEVATIONS - FAMILY ROOM
A507	INTR. ELEV.: FAMILY RM & LIBRARY
A508	INTR. ELEVATIONS - MASTER BATH
A509	INTR. ELEVATIONS - MASTER CLOSETS
A510	INTR. ELEVATIONS - MASTER CLOSETS
A511	INTR. ELEVATIONS - FOYER & POWDER
A512	INTR. ELEVATIONS - REC ROOM
A513	INTR. ELEVATIONS - GUEST BATH 1
A514	INTR. ELEVATIONS - MACKEY'S BATH
A515	INTR. ELEVATIONS - MACKEY & GUEST 2
AE100	GROUND FLOOR LIGHTING
AE102	SECOND FLOOR LIGHTING

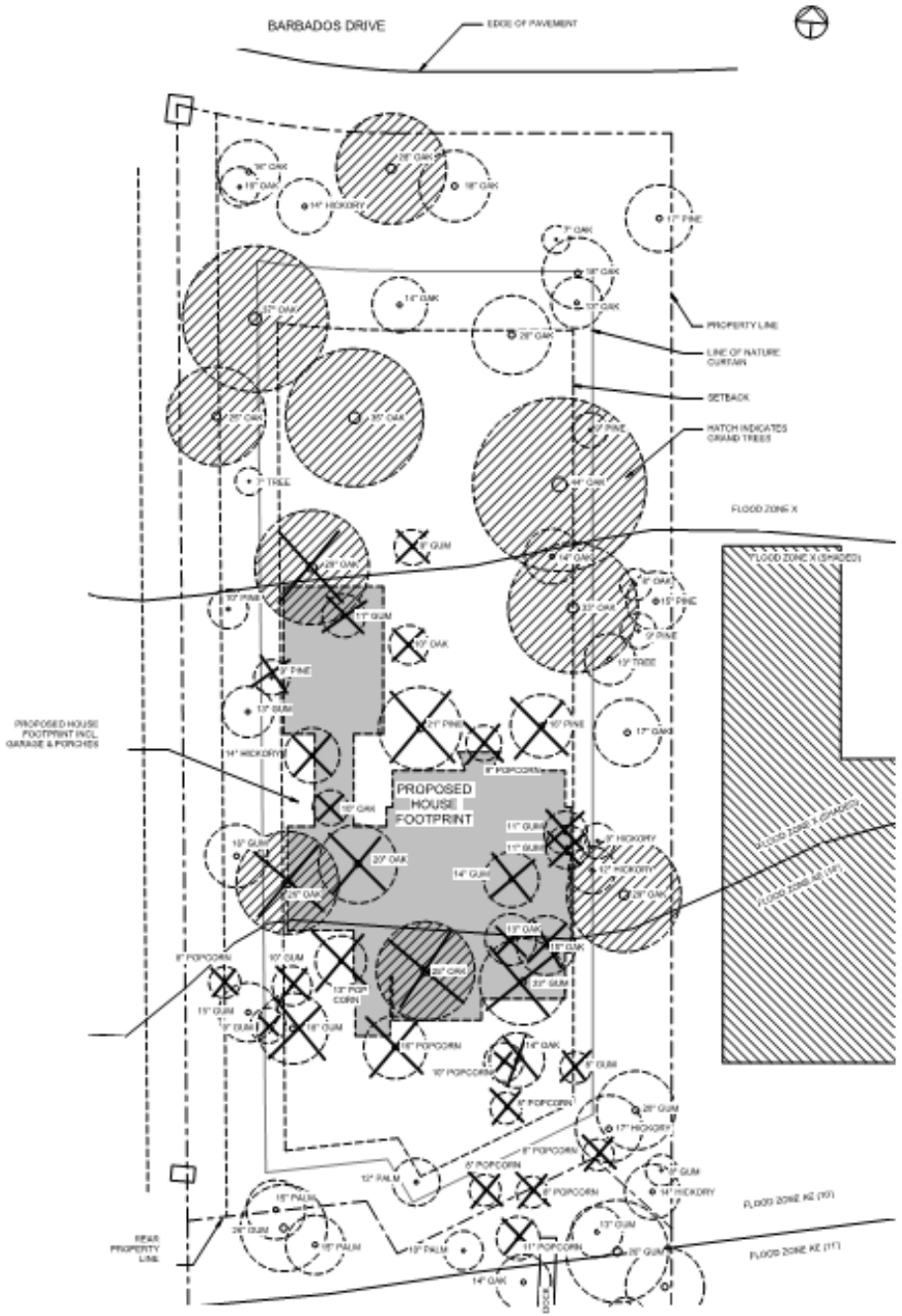
REVISIONS:

JERNIGAN RESIDENCE
627 BARBADOS DRIVE

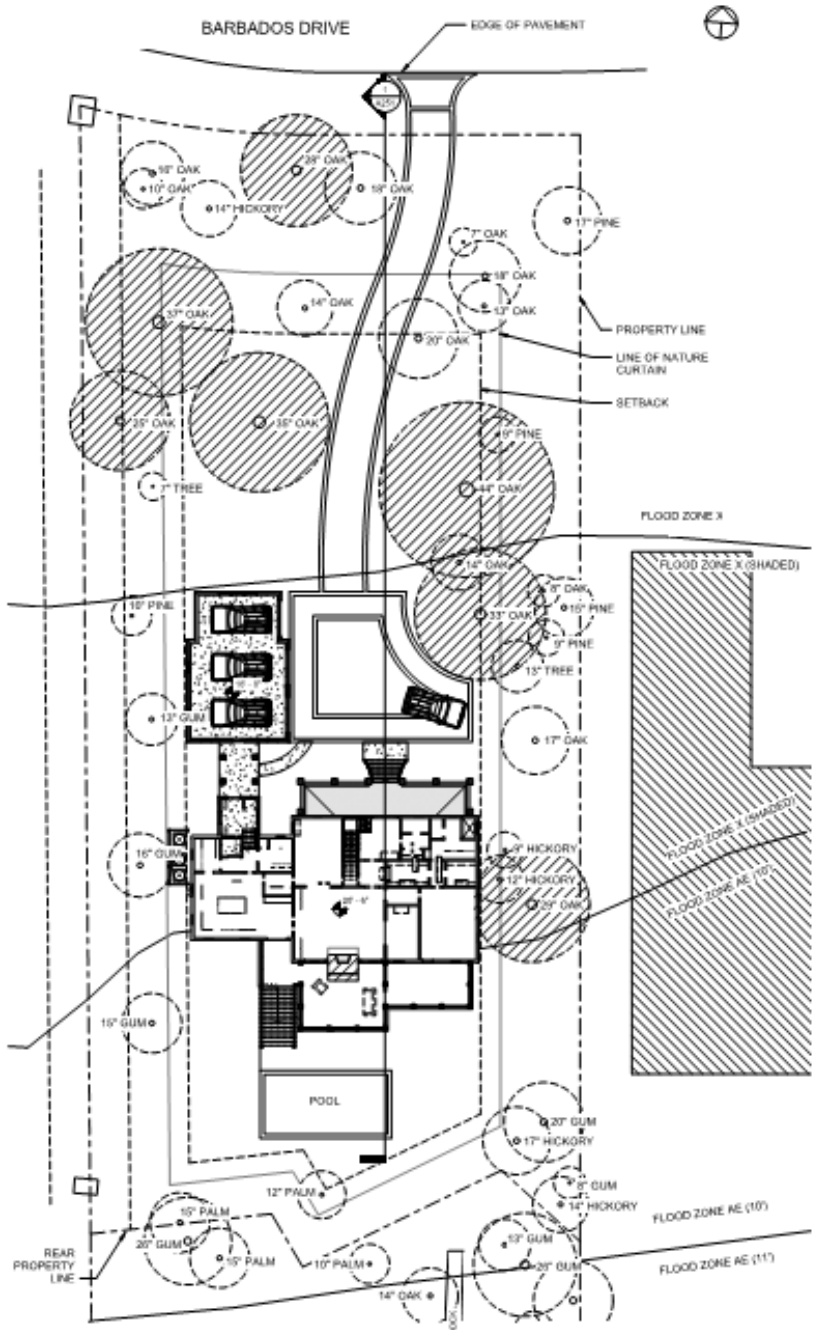
LFA Architecture
PO Box 31225
Charleston SC 29417
843.901.8485
www.lfa-architecture.com

PROJ. NO: 1905
DRAWN BY: LFA
ISSUE DATE: FEB. 26, 2020
PROJ. STATUS: DESIGN DEV.

PROJECT INFO & SITE PLAN A001



1 SITE PLAN - TREE PLAN EXISTING & DEMO
A002 1/16" = 1'-0"



2 SITE PLAN - TREE PLAN PROPOSED
A002 1/16" = 1'-0"

REVISIONS:

JERNIGAN RESIDENCE
627 BARBADOS DRIVE

LFA Architecture
PO Box 31225
Charleston SC 29417
843.901.8485
www.lfa-architecture.com

PROJ. NO: 1905
DRAWN BY: LFA
ISSUE DATE: FEB. 26, 2020
PROJ. STATUS: DESIGN DEV.

SITE / TREE PLAN

A002

Chris CM Gerards
ISA Board Certified Master Arborist # SO-1165BM
ISA Certified Arborist Municipal Specialist
ISA Tree Risk Assessment Qualified
24 East Oglethorpe, apt B, Savannah GA
843.816.0317 chriscmgerards@gmail.com

George Schneidmuller
Project Manager
Outdoor Spatial Design, LLC
1060 East Montague, Suite 306
North Charleston, SC 29405
www.osdla.com
(o) 843.733.3325

2/19/2020

Hi George,

Here are some of the trees we discussed during our visit to 627 Barbados Dr. yesterday;

- 29" water oak in right front of lot. Tree has significant cavity at base, has a lean and stress cracks toward the top: recommend removal
- 26" water oak, right rear has significant cavities in the trunk; recommend removal.
- 25" multy leader water oak in the middle rear of the lot, tree has included bark and signs of decay in one leader.

Sincerely Yours,
Chris CM Gerards
BCMA #SO-1165BM
www.plantyourlegacytree.com

View of site from Barbados Drive.

View of the site from the dock at the southeast corner of the property.

Approach view at driveway entrance - oaks at the left arch over the proposed driveway, framing the house view.

29" water oak proposed for removal at garage location - previously approved by City of Charleston Zoning (April 2019)

20" oak proposed for removal - due to poor health and structure.

29" DBH water oak: cavity at base, leaning over proposed garage footprint, stress cracks.

29" DBH water oak: cavity at base, leaning over proposed garage footprint, stress cracks.

26" DBH water oak: numerous cavities

26" DBH water oak: numerous cavities

Agenda Item #B-3

MAYBANK HIGHWAY

(Johns Island)

TMS # 345-00-00-217 & 218

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [X] A Variance and/or Special Exception as explained on page 2 of this form.
  - [X] Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: June 3 2020

Property Address MAYBANK HIGHWAY TMS # 345-00-00-217

Property Owner RHK, LLC Daytime Phone (843) 259-6213

Applicant SeamonWhiteside+Associates, Inc. - R. Patterson Farmer Daytime Phone (843) 884-1667

Applicant's Mailing Address 501 WANDO PARK BLVD., STE 200, MOUNT PLEASANT, SC 29464

E-mail Address PFARMER@SEAMONWHITESIDE.COM OR DMCNAIR@SEAMONWHITESIDE.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) REPRESENTATIVE

Zoning of property PUD

Information required with application: (check information submitted)

- [X] Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- [X] Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- [X] For requests to remove trees, evaluations/reports from certified or qualified arborists
- [X] Check, credit card or cash (make checks payable to the City of Charleston) Previously Provided
- ☐ YES or [X] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant _____ Date 5/18/2020

For office use only
Date application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

PLEASE SEE ATTACHED

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

PLEASE SEE ATTACHED

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

SEAMONWHITESIDE

May 18, 2020

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

Indigo Grove
Johns Island, City of Charleston, South Carolina

Indigo Grove is requesting a variance and special exception for the removal of the following grand trees. A description of the condition of the tree and hardship are provided below.

#1068 13.5/16, Magnolia, Grade D

#1069 24", Magnolia, Grade D

#10020 14/19", Laurel Oak, Grade D

#10027 24", Laurel Oak, Grade B

#10083 17/15", Hickory, Grade C

#10126 14.5/16.5", Laurel Oak, Grade C

#10130 26", Live Oak, Grade C

#10223 24", Live Oak, Grade C

#10232 25.5", Laurel Oak, Grade C

#10576 27.5", Laurel Oak, Grade D

#10598 30.5", Laurel Oak, Grade D

#10664 24", Laurel Oak, Grade C

#10665 35", Laurel Oak, Grade D

#10680 8/18", Maple, Grade D

#10690 34", Laurel Oak, Grade C

#10691 25", Laurel Oak, Grade B

#10770 25", Laurel Oak, Grade C

#10771 14/17", Magnolia, Grade C

#10985 12/14", Magnolia, Grade C

#11028 26.5", Water Oak, Grade D

#11230 26", Live Oak, Grade C

#11311 24", Red Oak, Grade D

#11315 13.5/13.5", Laurel Oak, Grade C

#11328 12.5/19", Jap. Privet, Grade F

#11366 24", Magnolia, Grade C

#11368 7/8.5/14", Jap Privet, Grade F

#11395 26.5", Live Oak, Grade D

#11398 27", Live Oak, Grade D

#11417 32", Willow Oak, Grade C

#11441 15.5/21.5", Live Oak, Grade C

#11501 6/9.5/16", Laurel Oak, Grade D

#11576 25.5", Red Oak, Grade C

#11612 32", Live Oak, Grade D

#11617 19.5/20", Live Oak, Grade C

#11655 26", Laurel Oak, Grade D

#11733 43", Live Oak, Grade C

#11741 9/16", Red Oak, Grade C

#11810 24" Red Oak, Grade D

#11886 31", Laurel Oak, Grade D

#11890 11/14", Hickory, Grade C

#12097 12/18", Live Oak, Grade C

#12113 25", Live Oak, Grade C

#12524 32", Live Oak, Grade D

Evaluation Procedures: The trees have been evaluated by a Certified Arborist (Mike Russell from Natural Directions) who verified species and caliper size from the survey and conducted an evaluation based on the health, structure, and general condition of the trees (A through F). Eric Schultz, City of Charleston, has also walked the site and verified or adjusted the tree grades, as presented. In addition, I have walked the site to review and corroborate the findings of both Mike Russell and Eric Schultz.

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property: This site is bordered by the proposed Pitchford road and Maybank Highway, where there is a 25' buffer and large treed area within the right-of-way. The site is also heavily wooded and has a large amount of elevation change across the site. A concerted effort is being made through the design process to save the more valuable trees in terms of both species and condition. There are 206 Grand Trees on this site. Approximately 158 of those are being saved through intentional design and the remainder are being strategically removed, as listed above. Of those being removed, 19 are Grade D or F.

B. These conditions do not generally apply to other properties in the vicinity: There are no other parcels that are located between Maybank and this leg of the planned Pitchfork road extension. This presents a unique opportunity for development that only exists on one other parcel on Johns Island (the Fenwick site across Maybank Highway).

C. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property: and due to the abundance of trees on this site, it would be impossible to develop this property without the removal of Grand Trees. However, care has been taken to preserve the best trees and only remove less-desirable trees, including those that are damaged, diseased, or dying.

D. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good: The removal of these trees will not adversely impact the adjacent properties. The site is planned with very large tree save areas and park spaces, with approximately +/- 600 non-grand trees proposed to be preserved in addition to the 158 grand trees being preserved. Mitigation with quality trees, required by these removals, will significantly enhance the quality of the site. The site will be developed as a single-family community, as provided for in the Planned Development, and most of the removals are along the planned Pitchfork or internal to the site. A 25' buffer and large tree save area within the right-of-way is being maintained along Maybank Highway. Overall, this project will be an asset to the area.

Should you have any questions or need additional information, please feel free to call our office at (843) 884-1667.

SEAMON, WHITESIDE + ASSOCIATES

R. Patterson Farrer, PE
Civil Engineering Team Leader

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

ITEM B 3

Maybank Hwy

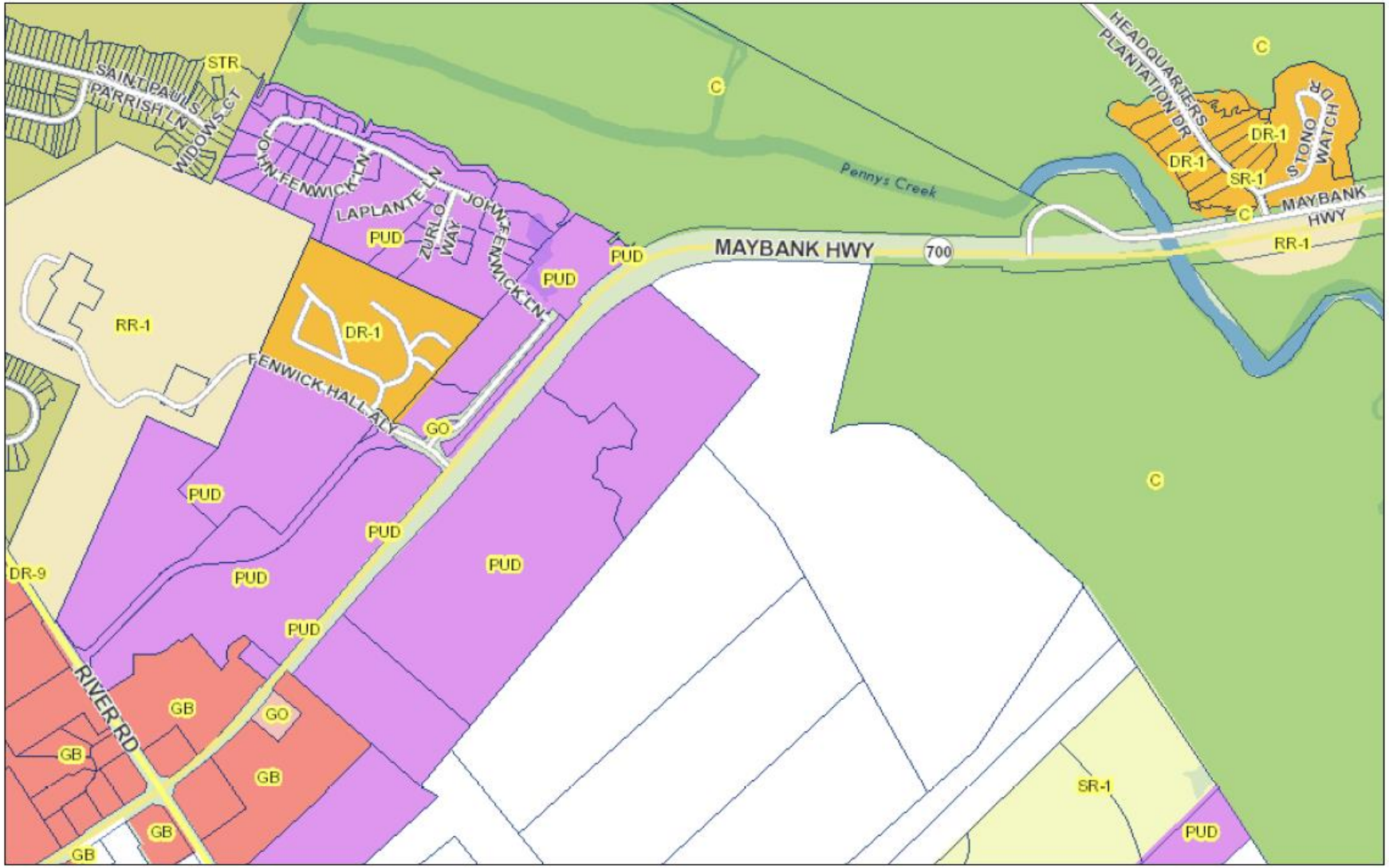
(Johns Island)

TMS# 345-00-00-217 & 218

ZONED PUD

Subject Property

Maybank Highway



May 25, 2020

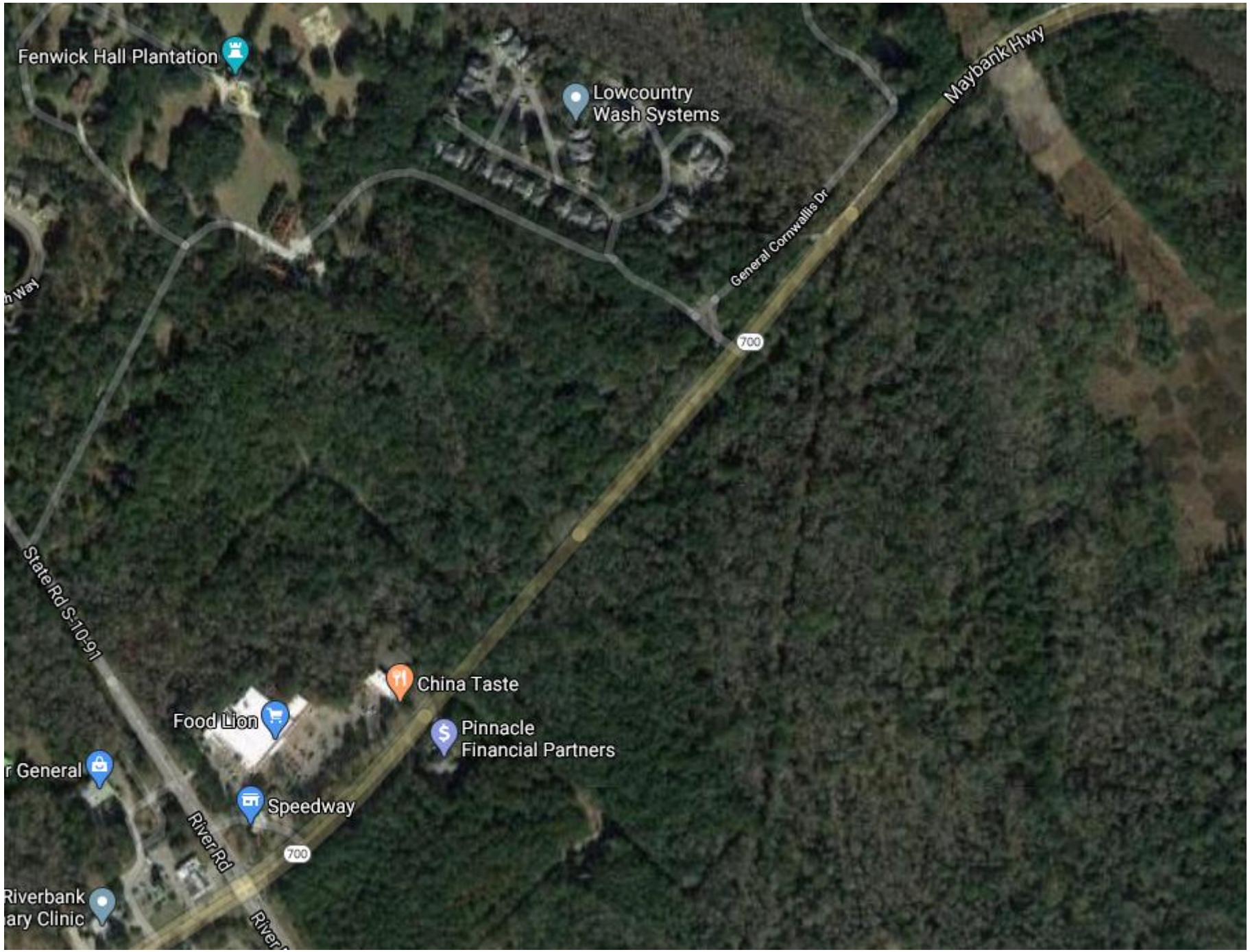
1:9,028

0 412.5 825 1,650 ft

0 125 250 500 m

Streets

- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest
- Parcels with TMS


Fenwick Hall Plantation
Lowcountry
Wash Systems
Maybank Hwy
General Cornwallis Dr
700
State Rd S-10-91
China Taste
Food Lion
Pinnacle
Financial Partners
r General
Speedway
River Rd
700
Riverbank
ary Clinic

BZA-SD SUBMITTAL FOR:

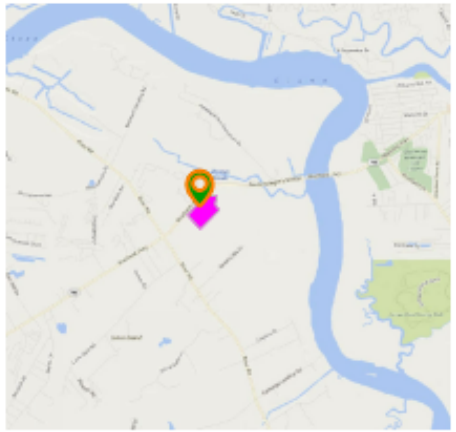
INDIGO GROVE

JOHNS ISLAND, CITY OF CHARLESTON, SC

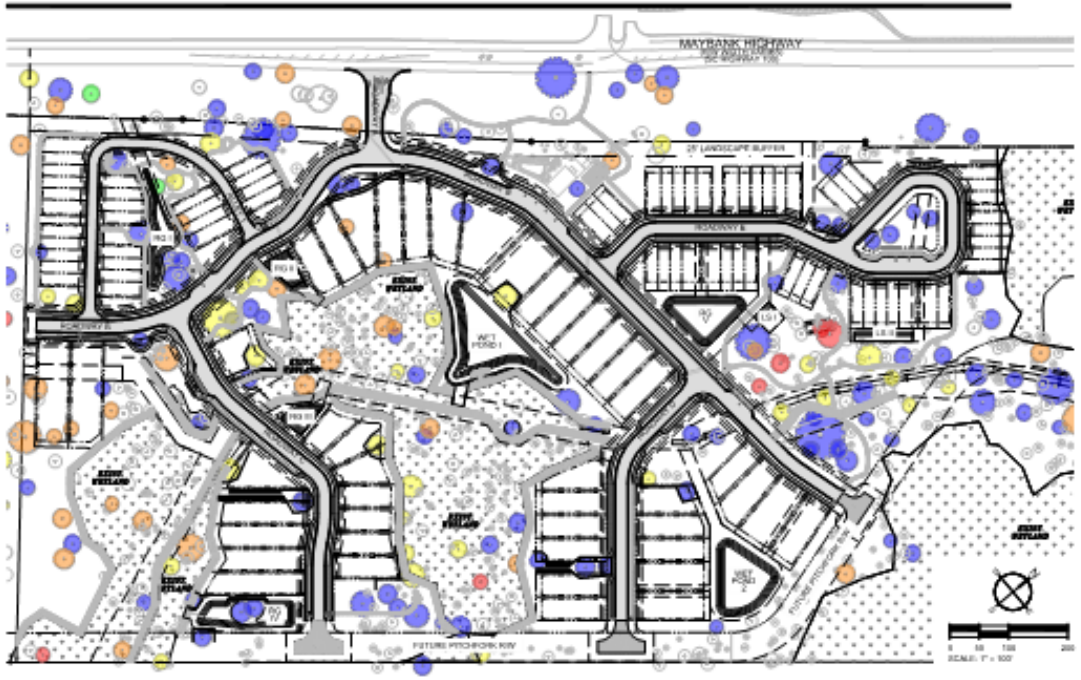
City Project ID# TRCSUB2020-000149

TMS# 345-00-00-217

SITE LOCATION MAP - N.T.S.



SITE OVERVIEW



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PROJECT DESCRIPTION

STANLEY MARTIN HOMES IS PROPOSING TO DEVELOP THE RESIDENTIAL PORTION OF THE PLANNED UNIT DEVELOPMENT FOR THE KERR TRACT. THIS SUBDIVISION IS PROPOSING TO DEVELOP A MULTI-PHASE RESIDENTIAL SUBDIVISION WITH A TOTAL 114 LOTS (70 TOWNHOME UNITS AND 44 SINGLE FAMILY UNITS). THE AREA OF THE RESIDENTIAL PHASE IS APPROXIMATELY 32.63 ACRES. THE PROJECT SITE IS LOCATED NEAR THE INTERSECTION OF MAYBANK HWY AND RIVER ROAD ON JOHNS ISLAND IN THE CITY OF CHARLESTON, SC. THIS PROJECT WILL CONSIST OF OF INFRASTRUCTURE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: PUBLIC ROADWAYS, WATER AND SEWER MAIN EXTENSIONS, AND ONSITE STORMWATER MANAGEMENT SYSTEMS.

GENERAL NOTES

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY SOUTHEASTERN LAND SURVEYING, LLC, DATED 9/30/19.
2. ALL ELEVATIONS ARE BASED ON NGVD29.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
5. AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
6. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
8. THIS PROJECT WILL REQUIRE AN SCDOT PERMIT TO RECEIVE FINAL TRC APPROVAL FOR ROAD CONSTRUCTION PLANS. ACCESS TO AN ALIGNMENT OF THIS STREET MAY CHANGE DEPENDING ON SCDOT COMMENTS AND APPROVALS. A COPY OF AN APPROVED SCDOT ENCROACHMENT PERMIT SHOULD BE SUBMITTED TO THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION AND THE DEPARTMENT OF PUBLIC SERVICE, ENGINEERING DIVISION TO RECEIVE APPROVAL AT THAT TIME.

PROJECT CONTACTS

DEVELOPER:
STANLEY MARTIN HOMES
502 WANDO PARK BLVD. SUITE 101
MOUNT PLEASANT, SC 29464
CONTACT: MR. ROGER HUNT
PHONE: 843-259-4213

CIVIL ENGINEER:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: K. PATTERSON FARMER, PE
PHONE: 843-884-1667

SURVEYOR:
SOUTHEASTERN LAND SURVEYING, LLC
1535 B. JENKINS ROAD
CHARLESTON, SC 29407
CONTACT: MIKE SCHMIEDER
PHONE: 843-795-8039

OWNER:
RHK LLC
84 PEACHTREE ROAD, SUITE 200
NETTLEWOOD PROFESSIONAL PARK
ASHEVILLE, NORTH CAROLINA 28803

LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: RUSS SEAMON
PHONE: 843-884-1667

MUNICIPALITY CONTACTS:
CITY OF CHARLESTON
DEPARTMENT OF PLANNING,
PRESERVATION & SUSTAINABILITY
PRINCIPAL PLANNER: ERIC SCHULTZ
PHONE: 843-724-3799

REVISION HISTORY

1. PERMITTING
   REASON: CITY OF CHARLESTON PC APPROVAL
   DATE: 02/28/2020
2. PERMITTING
   REASON: BZA-SD SUBMITTAL
   DATE: 03/02/2020
3. PERMITTING
   REASON: CITY OF CHARLESTON 1ST TRC SUBMITTAL
   DATE: 05/18/20
4. PERMITTING
   REASON: BZA-SD RESUBMITTAL
   DATE: 05/18/2020

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ADA NOTE:

- ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES WILL BE ADA COMPLIANT.

South Carolina 811

SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.288.0534
SUMMERVILLE, SC 843.873.0718
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5488

STANLEY • MARTIN

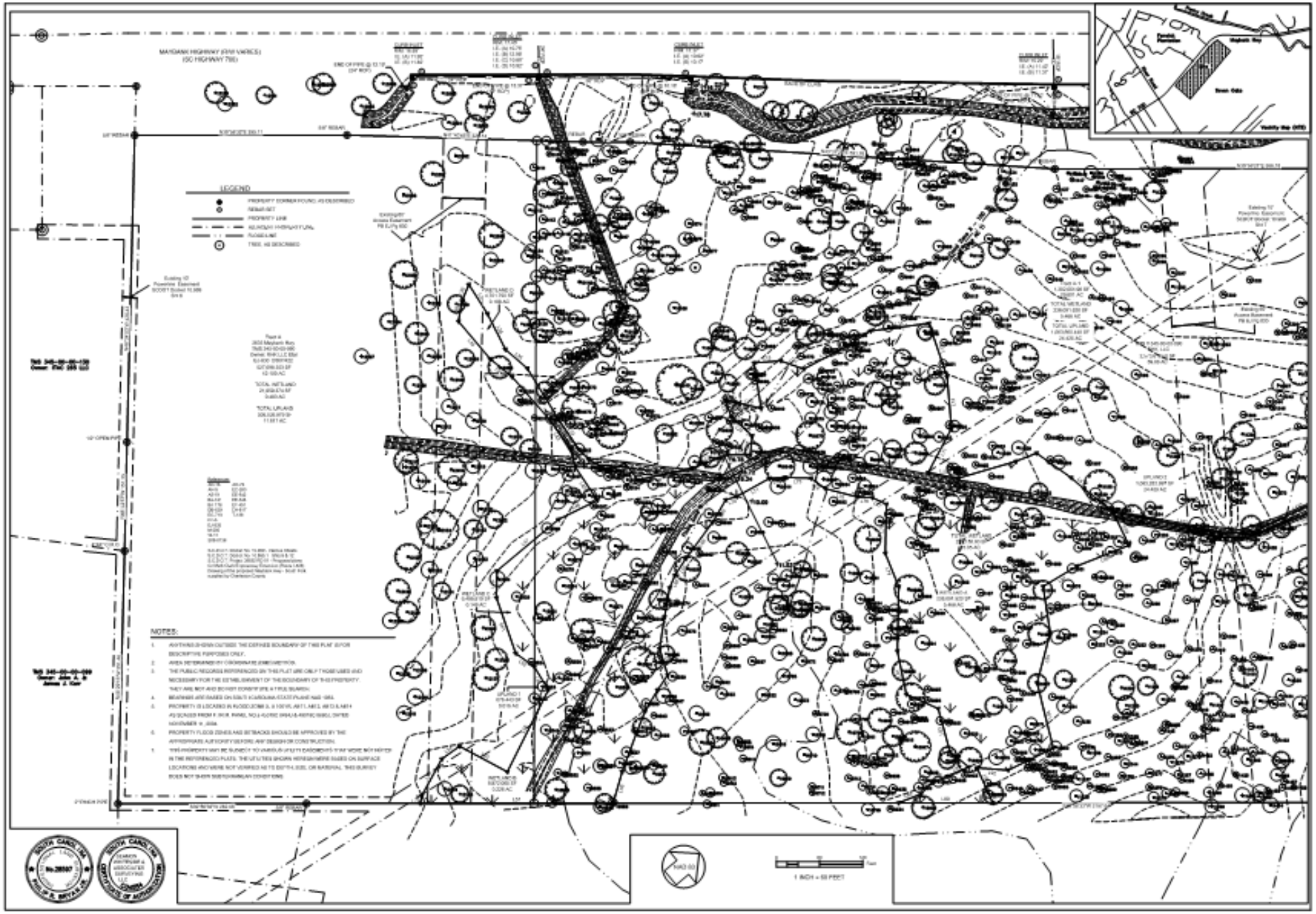
INDIGO GROVE
STANLEY MARTIN HOMES
CITY PROJECT ID#: TRC-SUB2019-000117
JOHNS ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT: 0000
DATE: 0/00/2020
DRAWN BY: DSM
CHECKED BY: RPF

REVISION HISTORY

TITLE SHEET

C-1.0

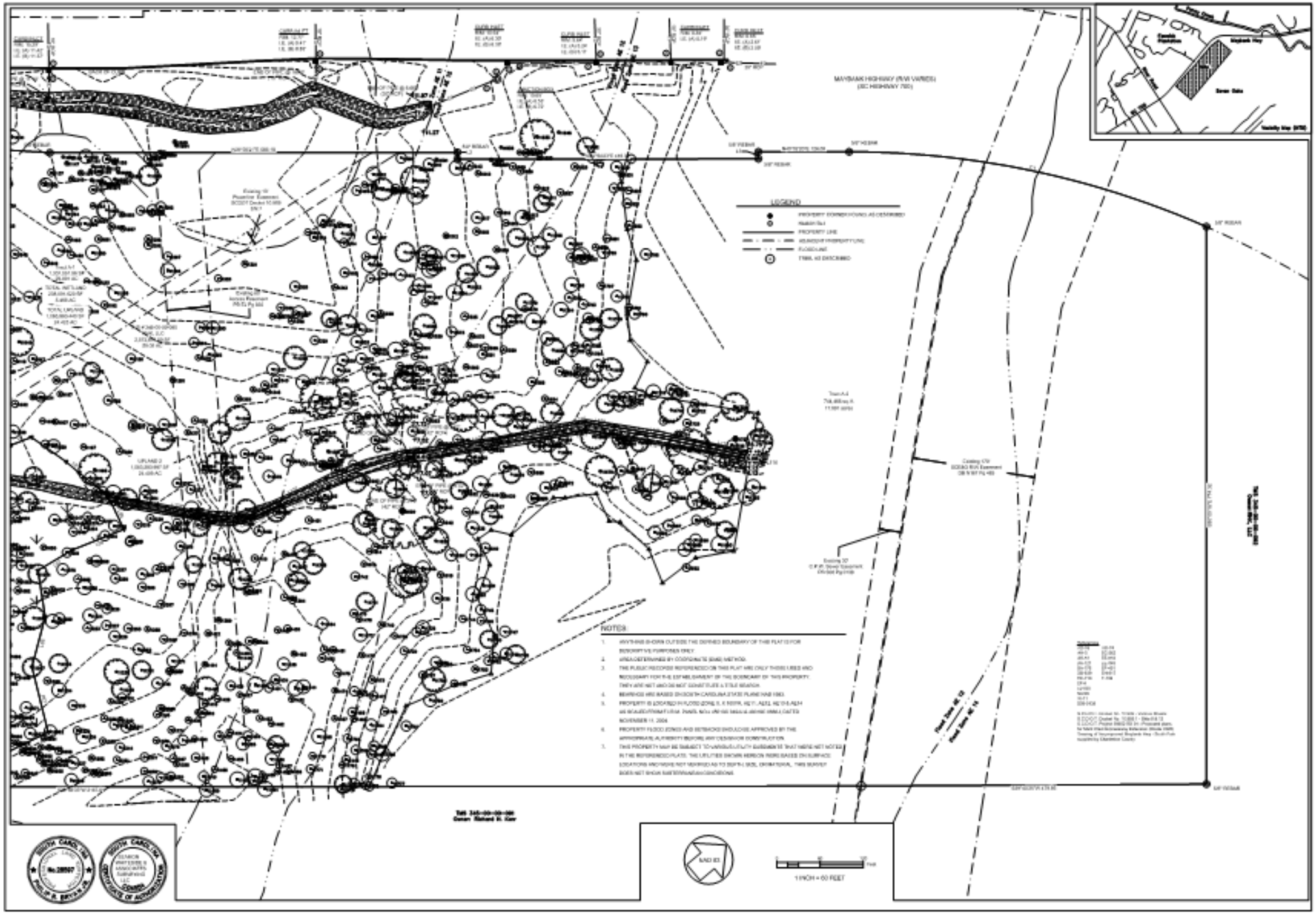


NO	DATE	DESCRIPTION	BY

30306-B Aviation Road
Charleston, SC 29407
(843) 763-0550
SWA surveying LLC

A TREE, TOPO, AND WETLAND SURVEY OF
A PORTION OF TMS #345-00-00-090
KERR TRACT
OWNED BY RHK, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	04-08-2019
DRAWN:	MAS
CHECK:	PTB
SC	SS
JOB	17003
DWG.	17003TST
SHEET:	2 OF 4

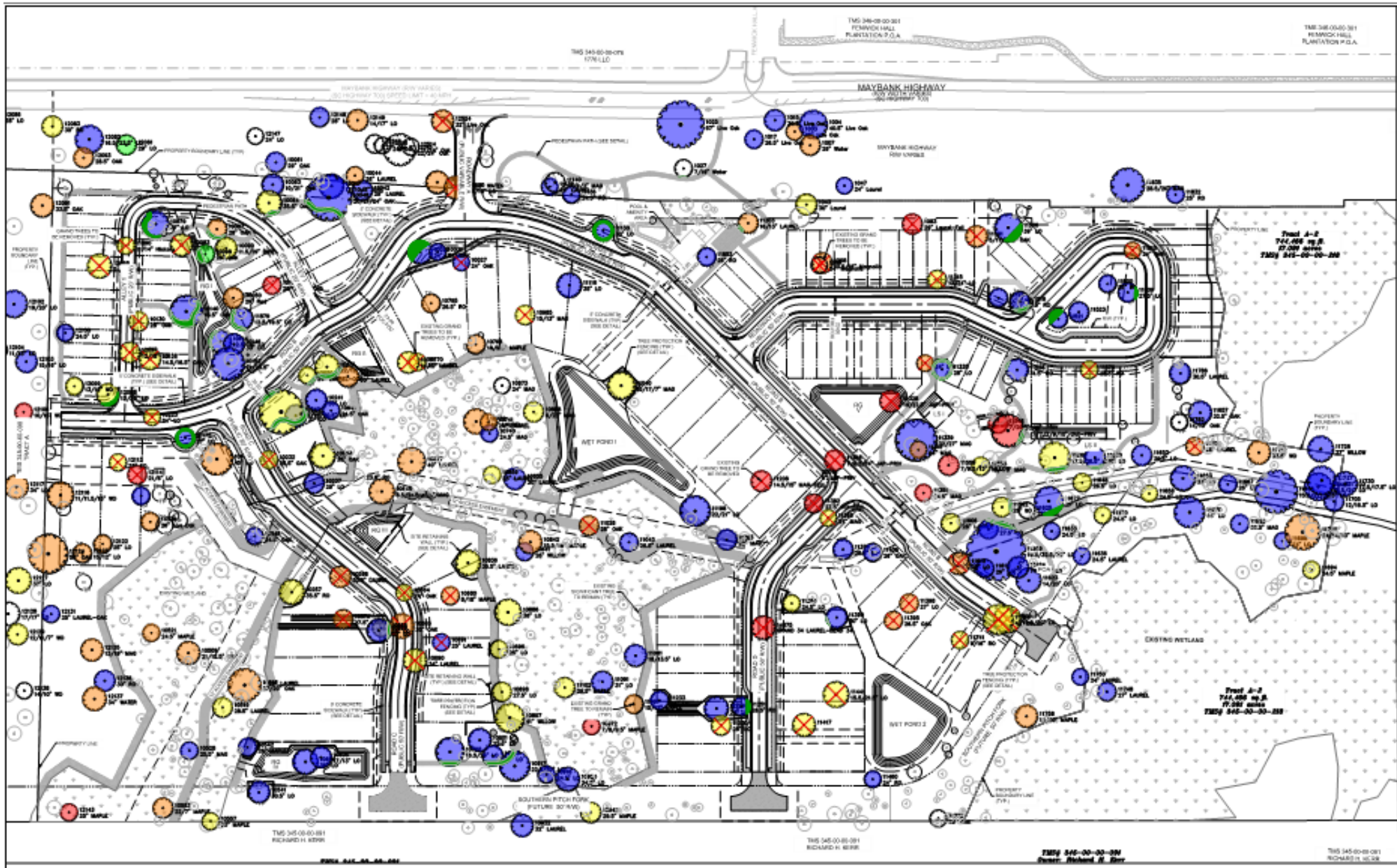


NO.	DATE	REVISION	BY

SWA surveying
3205-B Leeville Road
Charleston, SC 29407
(843) 766-0300

A TREE, TOPO, AND WETLAND SURVEY OF
A PORTION OF TMS #345-00-00-090
KERR TRACT
OWNED BY RHK, LLC
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	04-08-2019
DRAWN:	MAS
CHECK:	PRB
CC:	SS
JOB:	17009
DWG:	17009181
SHEET:	1 OF 4



GRAND TREE LEGEND

- GRAND TREE (24"+) TO REMAIN (RATED F)
- GRAND TREE (24"+) TO REMAIN (RATED D)
- GRAND TREE (24"+) TO REMOVED (RATED F)
- GRAND TREE (24"+) TO BE REMOVED (RATED D)
- GRAND TREE (24"+) TO REMAIN (RATED B)
- GRAND TREE (24"+) TO REMAIN (RATED A)
- GRAND TREE (24"+) TO BE REMOVED (RATED B)
- GRAND TREE (24"+) TO BE REMOVED (RATED A)
- GRAND TREE (24"+) TO REMAIN (RATED C)
- GRAND TREE (24"+) TO REMOVED (RATED C)
- GRAND TREE (24"+) TO REMAIN (RESTORATION ADJACENT PHASE)
- GRAND TREE SURVEY NUMBER (300 START ON SHEET C-1.1)
- GRAND TREE DESCRIPTION

NOTE: SIZE OF TREE SYMBOL REPRESENT TREE CANOPY DRAWN BASED ON 1/4 OF 1/4 OF 1/4 SQUARE SEE FOR EXCEPTION DETAILS AND MEASUREMENT

LEGEND

- WETLAND AREA
- PROPOSED TREE ENCROACHMENT
- CONCRETE SIDEWALK
- LOT LINE
- R.O.W. LINE
- TREE PROTECTION
- SIGNIFICANT TREES TO REMAIN

South Carolina 811

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE DRAWN FROM APPROXIMATE MAPS ONLY AND MAY NOT BE REPRESENTATIVE OF THE ACTUAL LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. AND ASSUME FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SCALE: 1" = 40'

N

SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.288.0534
SUMMERVILLE, SC 843.871.0718
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5488
www.seamonwhiteside.com

STANLEY • MARTIN

SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

INDIGO GROVE

STANLEY MARTIN HOMES

CITY PROJECT ID#: TRC-SUB2019-000517
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT: [illegible]
DATE: [illegible]
DRAWN BY: DSM
CHECKED BY: [illegible]

REVISION HISTORY

1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]

GRAND TREE IMPACTS - SITE PLAN

C-2.0

Survey Tree #	DBH	Species	Grade	Condition	Comments	Comments	Comments	Removed (in.)
1001	21	live oak	B	Poor	Decline			
1004	48.5	live oak	B	Good	V Shape Crotch			
1007	19	water oak	B	Poor	Hollow Base			
1012	17	live oak	C	Fair				
1015	36.5	live oak	B	Good				
1017	26.5	live oak	B	Good				
1025	64	live oak	B	Good				
1027	7/18	water oak						
1038	21	live oak	F	Poor	Fallen			
1041	30	laurel oak	C	Fair				
1047	14	laurel oak	B	Good				
1048	11.5/16	magnolia	B	Poor	Poor form			20.5
1049	14	magnolia	B	Poor				14
1051	19	laurel oak	F	Poor	Fallen			
1055	9/9/9/10/11.5	water oak	B	Poor	V shape branch, Decay in Base	Decay in Base		
1060	36/19	laurel oak	B	Poor	Decay in Base, Storm Damage	Storm Damage	*Verified by Eric Shultz 6/10/19	55
1067	14	laurel oak	B	Good			*Verified by Eric Shultz 6/10/19	14
1069	14	laurel oak	B	Good				
1071	14	laurel oak	B	Good				
1072	20	laurel oak	B	Good				
1074	14	laurel oak	B	Good				
1080	20	laurel oak	B	Good	Hollow Base, Poor Form	Poor Form		
1084	10/6/17	live oak	B	Good				
1088	28/11/29	live oak	B	Good				
1092	29.8	live oak	B	Good				
1093	19/21	live oak	B	Good				
1094	35.5	live oak	C	Fair	V Shape Crotch			
1099	17	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1101	12/16	hickory	C	Fair	V shaped crotch, Broken Top	Broken Top	*Eric Shultz assessed as "C" grade 6/10/19	12
1107	28.8	red oak	B	Poor				
1110	11.5/12	hickory	C	Fair	V Shape Crotch			
1108	21.5	live oak	B	Good				
1126	16.5/18.5	laurel oak	C	Fair	Leaning	Hollow Base	*Verified by Eric Shultz 6/10/19	16
1139	29	live oak	C	Fair	V Shape Crotch	Poor Form	*Determined one wood per Eric Shultz 6/10/19	29
1133	35.5	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1140	11.5/19	live oak	B	Good				
1146	30	live oak	B	Good	Leaning			
1152	23/25.5	live oak	B	Good				
1168	48	red oak	C	Fair	Hollow		*Eric Shultz assessed as "D" grade 6/10/19	
1175	17	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1223	24.8	live oak	C	Fair	V shaped crotch, Suppressed	Suppressed	*Eric Shultz assessed as "C" grade 6/10/19	24
1232	21.5	laurel oak	C	Fair			*Verified by Eric Shultz 6/10/19	21.5
1237	20	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1239	31	live oak	B	Good				
1240	18/18/30.5	live oak	C	Fair	V Shape Crotch, Poor Form	Poor Form		
1248	30	live oak	B	Good				
1249	34.5	red oak	B	Good				
1257	31.5	red oak	C	Fair	Poor form, Broken Top	Broken top	*Verified by Eric Shultz 6/10/19	
1269	11.5/16	maple	B	Poor	Decay			
1276	20/17	laurel oak	B	Poor	Hollow base, Possible separate	Possible separate		
1279	28.5	laurel oak	C	Fair	Poor form			
1281	24.5	maple	B	Poor	Hollow base			
1282	25.5	magnolia	B	Good				
1298	30.5	live oak	B	Good				
1302	20	maple	B	Good	Slight lean			
1303	7/13	maple	B	Poor	Hollow			
1307	25	maple	C	Fair				
1376	27.5	laurel oak	B	Poor	Uprooted		*Verified by Eric Shultz 6/10/19	27.5
1398	36.5	laurel oak	B	Poor	Broken Top, Hollow	Hollow	*Verified by Eric Shultz 6/10/19	36.5
1384	30	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1385	10/17	live oak	B	Good	Poor form		*Verified by Eric Shultz 6/10/19	
1328	31	red oak	C	Fair	Poor form		*Verified by Eric Shultz 6/10/19	
1344	24.5	pine oak	B	Good				
1345	8.5/11.5/14.5	magnolia	B	Poor	Poor form, Possible Separate	Possible separate		
1353	14	laurel oak	C	Fair	Poor form			
1354	12/12	live oak	C	Fair	Vines			
1362	30	laurel oak	B	Poor	Decay			
1364	24.8	laurel oak	C	Fair	Poor form			24
1365	31	laurel oak	B	Fair	Poor form		*Eric Shultz assessed as "D" grade 6/10/19	31
1366	25.8	laurel oak	C	Fair			*Eric Shultz assessed as "C" grade 6/10/19	
1369	31	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1377	48.8	laurel oak	B	Poor	Hollow			
1380	8/18	maple	B	Poor	Broken Top		*Verified by Eric Shultz 6/10/19	26
1383	14	laurel oak	C	Fair	Broken Top, Poor Form	Poor Form	*Verified by Eric Shultz 6/10/19	14
1385	21	laurel oak	B	Good			*Verified by Eric Shultz 6/10/19	21
1386	21	live oak	C	Fair	Leaning			
1388	23.5	live oak	C	Fair	Poor form			
1392	16.5/19	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1398	48.8	laurel oak	B	Poor	Broken top, Hollow Base	Hollow Base		
1398	24.5	magnolia	B	Good				
1394	34.8	laurel oak	B	Poor	Storm Damage, Hollow	Hollow		
1396	7/5/18	maple	B	Poor	V Shape Crotch, Poor Form	Poor Form	*Verified by Eric Shultz 6/10/19	
1379	21	laurel oak	C	Fair	Bulk nerf		*Verified by Eric Shultz 6/10/19	21
1371	16/17	magnolia	C	Fair	V Shape Crotch, Hollow	Hollow	*Verified by Eric Shultz 6/10/19	16
1370	26.5	red oak	B	Poor	Hollow Base		*Verified by Eric Shultz 6/10/19	
1366	31.5	laurel oak	C	Fair	V Shape Crotch, Poor Form	Poor Form	*Verified by Eric Shultz 6/10/19	
1361	26	yellow oak	B	Good				
1362	11.5/16	maple	B	Poor	V Shape Crotch, Decay	Decay		
1355	30.8	laurel oak	B	Good				
1350	21.8	laurel oak	C	Fair	Hollow			
1348	6/11	magnolia	C	Fair	V shaped crotch			
1346	36	live oak	C	Fair	Hollow Base			
1337	41	yellow oak	C	Fair	V Shape Crotch, Hollow	Hollow		
1331	32.5	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1323	29	live oak	B	Good				
1317	27/22.5	live oak	B	Good				
1318	24.5	live oak	B	Good				
1321	34.5	live oak	B	Good				
1312	33.8	laurel oak	B	Good				
1342	23.5	maple	C	Fair	V Shape Crotch			
1372	17/8/11	maple	F	Poor	Uprooted			
1385	12/14	magnolia	C	Fair	Poor form		*Verified by Eric Shultz 6/10/19	26
1378	24.5	water oak	B	Poor	Decay in Base, Hollow	Hollow		24.5
1349	5/13/17	magnolia	C	Fair	V Shape Crotch, Leaning	Leaning		

Survey Tree #	DBH	Species	Grade	Condition	Comments	Comments	Comments	Removed (in.)
1392	26.5/23.5	live oak	B	Good				
1393	30	red oak	C	Fair	V shaped crotch			
1395	31.5	Red Oak	D	Poor	Decline			
1393	28.5	red oak	D	Poor	Broken Top, Hollow	Hollow		
1397	22.8	live oak	C	Fair	V Shape Crotch, Poor form	Poor Form		22
1398	12/28.5	live oak	C	Good	V Shape Crotch		*Eric Shultz verified as "C" grade 6/10/19	
1399	11.5/21.5	live oak	C	Fair			*Verified by Eric Shultz 6/10/19	
1389	24.5	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1382	20/19	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1381	20/19	live oak	B	Good			*Verified by Eric Shultz 6/10/19	
1386	8/7/14.5	laurel oak	F	Poor			*Verified by Eric Shultz 6/10/19	
1353	25	live oak	C	Fair	Storm Damage			25
1334	6/11	live oak	F	Poor	Fallen			
1337	18	laurel oak	D	Poor	Hollow			
1332	11.5/15	live oak	D	Poor	Broken Top, Poor Form	Poor Form		
1333	11.5/15	laurel oak	D	Poor	V shaped crotch, Leaning	Leaning		
1324	36	live oak	D	Poor	Storm Damage			
1327	17/17	live oak	C	Fair	Suppressed			
1329	7/5/11/11.5	laurel oak	C	Fair	Stump Sprouts			
1330	25	laurel oak	B	Good				
1335	17/19	magnolia	D	Poor	V Shape Crotch, Broken Top	Broken top		
1336	30	red oak	B	Good	V Shape Crotch			
1337	38	laurel oak	D	Poor	Broken Top, Hollow	Hollow		
1343	25	maple	F	Poor	Broken Top, Hollow	Hollow		
1348	28	live oak	B	Good			*Verified by Eric Shultz with onsite visit	
1349	18/17	live oak	D	Poor			*Verified by Eric Shultz with onsite visit	
1350	26	live oak	B	Good				
1353	31.5	red oak	D	Poor	V shaped crotch, Hollow	Hollow		
1304	31/34	oak					*In ROW not to be impacted	
1305	20/24	oak					*In ROW not to be impacted	
1306	24	oak					*In ROW not to be impacted	
1307	27	oak					*In ROW not to be impacted	
1324	32	live oak	D	Poor			*Verified by Eric Shultz with onsite visit	32
1375	36	laurel oak	F	Poor	Dead			
1376	26	live oak	D	Poor	Leaning			
						Total		1179.5

	BZA Special Exception Removal
	30' Encroachment
	BZA Variance Removal
	Dead or Fallen

TOTAL OF GRAND TREES TO BE REMOVED

GRADE B	-	2 TREES	-	49 DBH
GRADE C	-	22 TREES	-	641.5 DBH
GRADE D	-	17 TREES	-	428 DBH
GRADE F	-	2 TREES	-	61 DBH
FALLEN	-	4 TREES		
DEAD	-	1 TREE		
IN R/W	-	1 TREE		
TOTAL	-	49 TREES	-	1179.5 DBH

**ALL GRAND TREE REMOVALS WILL BE SUBMITTED TO BZA-SD FOR APPROVAL

158 GRAND TREES REMAINING ON SITE

PROTECTED & SIGNIFICANT TREE SUMMARY

PROTECTED TREES

PROTECTED TREES EXISTING ON SITE BEFORE DEVELOPMENT, THE LOCATION, DESIGNATION OR REQUIRED NUMBER OF PROTECTED TREES REQUIRED TO BE PRESERVED THE CHAPTER 15 PROVIDED FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT. A MINIMUM NUMBER OF PROTECTED TREES ON THE ENTIRE PARCEL EQUAL TO FIFTEEN PROTECTED TREES PER ACRE SHALL BE SAVED FOR PARCELS LARGER THAN FIFTEEN (15) PROTECTED TREES PER ACRE. THE TOTAL NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED SHALL EQUAL THE TOTAL NUMBER OF PROTECTED TREES EXISTING ON THE PARCEL. GRAND TREES TO BE SAVED MAY BE USED TO CALCULATE THE TOTAL NUMBER OF PROTECTED TREES TO BE SAVED.

CITY REQUIREMENT	ACRES	TOTAL PROTECTED TREES REQUIRED	TOTAL EXISTING PROTECTED TREES
15 PROTECTED TREES/AC	19.4	291	430

PER CHARLESTON'S ZONING CODE, THE AREA OF EASEMENTS (UTILITY AND DRAINAGE EASEMENTS) MAY BE SUBTRACTED FROM THE TOTAL SITE AREA FOR THE PURPOSE OF CALCULATING THE NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED.

SIGNIFICANT TREE SUMMARY

	# OF TREES	TOTAL INCHES
REMOVED	26	606
REMAINING	89.5	4391

SEAMON WHITESIDE
SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.8534
SUMMERVILLE, SC
843.572.8710
SPARTANBURG, SC
864.272.5710
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

STANLEY & MARTIN
HOMES

NORTH CAROLINA
SEAMON WHITESIDE & ASSOCIATES, INC.
No. C2E472
CERTIFICATE OF AUTHORIZATION

INDIGO GROVE
STANLEY MARTIN HOMES
CITY PROJECT FOR: TRC-SUBD2019-000117
JOHNS ISLAND, CITY OF CHARLESTON, SC

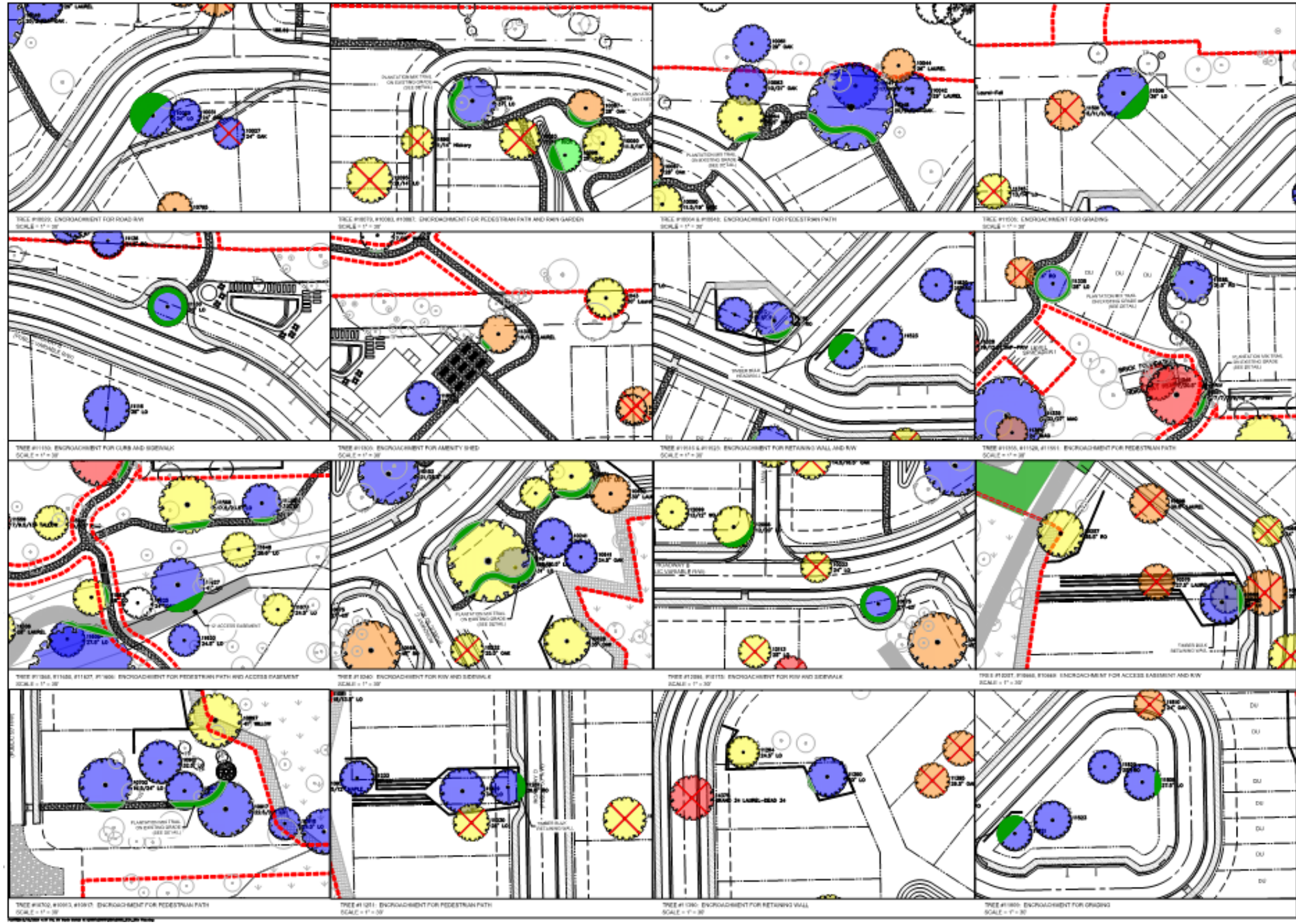
SWW PROJECT: 8068
DATE: 8/14/2020
DRAWN BY: DEM
CHECKED BY: KPP

REVISION HISTORY

1	9/28/20
2	10/21/20
3	10/26/20

GRAND TREE REMOVAL CHART

C-2.1



SEAMON WHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.873.0918
SPARTANBURG, SC
864.273.1272
CHARLOTTE, NC
980.312.5688

STANLEY MARTIN

INDIGO GROVE

STANLEY MARTIN HOMES

CITY PROJECT ID#: TRC-SUB2019-000117

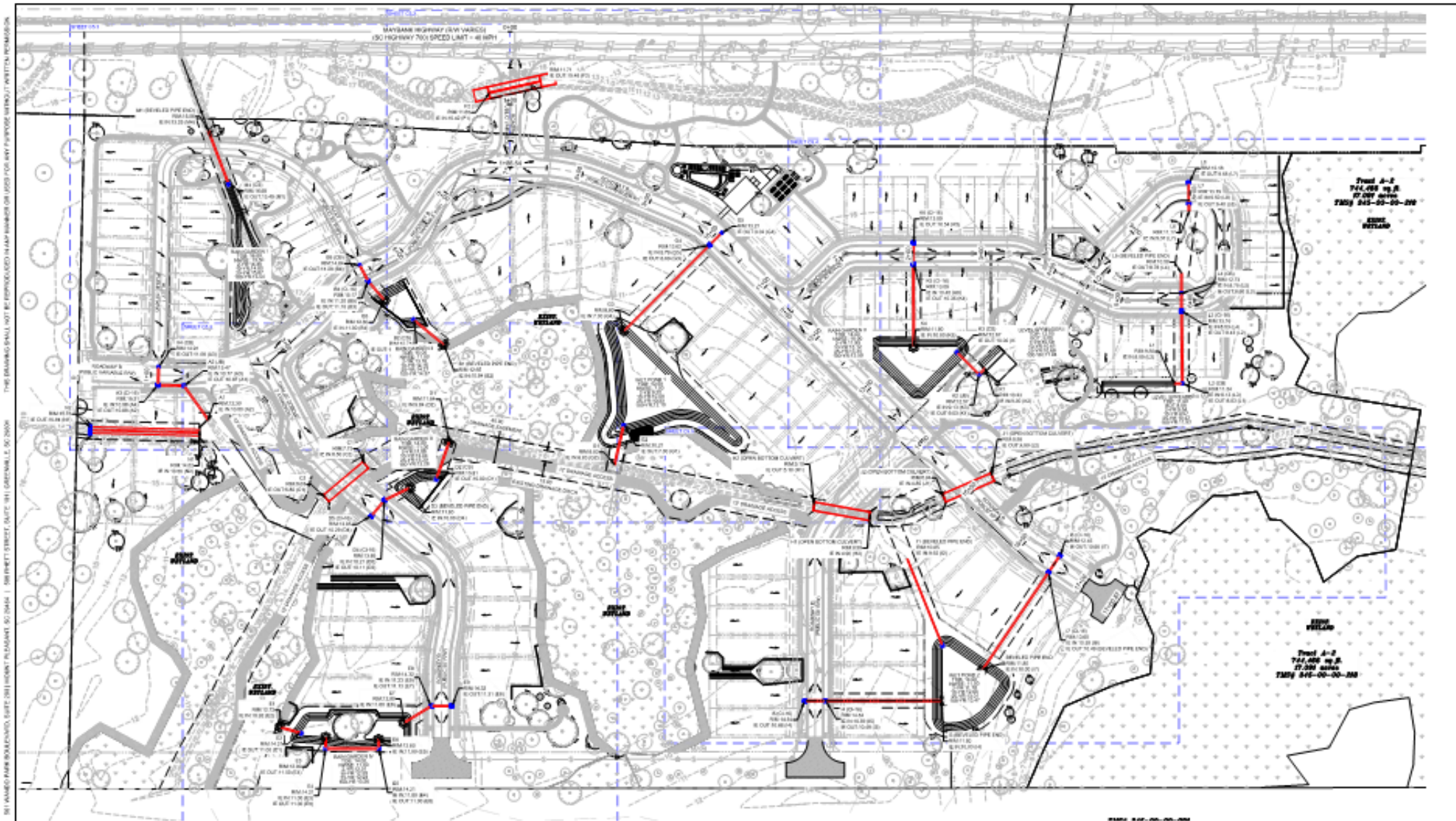
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT: [illegible]
DATE: 9/18/2020
DRAWN BY: DSM
CHECKED BY: [illegible]

REVISION HISTORY

GRAND TREE ENCROACHMENTS

C-2.2



GENERAL NOTE:

- ALL PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF DRAINAGE STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH PIPE SUPPLIER AND STRUCTURE FABRICATOR REGARDING PIPE JOINT LENGTH AND STRUCTURE SIZE/GEOMETRY TO ENSURE THAT THE CORRECT NUMBER OF PIPE SECTIONS ARE SUPPLIED TO PROVIDE SUFFICIENT LAY LENGTH INCLUDING WASTE FOR REQUIRED END SECTIONS, TO EXTEND FULL PIPE BARREL THROUGH TO THE INTERIOR WALLS OF STRUCTURES ON EACH END.
- ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH APPROPRIATE STORMWATER ANNOUNCEMENTS MESSAGE SUCH AS "NO DUMPING-DRAINS TO WATERWAYS".
- COVENANTS FOR PERPETUAL MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER IMPROVEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.

NOTE:

FACE OF RETAINING WALLS AROUND PROTECTED TREES SHALL BE STAKED IN THE FIELD AND A MEETING WITH THE CITY CONTRACTOR AND A CERTIFIED ARBORIST IS TO OCCUR TO REVIEW THE WALL POSITION AND PLACEMENT OF YARD INLET PRIOR TO CONSTRUCTION.

DRAINAGE STRUCTURE ABBREVIATIONS

CB = CATCH BASIN
JB = JUNCTION BOX
D-16 = TYPE 16 CURB INLET
BPE = BEVELED PIPE END
YI = YARD INLET
OCS = OUTLET CONTROL STRUCTURE

RCP - REINFORCED CONCRETE PIPE
ASTM C 76, CLASS III, WALLS WITH GASKETED JOINTS (ASTM C 443).

(ALL PIPE JOINTS SHALL BE WRAPPED WITH MINIMUM 18" WIDTH OF NONWOVEN GEOTEXTILE.)

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AND/OR DELAYS DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

STRUCTURE LEGEND:

- CURB INLET, SEE STRUCTURE CHART FOR TYPE
- CATCH BASIN
- OUTLET CONTROL BOX
- JUNCTION BOX

SCALE: 1" = 60'

South Carolina 811

SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.288.0534
SUMMERVILLE, SC 843.871.0718
SPARTANBURG, SC 864.270.1272
CHARLOTTE, NC 980.313.5488
www.seamonwhiteside.com

STANLEY • MARTIN

SOUTH CAROLINA SEAMON WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

INDIGO GROVE
STANLEY MARTIN HOMES
CITY PROJECT ID#: TRC-SUB2019-000117
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT: [illegible]
DATE: [illegible]
DRAWN BY: DSM
CHECKED BY: RPF

REVISION HISTORY

OVERALL DRAINAGE PLAN

C-4.0

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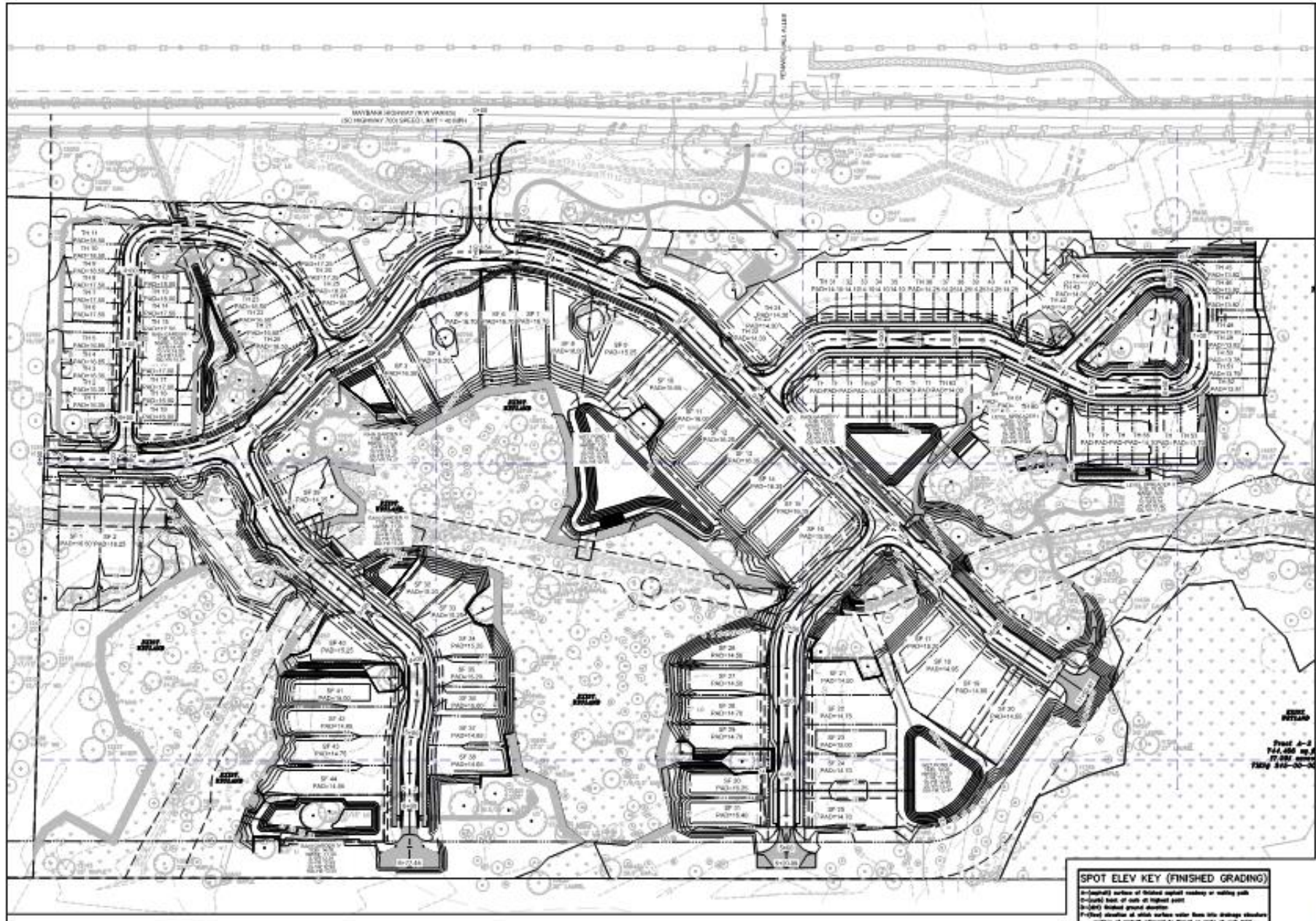
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



SPOT ELEV KEY (FINISHED GRADING)

A=(asphalt) surface of finished asphalt roadway or walking path
C=(curb) back of curb at highest point
G=(GR) finished ground elevation
F=(flow) elevation at which surface water flows into drainage structure
-surface of asphalt adjacent to throat or grate at curb inlet
-surface of access cover for junction or isolation box
-surface of grate at outside edge for curb basin, gutter inlet, or grated pond structure
L=(gutter) surface of gutter at lowest point (along water flow path)
S=(existing) top of existing wall
T=(top) top of stair tread or landing
W=(walk) surface of finished concrete or interlocking paver sidewalk, path, plaza, or slab
XE=(match existing) following elevation number indicates to match elevation of existing surface at point of connection

Example: A123.456 means that the surface of new asphalt is to be at elevation 123.56 which should match the elevation of the existing asphalt surface at the joint

EXISTING UTILITY NOTE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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INDIGO GROVE
STANLEY MARTIN HOMES

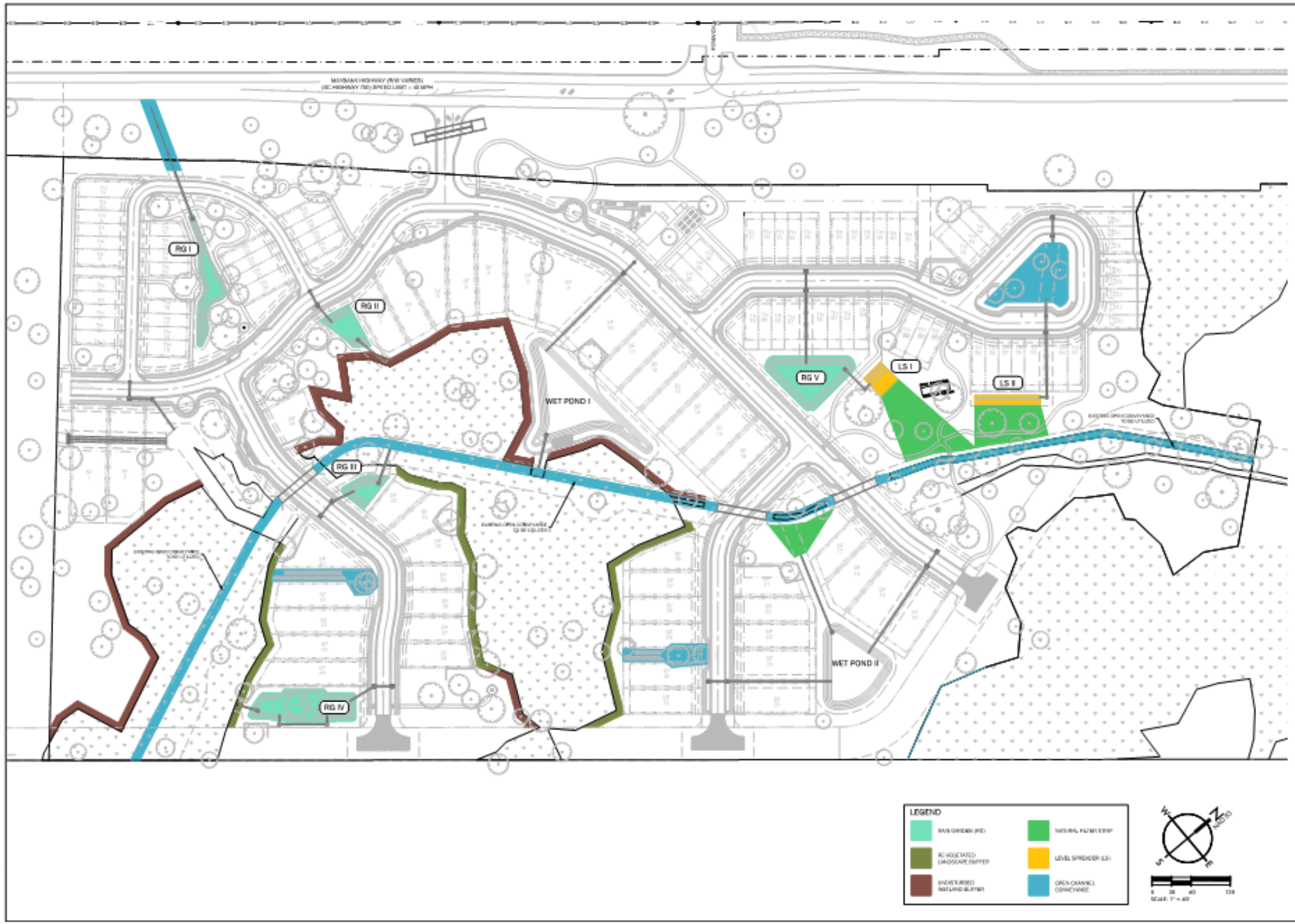
CITY PROJECT ID#: TSC-SUB2019-000117
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT:
DATE:
DRAWN BY:
CHECKED BY:

REVISION HISTORY

OVERALL LOT GRADING PLAN

C-5.0



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SPARTANBURG, SC
CHARLOTTE, NC

STANLEY • MARTIN

NOT FOR CONSTRUCTION

INDIGO GROVE

STANLEY MARTIN HOMES

CITY PROJECT ID#: TRC-20/020115-0/00117
JOHN'S ISLAND, CITY OF CHARLESTON, SC

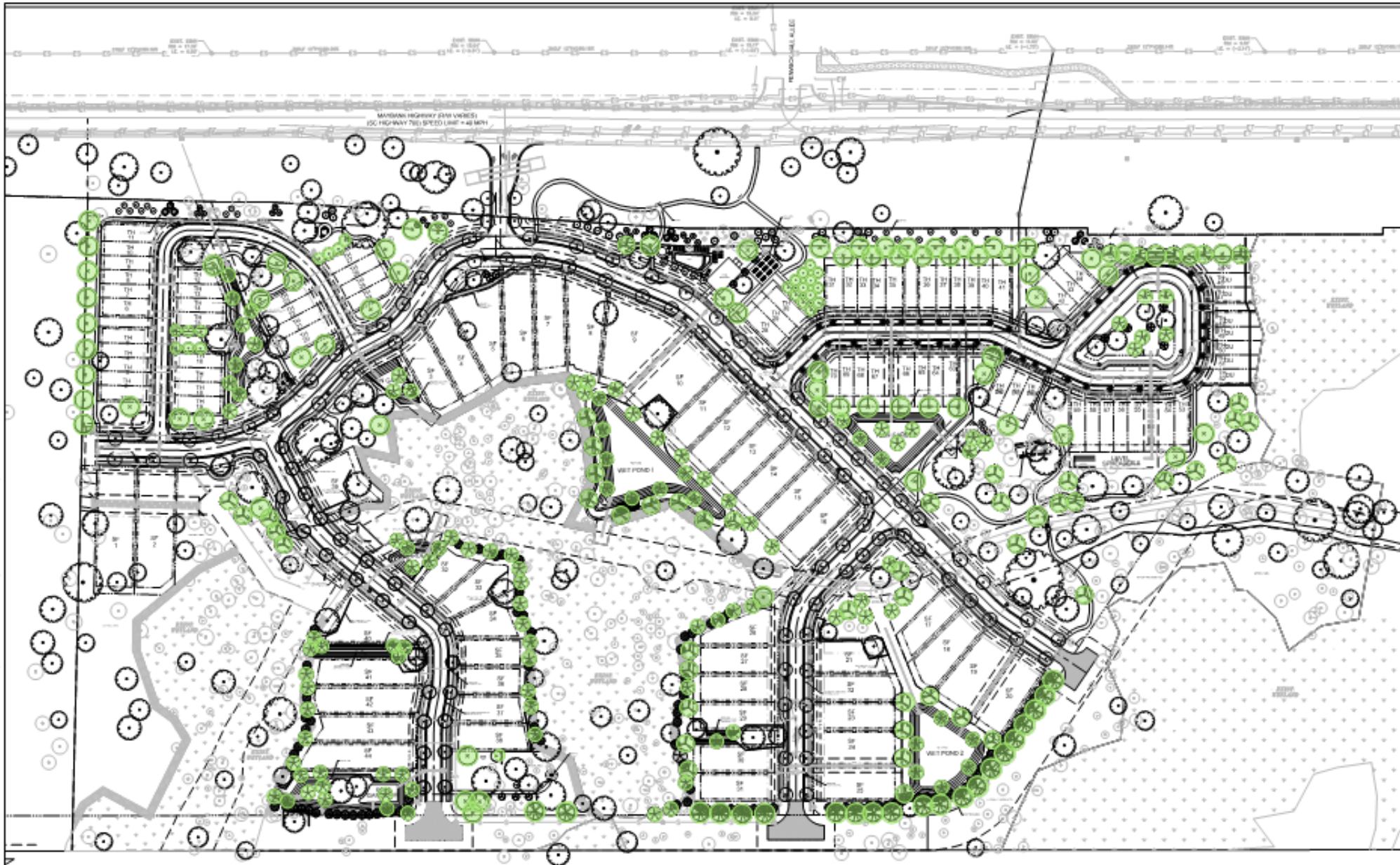
SW PROJECT:	8088
DATE:	5/18/2020
DRAWN BY:	CMP
CHECKED BY:	DRS

REVISION HISTORY

1. 09/08/20	
2. 09/22/20	
3. 09/15/20	

LID Exhibit

L0.3



- MITIGATION TREE

MITIGATION
MITIGATION TO BE DETERMINED THROUGH BZA PROCESS. PRELIMINARY MITIGATION REQUIREMENT ANTICIPATED TO BE 1018", MITIGATION PROVIDED: 1,020"

GENERAL NOTES:

1. SEE SWPPP PLANS (SHEETS C4.1 - C4.6) FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS (C3.0 - C3.5).
3. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF CHARLESTON ZONING ORDINANCE, PLEASE REFER TO SHEET L2.1.
4. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLANT SCHEDULE, SHEET L2.0.
5. SEE PRELIMINARY PLAT (C2.0 - C2.5) FOR SITE LABELS, INFORMATION AND DETAILS.
6. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-3667

SCALE: 1" = 60'

Know what's below. Call before you dig.

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.3667
GREENVILLE, SC 864.288.0331
SUMMERVILLE, SC 843.873.0718
SPARTANBURG, SC 864.272.1373
CHARLOTTE, NC 980.210.5450
WWW.SEAMONWHITESIDE.COM

STANLEY MARTIN

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00672 CERTIFICATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

INDIGO GROVE
STANLEY MARTIN HOMES
CITY PROJECT ID#: TRC-SUB2019-002117
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW+ PROJECT: 5880
DATE: 5/16/2022
DRAWN BY: DAP
CHECKED BY: DRB

REVISION HISTORY
1 10/20/22
2 12/20/22
3 01/19/23

MITIGATION PLAN

L0.1

OPEN SPACE ACREAGE		
	REQUIRED	PROVIDED
TOTAL OPEN SPACE (20%)	6.57 AC	14.34 AC
USEABLE OPEN SPACE (25% OF TOTAL REQUIRED)	1.64 AC	4.15 AC

OPEN SPACE CALCULATION: 32.83 GROSS ACRES X .20 = 6.57 TOTAL OPEN SPACE REQUIRED
USEABLE OPEN SPACE CALCULATION: 6.57 TOTAL OPEN SPACE X .25 = 1.64 USEABLE OPEN SPACE REQUIRED

*OPEN SPACE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION UNLESS DEDICATED EASEMENTS HAVE BEEN PLACED FOR INFRASTRUCTURE MAINTENANCE.

OPEN SPACE LEGEND

- PERVIOUS TRAIL
- OPEN SPACE
- USEABLE OPEN SPACE
- RAIN GARDEN

USEABLE OPEN SPACE DESCRIPTIONS

1. TRAIL, BENCH, PLANTING
2. TRAILS, FIRE PIT, PLANTINGS, RAINGARDEN
3. TRAIL, BENCH, RAIN GARDEN
4. TRAIL, BUTTERFLY GARDEN, LAWN
5. AMENITY CENTER, ORCHARD, COMMUNITY GARDEN
6. TRAIL CONNECTION TO FENWICK ALLEE
7. BOARDWALK, BENCH, PLANTINGS
8. ARCHEOLOGICAL INTERPRETIVE SIGN
9. TRAILS, PLANTINGS, TREE PRESERVE, BENCHES, RAINGARDEN
10. TRAIL, FIRE PIT
11. TRAIL, PLANTINGS

NOTE: OPEN SPACE PROGRAM SUBJECT TO CHANGE SUCH THAT GENERAL INTENT IS MAINTAINED.

W N E S

SCALE: 1" = 40'

SEAMON WHITESIDE

MOUNT PLEASANT, SC
GREENVILLE, SC
SUMMERVILLE, SC
SPARTANBURG, SC
CHARLOTTE, NC

STANLEY MARTIN

NOT FOR CONSTRUCTION

INDIGO GROVE

STANLEY MARTIN HOMES

CITY PROJECT ID#: TRC-SUB2019-000117
JOHN'S ISLAND, CITY OF CHARLESTON, SC

SW# PROJECT: 6088
DATE: 5/18/2020
DRAWN BY: CMP
CHECKED BY: DRS

REVISION HISTORY

1 02/05/20	
2 03/20/20	
3 05/18/20	

TRAILS AND OPEN SPACE PLAN

L0.2

Agenda Item #B-4

778 ST. ANDREWS BOULEVARD

(Avondale)

TMS # 418-15-00-107

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
  - ☐ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
- ☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 4/1/20

Property Address: 778 St. Andrews Blvd TMS #: 418-15-00-107

Property Owner: Ravi Sanyal Daytime Phone: 843-813-2774

Applicant: Ravi Sanyal Daytime Phone: Same?

Applicant's Mailing Address: 1350 Ashley River Rd. Suite F

Charleston, SC 29407 E-mail Address: ravi@sanyallaw.com

Relationship of applicant to owner (same, representative, prospective buyer, other): Same

Zoning of property: Commercial

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- ☐ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- ☐ For requests to remove trees, evaluations/reports from certified or qualified arborists
- ☐ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant _____ Date 3/10/20

For office use only
Date application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

I am requesting a variance to reduce the 15 feet buffer to allow two parking spaces in front as shown on the plans.

1. There is hardship as the parking in the rear has been reduced due to a protected oak tree and the new handicapp spotting at least two spaces.
2. There are 6 proposed new offices in my new law office and I need adequate parking for lawyers, paralegals, assistants, and clients.
3. St. Andrews Blvd and Rivers Cut have multiple office like mine with parking infront in the

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

ITEM B 4

778 St. Andrews Boulevard

(Avondale)

TMS# 418-15-00-107

ZONED GO

Subject Property

778 Saint Andrews Boulevard

May 25, 2020

1:1,128

0 50 100 200 ft

0 15 30 60 m

pointLayer

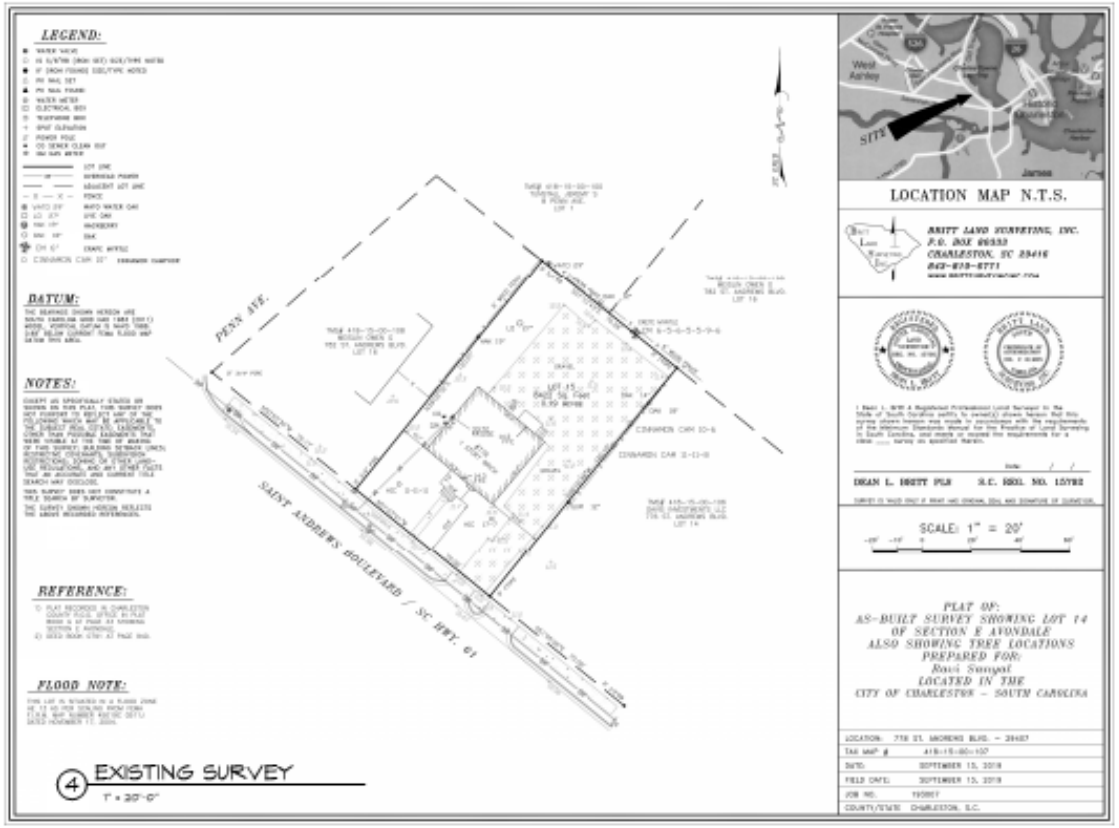
- Override 1
- Addresses
- Charleston County Addresses

Streets

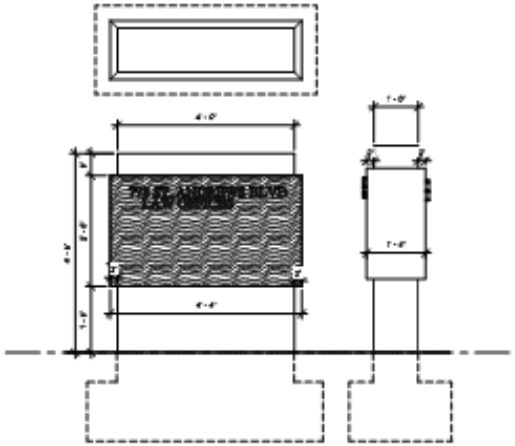
- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest

Penn Ave
Penn Ave
Penn Ave
171
778 Saint Andrews Boulevard
Healing Oasis
St Andrews Blvd
in Shealy
nsurance

778



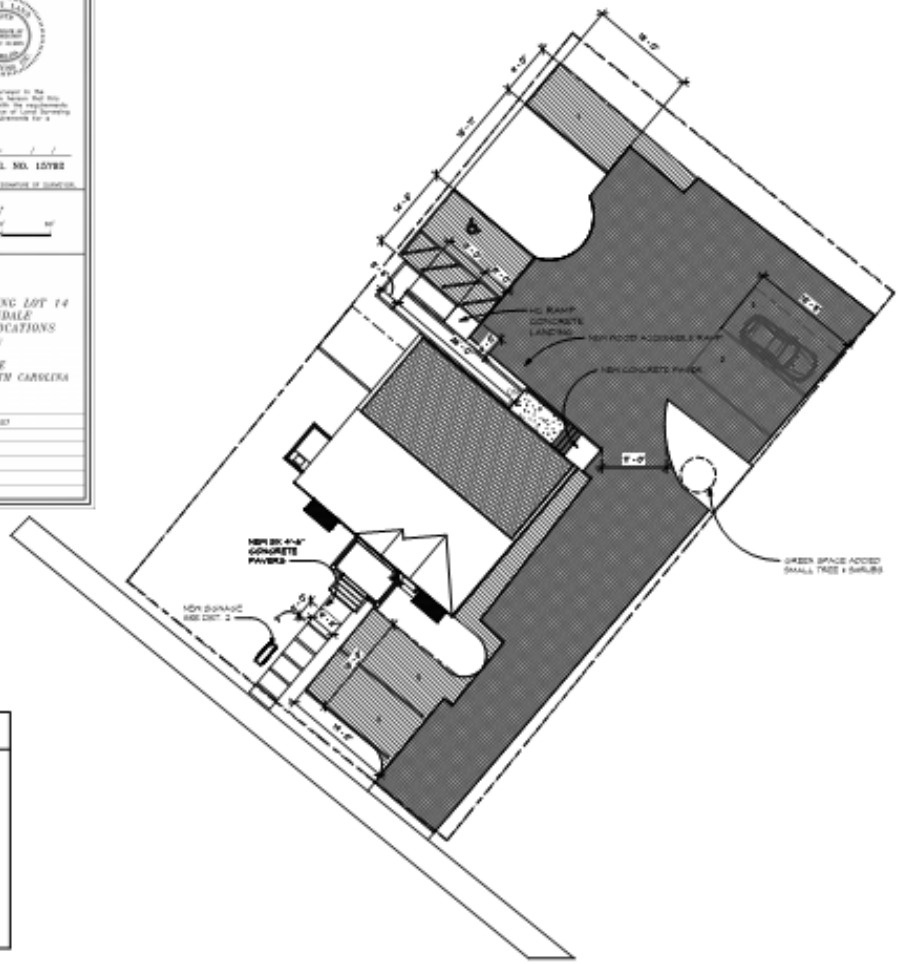
4 EXISTING SURVEY
1" = 20'-0"



2 SIGNAGE DETAIL
3/4" = 1'-0"

SITE PLAN LEGEND

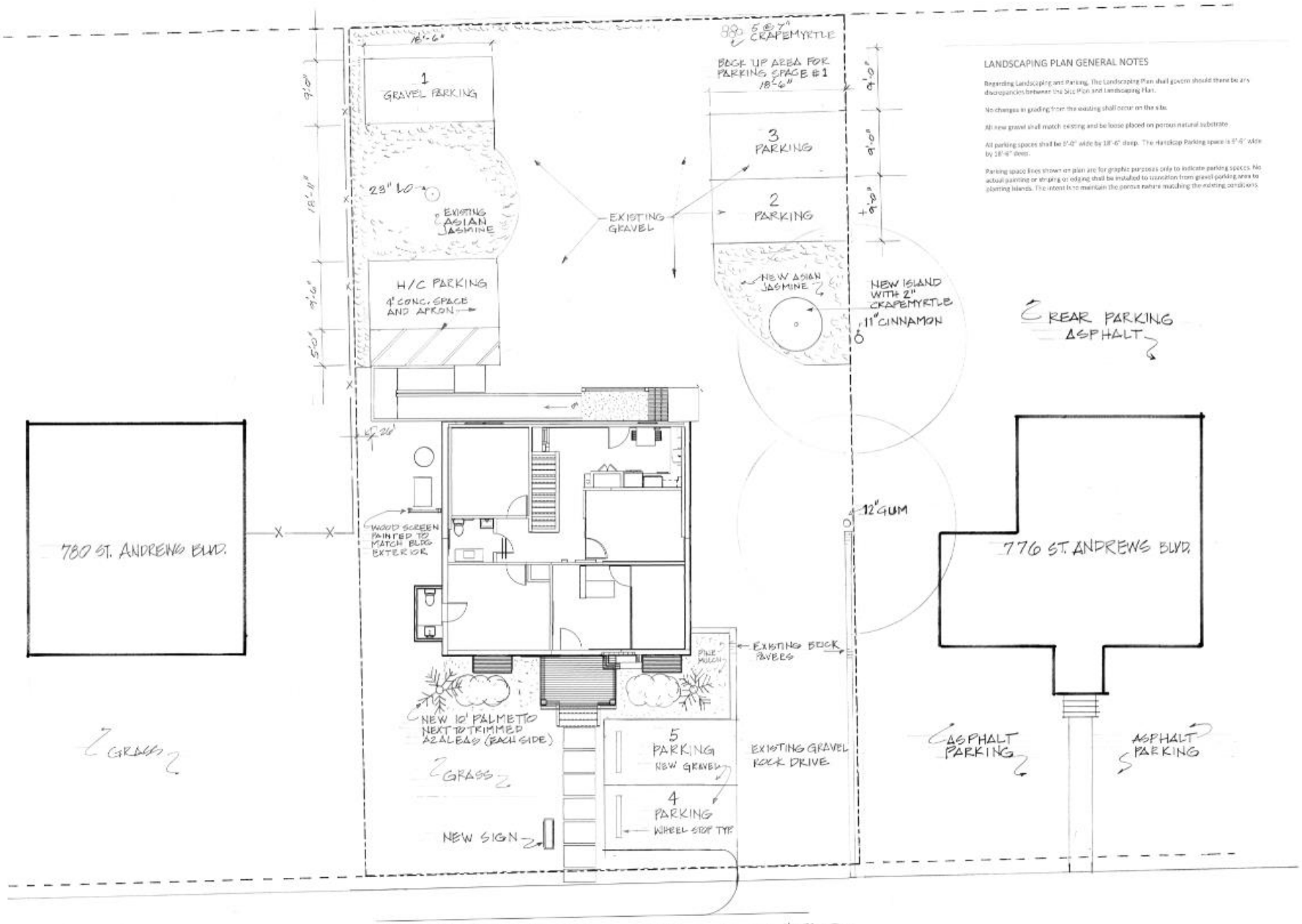
- CONCRETE PAVERS
- NEW GRAVEL PAVEMENT & PARKING 1121 SF
- EXISTING GRAVEL PAVEMENT & PARKING 2646 SF - 102 SF 19-NOD
- NEW ASPHALT SHINGLE ROOF



1 SITE PLAN
1" = 10'-0"

SANYAL OFFICE
778 ST. ANDREWS BLVD
CHARLESTON SC

PERMIT SET
AS1
DATE: 02/25/2020
DRAWN BY: YVETTE METZ
SITE PLAN



LANDSCAPING PLAN GENERAL NOTES

Regarding Landscaping and Parking. The Landscaping Plan shall govern should there be any discrepancies between the Site Plan and Landscaping Plan.

No changes in grading from the existing shall occur on the site.

All new gravel shall match existing and be loose placed on porous natural substrate.

All parking spaces shall be 9'-0" wide by 18'-6" deep. The Handicap Parking space is 8'-6" wide by 18'-6" deep.

Parking space lines shown on plan are for graphic purposes only to indicate parking spaces. No actual painting or striping or edging shall be installed to isolation from gravel parking area to planting islands. The intent is to maintain the porous nature matching the existing conditions.

PROPOSED LANDSCAPING PLAN

SCALE: 1"=6'

NORTH

SANYAL OFFICE
776 ST. ANDREWS BLVD
CHARLESTON SC

AL-2

DRB SUBMITTAL
DRAWN BY: DKG
REVISED: 2-25-2020

FAMILY
DENTISTRY

701

Agenda Item #B-5

2343 ASHLEY RIVER ROAD

(West Ashley)

TMS # 354-04-00-005

Application for Variance, Special Exception, Reconsideration, or Extension to the **Board of Zoning Appeals – Site Design (BZA-SD)**

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

☒ A Variance and/or Special Exception as explained on page 2 of this form.
  ☒ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: May 6, 2020 (or first available)

Property Address 2343 Ashley River Road, Chas, SC TMS # 354-04-00-005

Property Owner 2343 Ashley River Road, LLC Daytime Phone 302.897.9106

Applicant C Baker Engineering, LLC Daytime Phone 843.270.3185

Applicant's Mailing Address PO Box 81082, Charleston, SC 29416

E-mail Address Cameron@cbakerengineering.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Engineer

Zoning of property General Business (GB)

Information required with application: (check information submitted)

☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ Check, credit card or cash (make checks payable to the City of Charleston)
☐ **YES** or ☒ **NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant _____ **Date** 4/6/2020

For office use only
Date application received _____ Time application received _____
Staffperson _____ Fee $ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See attached.

Request Variance to section 54-327 for the removal of six (6) grand trees.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Request a special exception to Section 54-327 to allow for the removal of four (4) grand trees.

See attached narrative.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

C BAKER ENGINEERING, LLC

April 6, 2020

Mr. Eric Schultz
TRC Administrator
City of Charleston Planning
2 George Street
Charleston, SC 29401

Re: 2343 Ashley River Road Mixed-Use (TMS No. 354-04-00-005)
Grand Tree Removal Variance/Special Exception Request
TRC-SP2020-000326

Mr. Schultz:

This letter is provided to summarize the variance/special exception submittal request for the above referenced project.

This mixed-use project aims to build a community-focused fitness complex to include retail space (Building A – ground floor) for health and wellness related businesses, a handful of residential units (Building A – second floor), and a moderate-sized event center and gymnasium (Building B) in the rear of the property. The event center will be large enough to host regional competitions for under-served athletic events like gymnastics, martial arts, and other indoor sports. It will also house clubs for yoga, weightlifting, and community-friendly martial arts. The entire property will be designed to support healthy living, including outdoor walking trails with circuit training equipment placed to take advantage of the inherent beauty of the property. Retail spaces will provide related services such as physical therapy and health food retail. The residences will be designed to harness the natural beauty of the property and provide close access to businesses and the fitness clubs. The long-term goal is to provide local residents with fitness and health services in their own community and to provide a location for regional fitness events that draw athletes of all ages and spectators from across the southeastern region. Existing conditions and overall site layout plan are attached which identify specific buildings (See Exhibit B).

The Client engaged Mike Russell, ISA Certified Arborist with Natural Directions, LLC to provide a tree assessment for the project. This assessment has been attached for review (See Exhibit C). Subsequently, you and I performed a site visit on February 7, 2020 to review the tree assessment. The attached "Grand Tree Removal Plan" provided has been updated as a composite to reflect your updates to Natural Directions' original tree assessment (See Exhibit A). The field notes from that visit have also been provided for review (See Exhibit D).

The subject parcel is currently undeveloped and is bounded to the north by a self-storage facility and to the south by an assisted living facility. The property contains several design constraints which are outlined below:

- The site's stormwater predominantly drains to the south and enters a piped stormwater conveyance system on the assisted living facility property through an existing pipe. As such, the

proposed stormwater management system for the subject development has been located adjacent to the southern property line to minimize the distance between the proposed detention pond and its discharge pipe. This area is the lower portion of the site and within close proximity to the existing outfall. The proposed pond location will help limit the amount of fill necessary to provide a functioning stormwater management system and reduce the potential impacts to the trees.
- The property has approximately 0.71 acres of jurisdictional wetlands onsite. To minimize impacts to trees that are in better condition according to our assessment as well as onsite wetlands, we have concentrated the site layout towards the rear of the property. The majority of the wetland impacts will be in this area. The adjacent surrounding properties are oriented in a similar fashion in that development is towards the rear of the property allowing for the preservation of wetlands and natural areas towards the front of the property.
- Site access onto SC Highway 61 (Ashley River Road) is limited to the north side of the property due to existing driveway locations on Ashley River Road. The proposed driveway is directly aligned with the existing driveway for the property across the street. Additionally, locating the driveway on the northern half of the property allows us to avoid impacts to several healthy Live Oaks located on the southern half of the property. The proposed driveway location necessarily concentrates development onto the northern half of the property while minimizing driveway length within the property.

The site design constraints identified above lend themselves to our current proposed site plan. Alternative options were evaluated, all of which required impacts to grand trees that were assessed to be in better health than those shown here to be removed. This option provides the least impact to the existing healthy trees on site and provides for a viable site development plan that meets the aesthetic character of the surrounding properties.

Based on the above information the following variances/special exceptions are being requested to section 54-327 of the City of Charleston Zoning Ordinance (see attached exhibits for reference):

- Variance Request:
  - Tree No. 1 – 27.5" Hickory – Grade "B"
  - Tree No. 2 – 34" Hickory – Grade "C"
  - Tree No. 3 – 25" Post Oak – Grade "C"
  - Tree No. 4 – 24"/14.5" Live Oak – Grade "C"
  - Tree No. 8 – 31.5" Live Oak – Grade "C"
  - Tree No. 9 – 24.5" Red Oak – Grade "C"
  - Tree No. 11 – 39" Magnolia – Grade "D"
- Special Exception
  - Tree No. 5 – 26.5" Willow Oak – Grade "D"
  - Tree No. 6 – 28" Water Oak – Grade "C"
  - Tree No. 7 – 13"/11.5" Poplar – Grade "D"
  - Tree No. 10 – 31.5" Poplar – Grade "D"
- Please note that an additional five (5) grand trees are proposed for removal that were determined to be "dead, diseased, or dying" or Grade "F".

Every effort was made to orient the site to preserve trees with a "grade" of A or B. All trees with a Grade A have been preserved. All but one (1) tree with Grade "B" have been preserved (see Tree No.1 referenced above).

Should you have any questions or require additional information, please do not hesitate to call me at (843) 270-3185.

Sincerely,

Cameron Baker, PE
Principal

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, June 3, 2020

ITEM B 5

2343 Ashley River Road

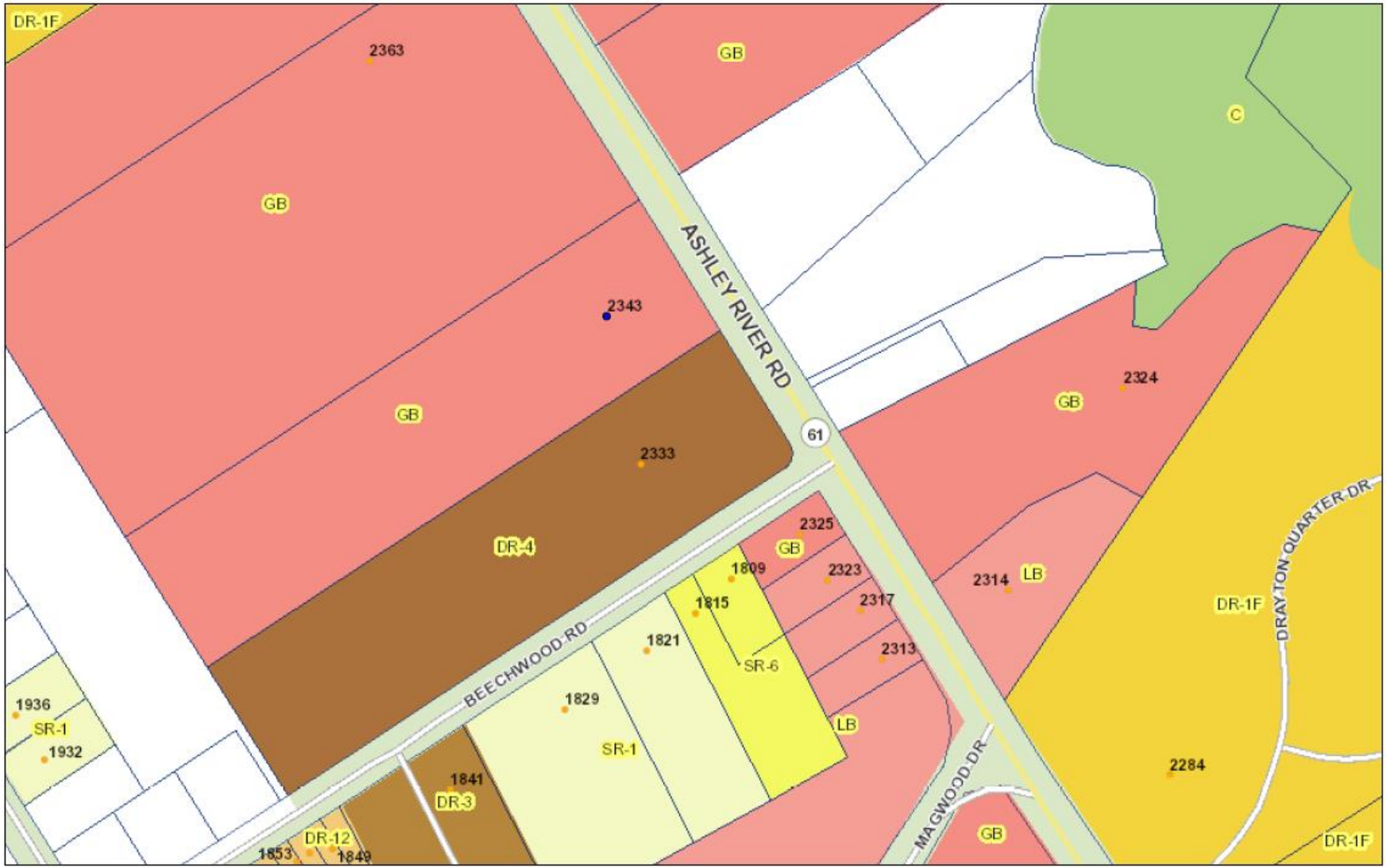
(West Ashley)

TMS# 354-04-00-005

ZONED GB

Subject Property

2343 Ashley River Road



May 25, 2020

1:2,257

0 105 210 420 ft

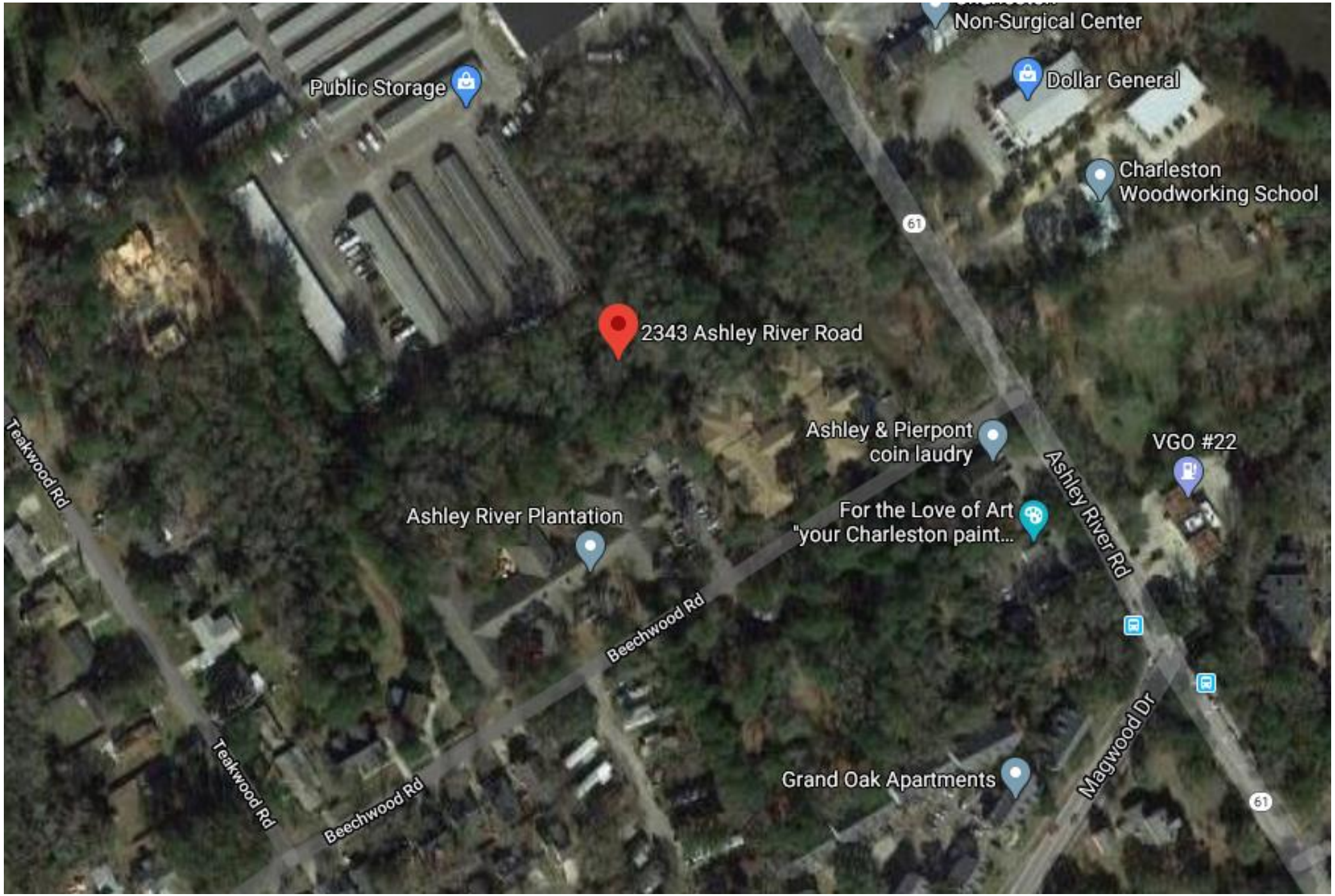
0 30 60 120 m

pointLayer

- Override 1
- Addresses

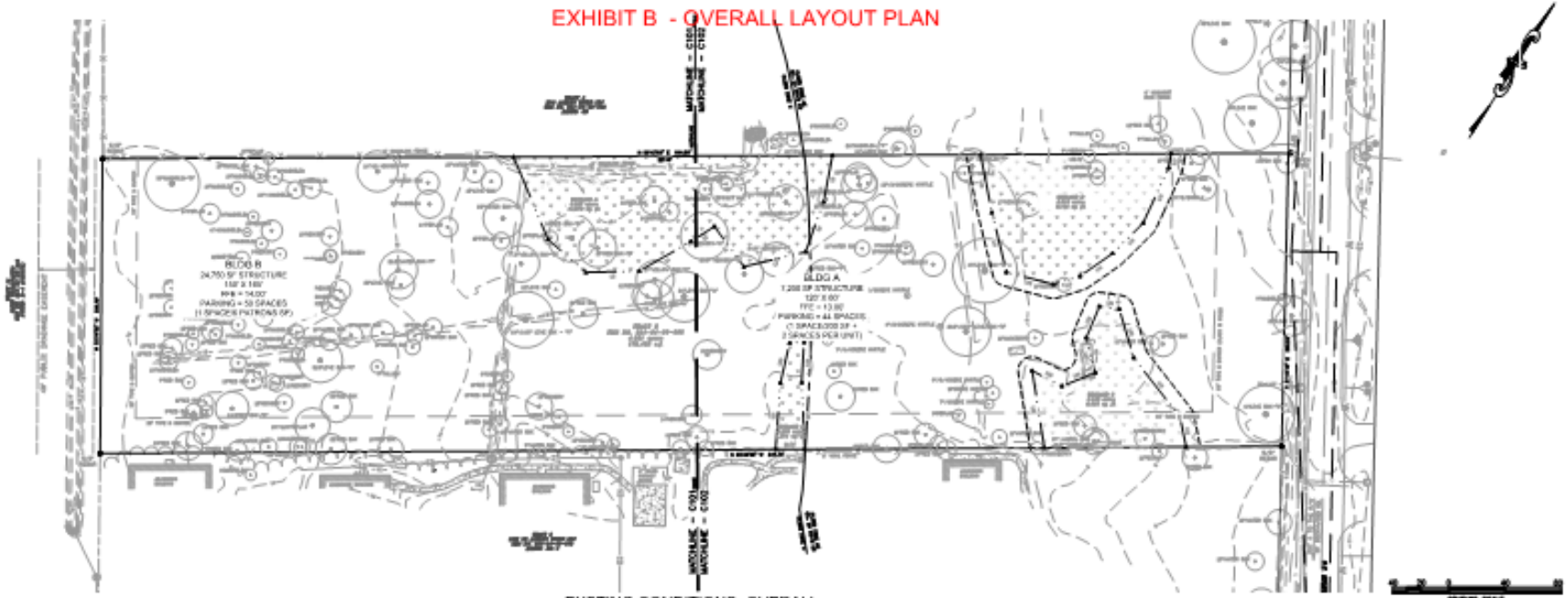
Streets

- Interstae
- US Hwy
- State Hwy
- Major Road
- Streets
- Pedestrian
- Forest
- Parcels with TMS

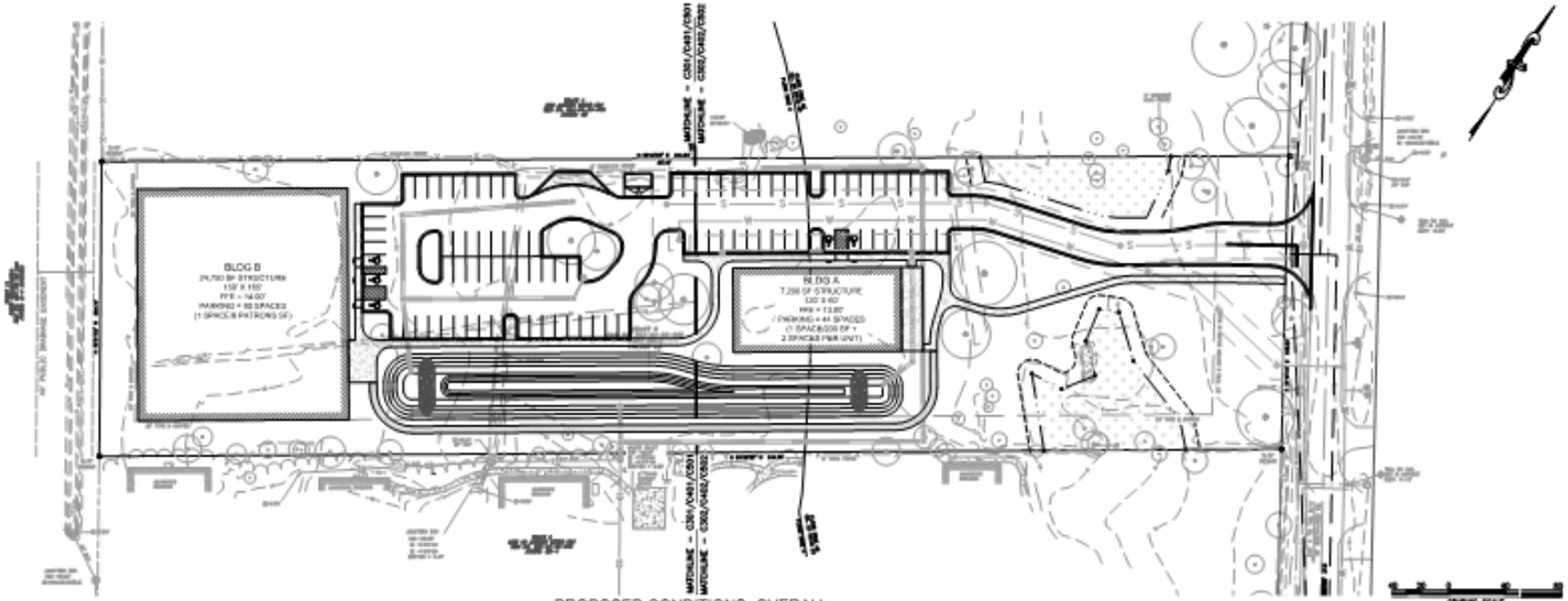

Non-Surgical Center
Public Storage
Dollar General
Charleston
Woodworking School
61
2343 Ashley River Road
Ashley & Pierpont
coin laudry
VGO #22
Teakwood Rd
Ashley River Plantation
For the Love of Art
"your Charleston paint...
Ashley River Rd
Beechwood Rd
Magwood Dr
Grand Oak Apartments
Teakwood Rd
Beechwood Rd
61

LDWELL
NKER
MMERCIAL
ternational, Inc.
744-9877
catlantic.com
pendently Owned and Operated
COMMERCIAL
N (843) 437-0074

EXHIBIT B - OVERALL LAYOUT PLAN



EXSTING CONDITIONS -OVERALL



PROPOSED CONDITIONS -OVERALL

C BAKER ENGINEERING, LLC

OVERALL LAYOUT PLAN
2343 ASHLEY RIVER ROAD MIXED-USE
2343 ASHLEY RIVER ROAD, LLC
TMS NO. 354-04-00-005
CITY OF CHARLESTON, SC

NO.	DATE	DESCRIPTION

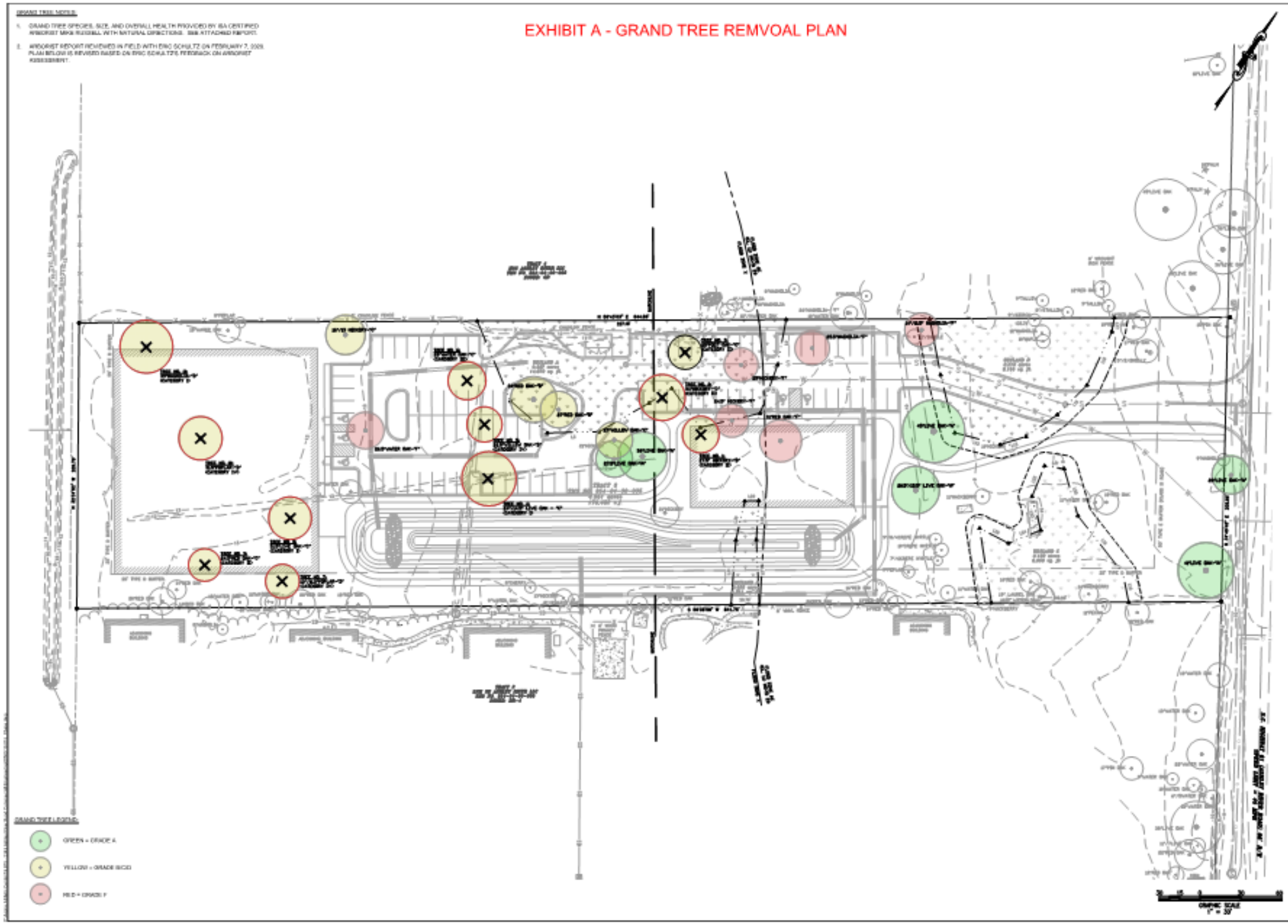
PROJECT NO.: 18-018
PROJECT DATE: OCTOBER 22, 2019
DRAWN BY: CBB
CHECKED BY: CBB
SCALE: 1" = 40'

SHEET C002

EXHIBIT A - GRAND TREE REMVOAL PLAN

GRAND TREE NOTES:

1. GRAND TREE SPECIES, SIZE, AND OVERALL HEALTH PROVIDED BY ISA CERTIFIED ARBORIST MIKE RUSSELL WITH NATURAL DIRECTIONS. SEE ATTACHED REPORT.
2. ARBORIST REPORT REVIEWED IN FIELD WITH ERIC SCHULTZ ON FEBRUARY 7, 2020. PLAN BELOW IS REVISED BASED ON ERIC SCHULTZ'S FEEDBACK ON ARBORIST ASSESSMENT.



CBAKER ENGINEERING, LLC

GRAND TREE REMOVAL PLAN
2343 ASHLEY RIVER ROAD MIXED-USE
2343 ASHLEY RIVER ROAD, LLC
TMS NO. 354-04-00-005
CITY OF CHARLESTON, SC

REV	DATE	DESCRIPTION
A	10/22	ISSUED FOR BZA REVIEW

PROJECT NO: 19-015
PROJECT DATE: OCTOBER 22, 2019
DRAWN BY: CBD
CHECKED BY: CSB
SCALE: 1" = 30'

SHEET: BZA

EXHIBIT C - NATURAL DIRECTION TREE ASSESMENT

Baker 2343 Hwy 61

Tree Number	DBH	Speices	Grade	Comments	Comments	Condition
1	29	Live oak	B			Good
2	41	Live oak	B			Good
3A	15.5	water oak	D	Leaning		Poor
3B	19	laurel oak	D	Leaning		Poor
4	15.5-20.5	Live oak	B	Leaning		Good
5	45	Live oak	B	Hollow base		Good
6	11.5-14	magnolia	D	Hollow base		Poor
7	26	magnolia	F	Hollow		Poor
8	25.5	magnolia	D	Hollow base	Forked	Poor
9	25	hickory	D	Broken top	Hollow	Poor
10	31	water oak	F	Broken top	Hollow	Poor
11	24.5	hickory	F	Hollow base	Leaning	Poor
12	27.5	hickory	B			Good
13	34	hickory	C	Possibly Hollow		Fair
14	25	post oak	C			Fair
15	27	willow oak	C	Storm damage	Cavity	Fair
16	36	Live oak	B			Good
17	27.5	Live oak	B	Leaning		Good
18	27	red oak	B	Slight lean		Good
19	34	red oak	C	Storm damage		Fair
20	28	willow oak	C	Storm damage		Fair
21	28	water oak	C	Leaning		Fair
22	26.5	willow oak	D	Hollow	Forked	Poor
23	14.5-24	Live oak	C	Poor form	Leaning	Fair
24	31.5	Live oak	C	Suppressed	Hollow base	Fair
25	13-11.5	poplar	D	V shaped crotch		Poor
26	24.5	red oak	C	V shaped crotch		Fair
27	30	sweet gum	D	Storm damage	Hollow base	Poor
28	31.5	poplar	D	V shaped crotch	Poor form	Poor
29	39	magnolia	C	Hollow base		Fair
30	26.5	water oak	F	Hollow		Poor
31	13-16	hickory	C	Poor form	Leaning	Fair

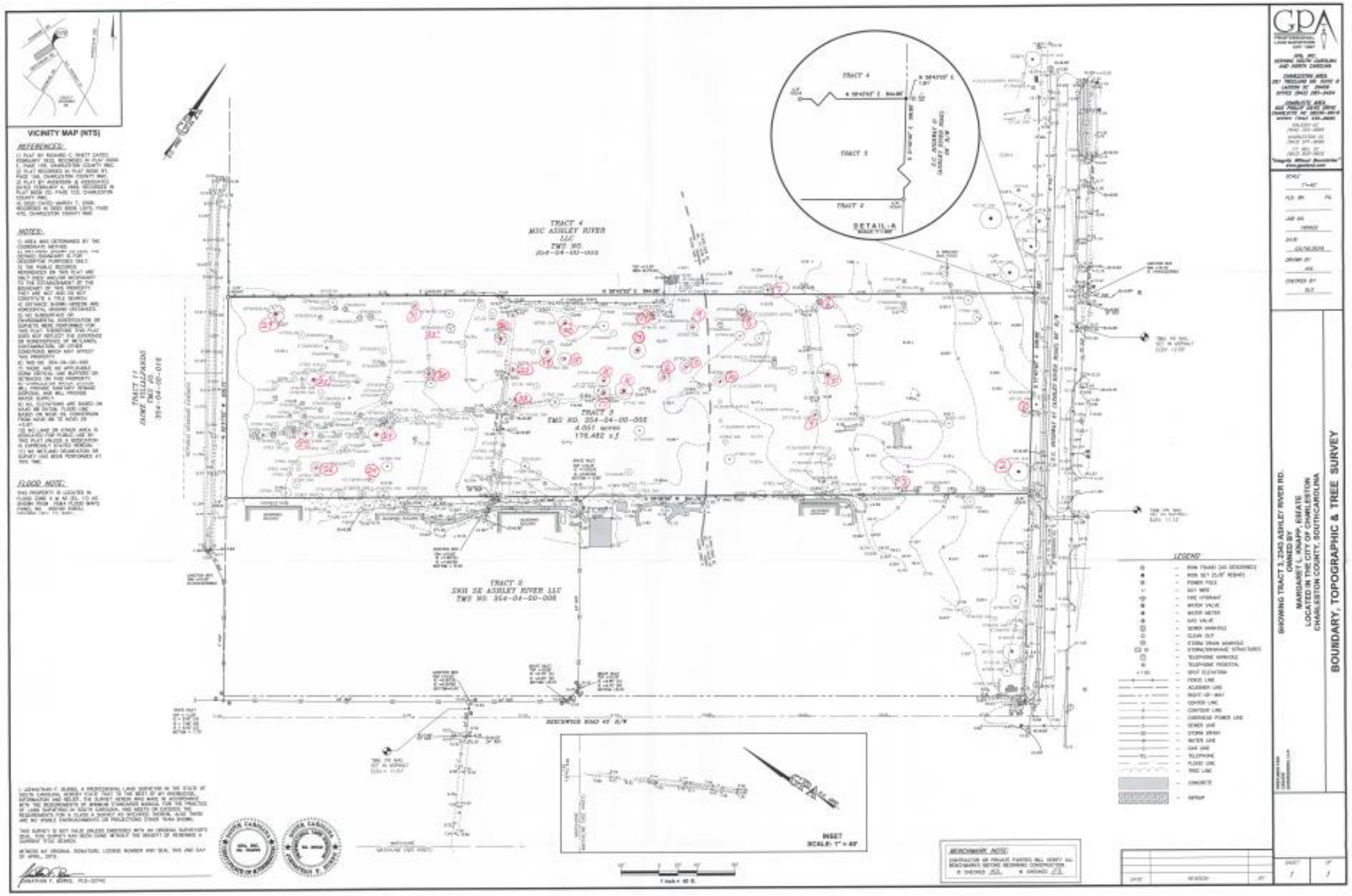


EXHIBIT E - TREE PHOTOGRAPHS

TREE NO. 1 – 27.5" HICKORY – GRADE "B"

TREE NO. 2 – 34" HICKORY – GRADE "C"

TREE NO. 3 – 25" POST OAK – GRADE "C"

TREE NO. 1 – 27.5" HICKORY – GRADE "B"

TREE NO. 2 – 34" HICKORY – GRADE "C"

TREE NO. 3 – 25" POST OAK – GRADE "C"

TREE NO. 4 – 24"/14.5" LIVE OAK – GRADE "C"

TREE NO. 5 – 26.5" WILLOW OAK – GRADE "D"

TREE NO. 6 – 28" WATER OAK – GRADE "C"

TREE NO. 4 – 24"/14.5" LIVE OAK – GRADE "C"

TREE NO. 5 – 26.5" WILLOW OAK – GRADE "D"

TREE NO. 6 – 28" WATER OAK – GRADE "C"

TREE NO. 7 – 13"/11.5" POPLAR – GRADE "D"

TREE NO. 8 – 31.5" LIVE OAK – GRADE "C"

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TREE NO. 7 – 13"/11.5" POPLAR – GRADE "D"

TREE NO. 8 – 31.5" LIVE OAK – GRADE "C"

TREE NO. 9 – 24.5" RED OAK – GRADE "C"

TREE NO. 10 – 31.5" POPLAR – GRADE "D"

TREE NO. 11 – 39" MAGNOLIA – GRADE "D"

TREE NO. 10 – 31.5" POPLAR – GRADE "D"

TREE NO. 11 – 39" MAGNOLIA – GRADE "D"