



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

July 1, 2020

5:00 PM

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

****Video and microphone is currently disabled for all attendees.****
This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— *Chair*

Amanda Graham Barton

Emmanuel Ferguson

Andrew Hargett

Paula Murphy

Nell Postell

Jeff Webb

Your City of Charleston Staff are:

Eric Schultz, *TRC
Administrator*

Scott Valentine, *TRC
Coordinator*

Lee Batchelder, *Zoning
Administrator*

Bethany Whitaker, *Clerk*

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- 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
- d. the authorization of a 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.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

1150 FOLLY ROAD

(James Island)

TMS # 425-13-00-030

Request a variance from Sec. 54-347 to allow a reduce landscape buffer width.

Zoned RO

+ Original application date 1/30/2020



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

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 Perking 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@blrlinker.com

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

Zoning of property: R0

Information required with application: (check information submitted)

- Scaled site plan or plot 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: [Signature] Date: 5/18/2020

For office use only	Date application received _____	Fee \$ _____	Time application received _____
Staffperson _____		Receipt # _____	
Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov			

BZA-SD Application (continued)

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 444. Requesting extension of an existing - non-conforming structure. Building is used 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, July 1, 2020

ITEM A 1

1150 Folly Rd.

(James Island)

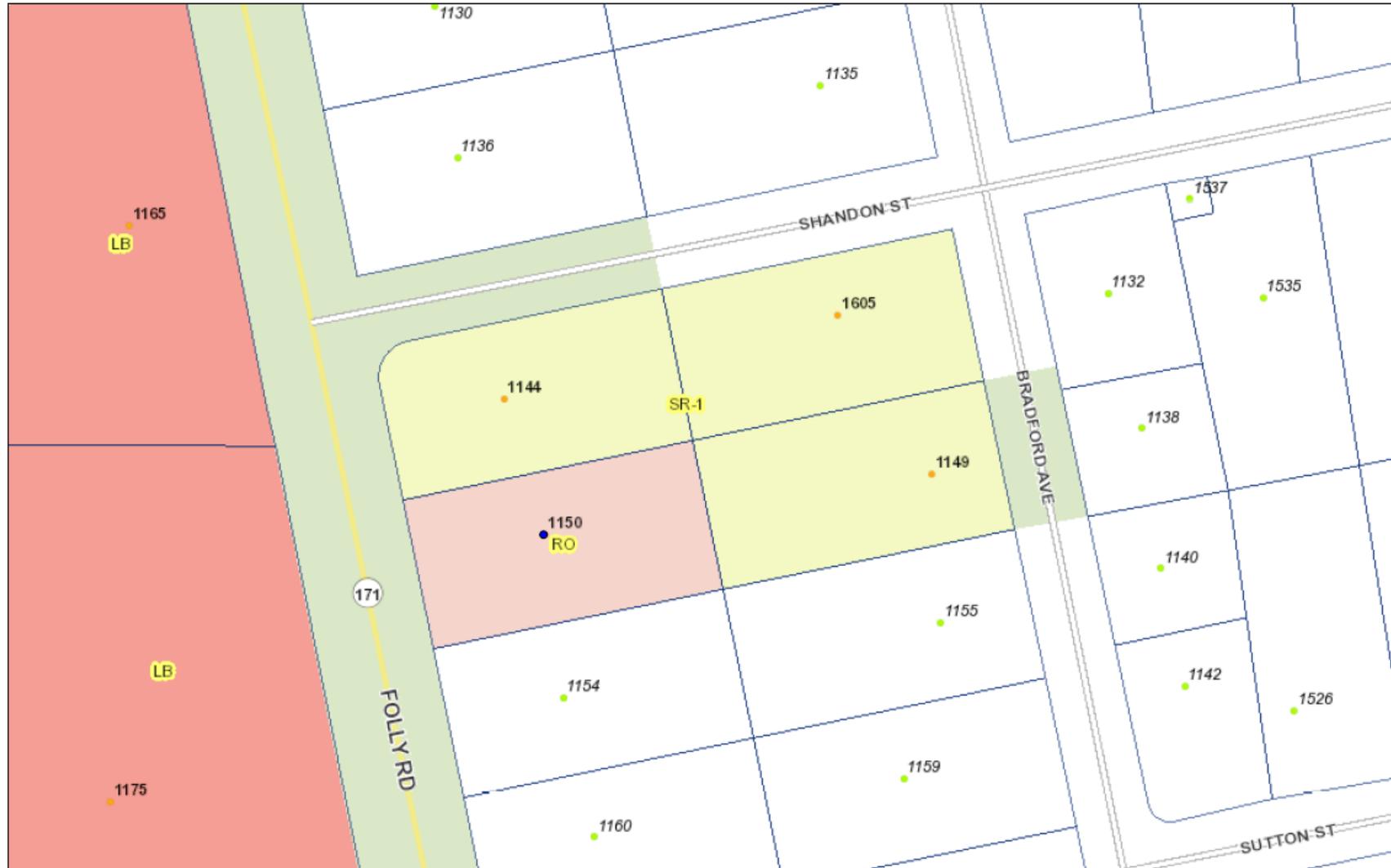
TMS# 425-13-00-030

ZONED RO



 Subject Property

1150 Folly Road



March 3, 2020

pointLayer

• Override 1

• Addresses

• Charleston County Addresses

Streets

Interstae

US Hwy

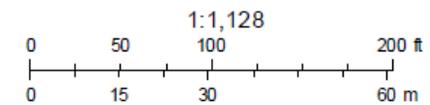
State Hwy

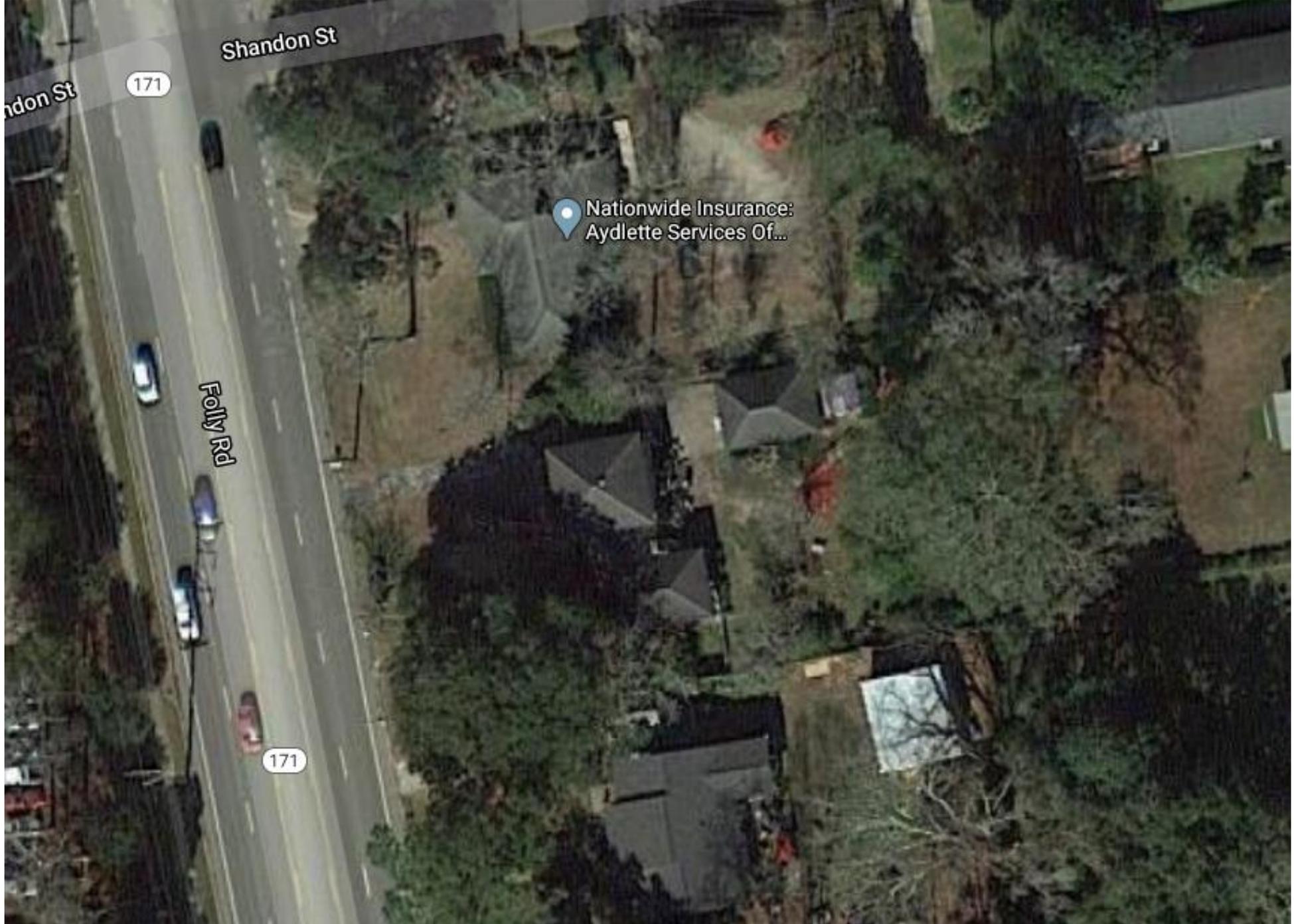
Major Road

Streets

Pedestrian

Forest





Shandon St

171

Shandon St

Folly Rd

171

Nationwide Insurance:
Aydlette Services Of...



Studio
291
LLC

291 South Folly Road, Charleston, SC 29405
P: 843.739.1111

This drawing is the property of Studio 291 LLC. It is to be used for the project and site only. Any other use, reproduction, or distribution without the written consent of Studio 291 LLC is prohibited.



Project: Renovation @
1150 Folly Rd., Charleston, South Carolina
Sheet No: ORIGINAL SITE PLAN

C. P. in Charge	
Job	
Job Captain	
Drawn By	
Checked By	
Date Drawn	
Issued for Pricing	
Issued for Permit	
Revisions	
No.	Description
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
Issue Date	

Project Number: 15-291-781
Sheet: 22 of 25
C1

JEFF KOZELSKI
LOT 2 BLOCK L
TMS 425-13-00-032

LINDA M. AYDLETTE TRUST
LOT 1 BLOCK L
TMS 425-13-00-031

DARRELL JOHN CRAWFORD
LOT 3 BLOCK L
TMS 425-13-00-033

LISA MARIE SPRADLIN
LOT 21 BLOCK L
TMS 425-13-00-029

JEAN H. SMITH
LOT 4 BLOCK L
TMS 425-13-00-034

FOLLY ROAD
SC HWY. 171

1/4" TO R/W
SHANNON STREET
S-10-1708

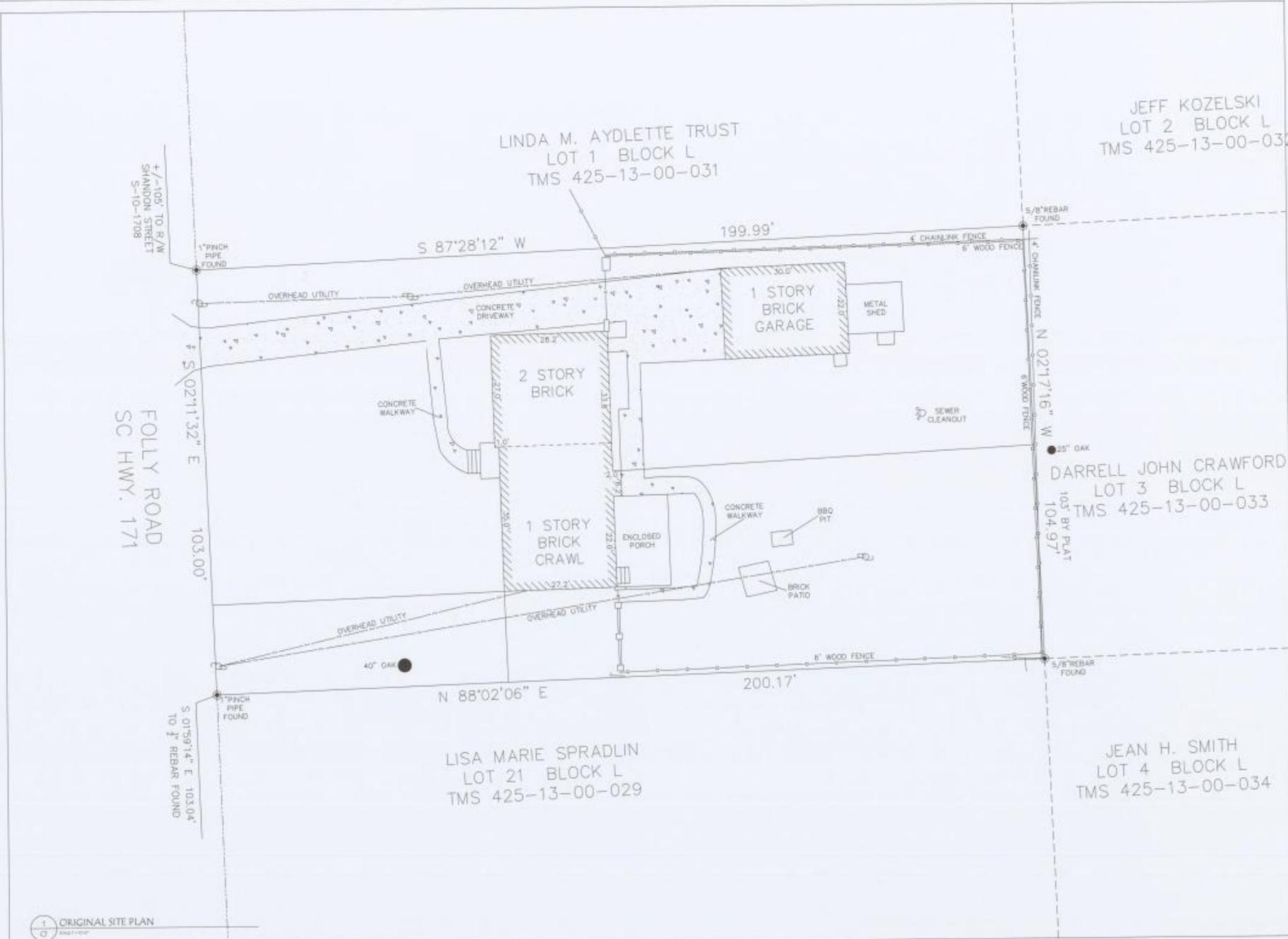
S 01°59'14" E 103.04'
TO 1/2" REBAR FOUND

S 02°11'32" E 103.00'

S 87°28'12" W 199.99'

N 88°02'06" E 200.17'

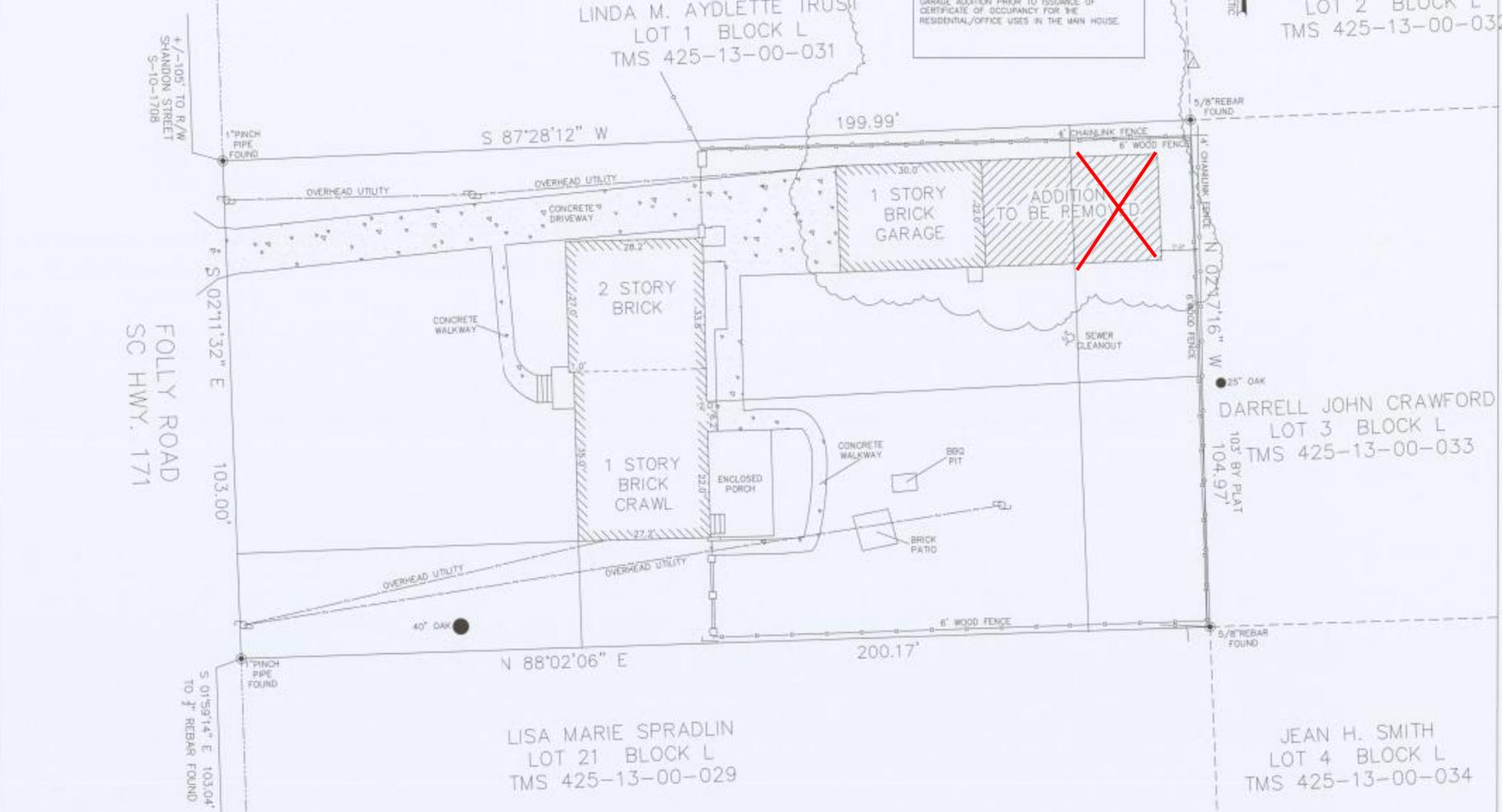
N 02°17'16" W 104.97'





NOTES & REFERENCES

1. REFERENCE PLAT BY ALL. DEED RECORDS IN THE CHARLESTON CO. PUBLIC OFFICE IN PLAT BOOK # AT PAGE 12.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCES DOCUMENTS AND FIELD EVIDENCE. THIS SURVEY DOES NOT GUARANTEE TITLE NOR EXPECT ANY ENCUMBRANCES NOT SHOWN ON THE REFERENCED PLAT.
3. CORRECTION IS TO THE PARTY PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT RESPONSIBLE TO ANY OTHER ADJUSTING OR INDIVIDUALS.
4. 0.478 ACRES.



LINDA M. AYDLETTE TRUST
LOT 1 BLOCK L
TMS 425-13-00-031

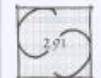
JEFF KOZELSKI
LOT 2 BLOCK L
TMS 425-13-00-032

DARRELL JOHN CRAWFORD
LOT 3 BLOCK L
TMS 425-13-00-033

LISA MARIE SPRADLIN
LOT 21 BLOCK L
TMS 425-13-00-029

JEAN H. SMITH
LOT 4 BLOCK L
TMS 425-13-00-034

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



Studio
291
L L C

1150 Folly Road, Ste. 201
Charleston, South Carolina 29405
P: 803.762.2911

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Project: Renovation @ 1150 Folly Rd., Charleston, South Carolina
Date: 10/20/19
EXISTING SITE PLAN

S. P. in Charge	
Drawn By	
Check Drawn	
Issue for Pricing	
Issue for Permit	
Scale	
Sheet	
Issue Date	

Project Number: 19-291-76
Sheet 2 of 10
C2

+/- 100' TO R/W
SHANNON STREET
S-10-1708

FOLLY ROAD
SC HWY. 171

S 01°56'14" E 103.00'
TO S' REBAR FOUND

LINDA M. AYDLETTE TRUST
LOT 1 BLOCK L
TMS 425-13-00-031

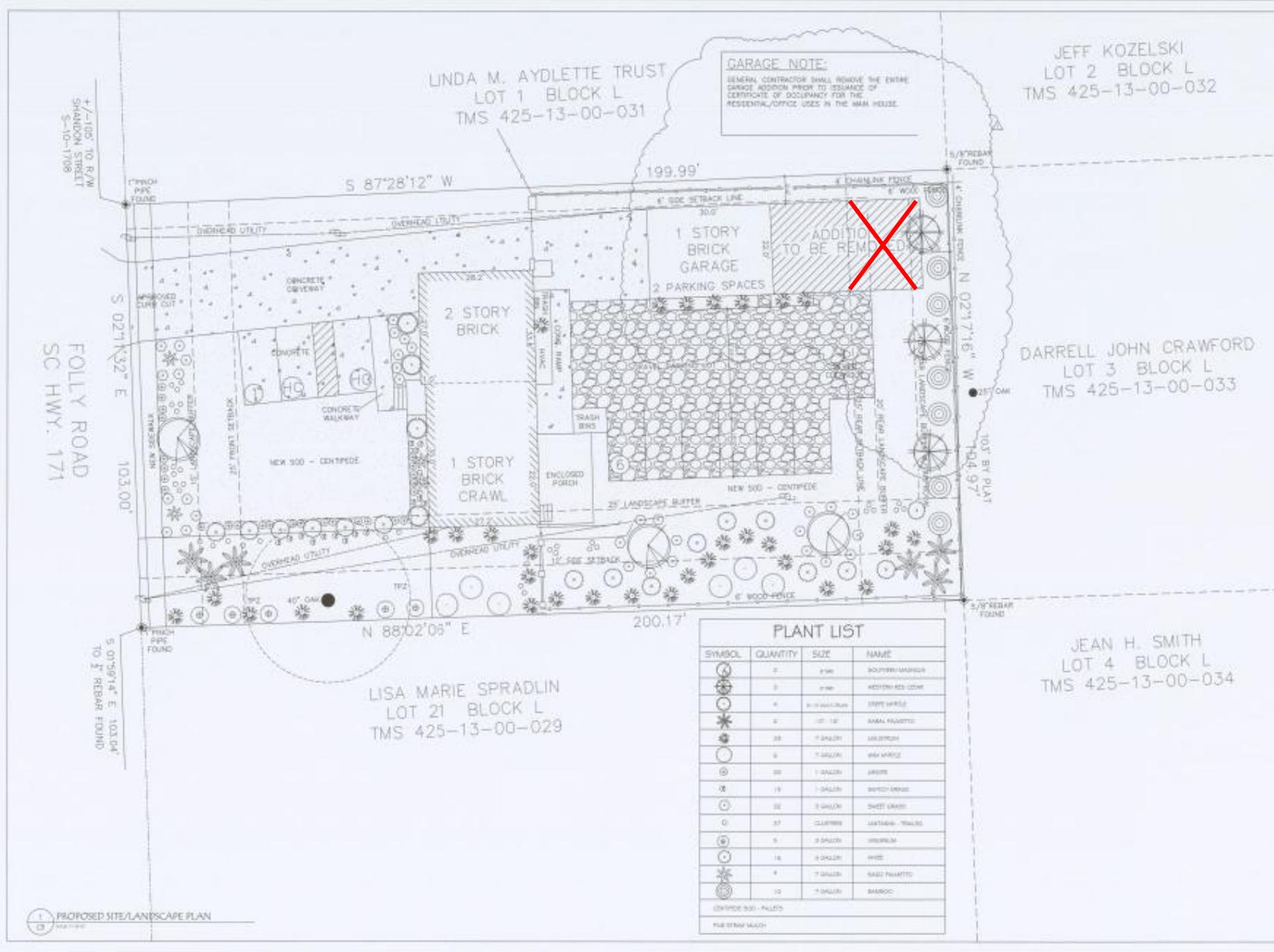
JEFF KOZELSKI
LOT 2 BLOCK L
TMS 425-13-00-032

DARRELL JOHN CRAWFORD
LOT 3 BLOCK L
TMS 425-13-00-033

JEAN H. SMITH
LOT 4 BLOCK L
TMS 425-13-00-034

LISA MARIE SPRADLIN
LOT 21 BLOCK L
TMS 425-13-00-029

GARAGE NOTE:
GENERAL CONTRACTOR SHALL REMOVE THE ENTIRE GARAGE ADDITION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL/OFFICE USES IN THE MAIN HOUSE.



PLANT LIST

SYMBOL	QUANTITY	SIZE	NAME
(Symbol)	2	4" IN	SOUTHERN MANGROVE
(Symbol)	2	4" IN	MEDICINAL RED CEDAR
(Symbol)	4	4" IN	SPYRACULAR
(Symbol)	4	10' - 12'	SMALL PALMETTO
(Symbol)	20	2" GALON	GERANIUM
(Symbol)	6	2" GALON	WAX MYRTLE
(Symbol)	20	1" GALON	GRASS
(Symbol)	18	1" GALON	SPYRACULAR
(Symbol)	22	2" GALON	SHRUB
(Symbol)	37	4" GALON	JANTANA - TALLER
(Symbol)	9	2" GALON	HYDRANGEA
(Symbol)	18	2" GALON	HYDRANGEA
(Symbol)	4	2" GALON	SMALL PALMETTO
(Symbol)	12	2" GALON	BANANA

CEYRIDE 500 - PALMS
THE OTHER MARCH



100 South Park Drive, Ste. 200
Charleston, SC 29405
Phone: 843.799.2911
Fax: 843.799.2912
www.studio291.com

Project: Renovation @ 1150 Folly Rd., Charleston, South Carolina
Sheet No: 11
Scale: 1/8" = 1'-0"

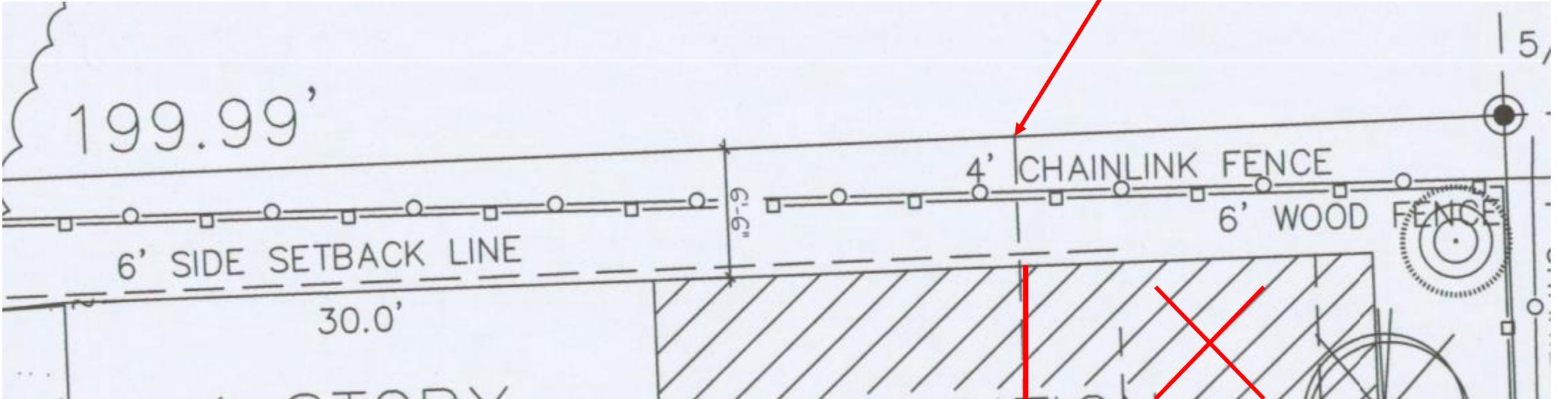
PROPOSED SITE/LANDSCAPE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10-23-19	ISSUED FOR PERMITS

Project Number: 19-231-751
Date: 10/23/19
Sheet: 11 of 11

25' rear setback line



Agenda Item #B-1

101 SYCAMORE AVENUE

(Magnolia)

TMS # 418-09-00-075

Request a variance from Sec. 54-347 to allow a reduced landscape buffer width.

Zoned RO



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: July 1st or next available BZA-SD meeting

Property Address 101 Sycamore Avenue, Charleston SC 29407 TMS # 418-09-00-075

Property Owner David Nauheim Daytime Phone 843-534-5084

Applicant Brittany Smith Daytime Phone 843-258-5160

Applicant's Mailing Address 2811 Azalea Dr, Charleston SC 29405

E-mail Address britany@meadorsinc.com

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

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)
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 [Signature] Date 6/1/2020

For office use only
Date application received
Staffperson
Time application received
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 for our variance narrative
[Blank lines for response]

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):

[Blank lines for response]

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.

RE: 101 Sycamore Avenue
Charleston SC 29407

Variance Narrative

The attached site plan proposal for 101 Sycamore Avenue allows for six parking spaces and a landscaping buffer between the parking and the adjoining neighboring residential home. This proposal is the safest and most efficient parking layout possible given the setback and zoning ordinance requirements.

The zoning ordinance and net square footage results in a minimum requirement of four (4) parking spaces. The owner may eventually add a 245 square foot addition to the back of the building, which would raise the minimum required spaces to five (5). While the current minimum is four, a six-space site plan will do a far better job of avoiding or minimizing parking in the neighborhood during anticipated routine uses of the building.

On a daily basis, there may be only two to three (2-3) employees in the building. However, it will not be uncommon for the law firm to host a deposition. A deposition will bring a minimum of four (4) occupants to the building (a court reporter, a deponent, and an attorney for each side of the case). At the same time, another law firm employee may be working elsewhere in the building, bringing total occupants to five (5). If there are only four spaces, in which one space is reserved for ADA parking, a typical deposition will push two cars into the neighborhood.¹ On the other hand, if there are six (6) spaces, a typical deposition will not push any cars into the neighborhood.

While parking in the neighborhood on occasion cannot be completely avoided, a site plan that allows for six spaces will minimize parking in the neighborhood far better than a four-space site plan. What is more, the proposed site plan accomplishes this with only minimal encroachment on the setbacks and buffers.

As proposed, the only encroachment into the required twenty-five (25) foot landscape buffer will be the corner of three out of the six proposed parking spaces. While this encroachment is minimal, to mitigate the impact on the adjoining neighbor, we propose a combination of 6' privacy fencing and landscaping to screen the parking from the neighboring property. Per the zoning ordinance under section 54-347 – Item C. "Where deemed appropriate by the Zoning Administrator, non-vegetative screening devices, including fences, walls and earthen berms may be substituted for a portion of the "Required Plantings per one Hundred Feet" in buffer types B, D, F, J and K."

¹ This assumes that none of the occupants will have a handicapped permit and that space will be unused.

The owner has spoken with Jacklyn Atkinson, the owner of the residential home at 103 Sycamore. She is fully supportive of the proposed site plan and has signed a letter in support of our variance application.

In addition to the request for a landscape buffer variance we are also requesting a variance to remove the twenty-three inch (23") gum tree. The existing tree impacts the ability to create a safe entrance from Sycamore Avenue to the new parking spaces. In addition, the tree, if kept, would limit the ability to respect the fifty (50) foot setback from the intersection right of way of Paula Dr. and Sycamore Ave., as well as the ability to respect the twenty-five foot (25') landscape buffer. In response to removing the existing tree we will add multiple trees to accommodate the landscape buffer and would also propose to add a substantial tree to the back portion of the property to replace the tree that is being removed. The amount of trees and species will be dependent on the parking layout and variances that are granted, once we have that direction we will be able to update the landscaping plans accordingly.

Letter of Support

May, 2020

Eric Shultz
City of Charleston, Principal Planner – Department of Planning
80 Broad Street
Charleston, SC 29401

Re: 101 Sycamore Ave, Charleston SC 29407

Dear Mr. Shultz,

I have met with Mr. Nauheim and reviewed the drawings for the proposed parking plan for 101 Sycamore Avenue and support this project.

 5-31-20
Name Date

103 Sycamore Ave

Address

Letter of Support

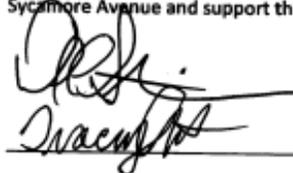
May, 2020

Eric Shultz
City of Charleston, Principal Planner – Department of Planning
80 Broad Street
Charleston, SC 29401

Re: 101 Sycamore Ave, Charleston SC 29407

Dear Mr. Shultz,

I have met with Mr. Nauheim and reviewed the drawings for the proposed parking plan for 101 Sycamore Avenue and support this project.

 5-31-20
Name Date

1 Paula Dr. 29407

Address

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, July 1, 2020

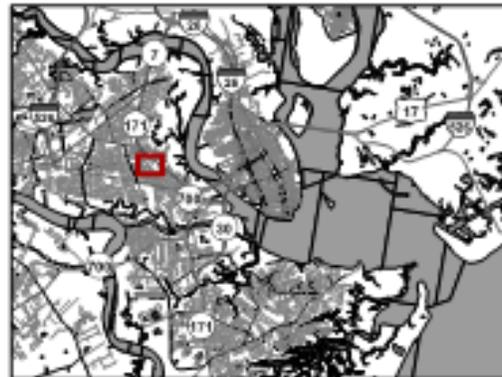
ITEM B 1

101 Sycamore Ave.

(Magnolia)

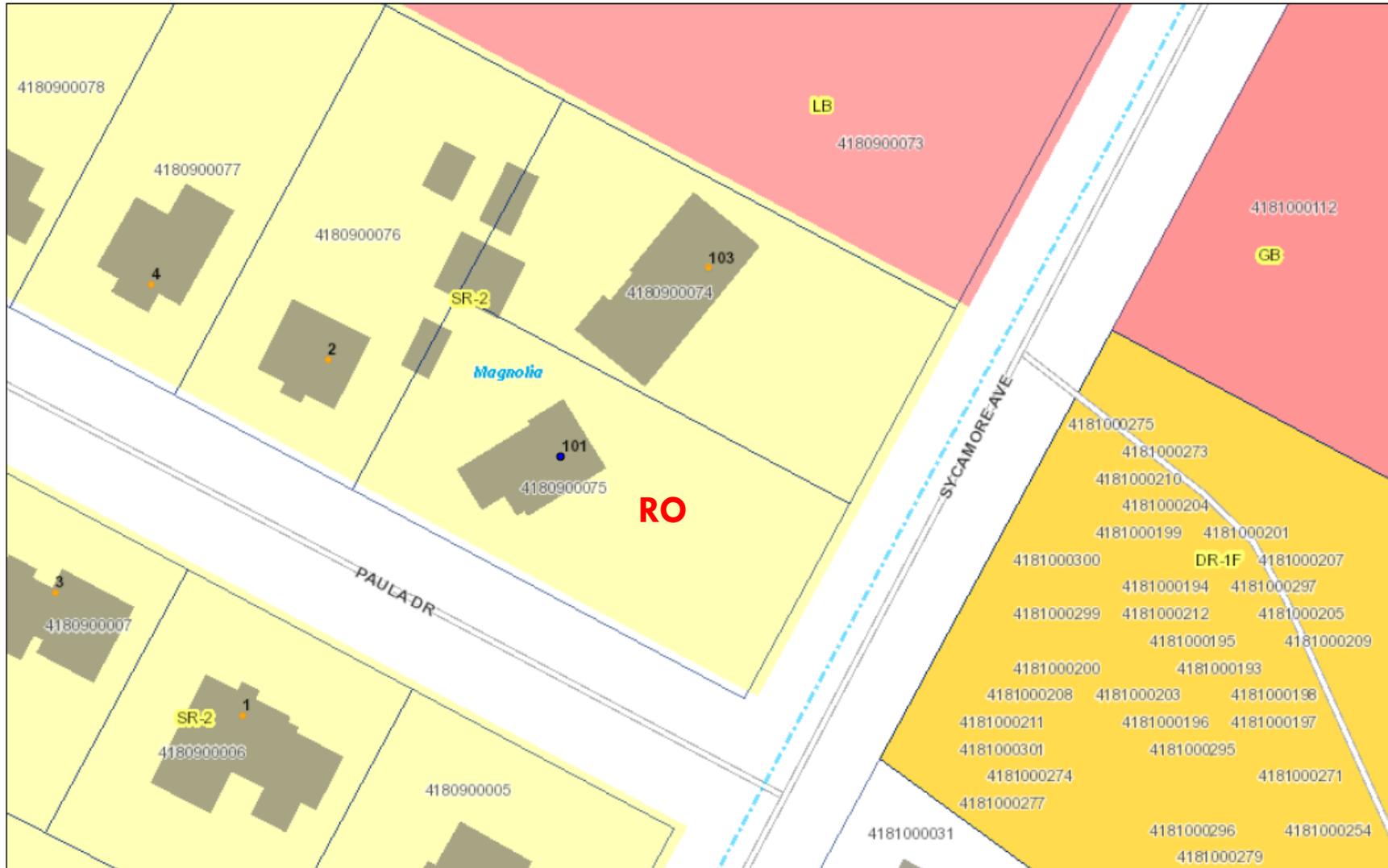
TMS# 418-09-00-075

ZONED RO



 Subject Property

101 Sycamore Avenue



June 23, 2020

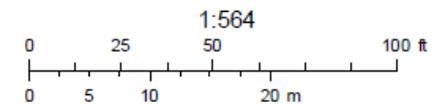
pointLayer

• Override 1

▣ Neighborhood Councils

• Addresses

• Charleston County Addresses





0079

4180900078

4180900073

4180900077

4180900076

103

4180900074

PAULA DR

SYCAMORE AVE

4181000279

4181000276

4181000272

41810

4181000269

41810

4181000265

41810

4181000201

4181000135

4181000277

4181000133

4181000202

4181000193

4181

4181000198

4181000271

4181000210

008

4180900007

4180900005

4180900005

4180900002

4181000031

4181000274

23

24

SPEED
LIMIT
30



MAGNOLIA
Magnolia Ave

20

WATCH
CHILDREN

MAGNOLIA

Cont



Agenda Item #B-2

161 SEVEN FARMS DRIVE

(Daniel Island)

TMS # 275-00-00-078 & 183

Request a variance from Sec. 54-327 to allow the removal of four grand trees.

Request a variance from Sec. 54-330 to allow a reduced impervious construction setback near the bases
of four grand trees

Zoned DI-TC



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: July 1, 2020 (Submittal date: June 1, 2020)

Property Address 7596, 161 Seven Farms Drive, Charleston, SC 29492 TMS # 275-00-00-183 & 275-00-00-078

Property Owner City of Charleston (Lessee: Beemok Sports LLC) Daytime Phone 843-266-3892

Applicant Lee Gastley / SeamonWhiteside+ Daytime Phone 843-884-1667

Applicant's Mailing Address 501 Wanda Park Boulevard, Suite 200, Mount Pleasant, SC 29464
E-mail Address ppooplas@seamonwhiteside.com
lgastley@seamonwhiteside.com

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

Zoning of property DI-TC

Information required with application: (check information submitted)

- Scaled site plan or plot 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 [Signature] Date 6/1/2020

For office use only		
Date application received	Fee \$	Time application received
Staffperson	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 document.

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, July 1, 2020

ITEM B 2

161 Seven Farms Dr

(Daniel Island)

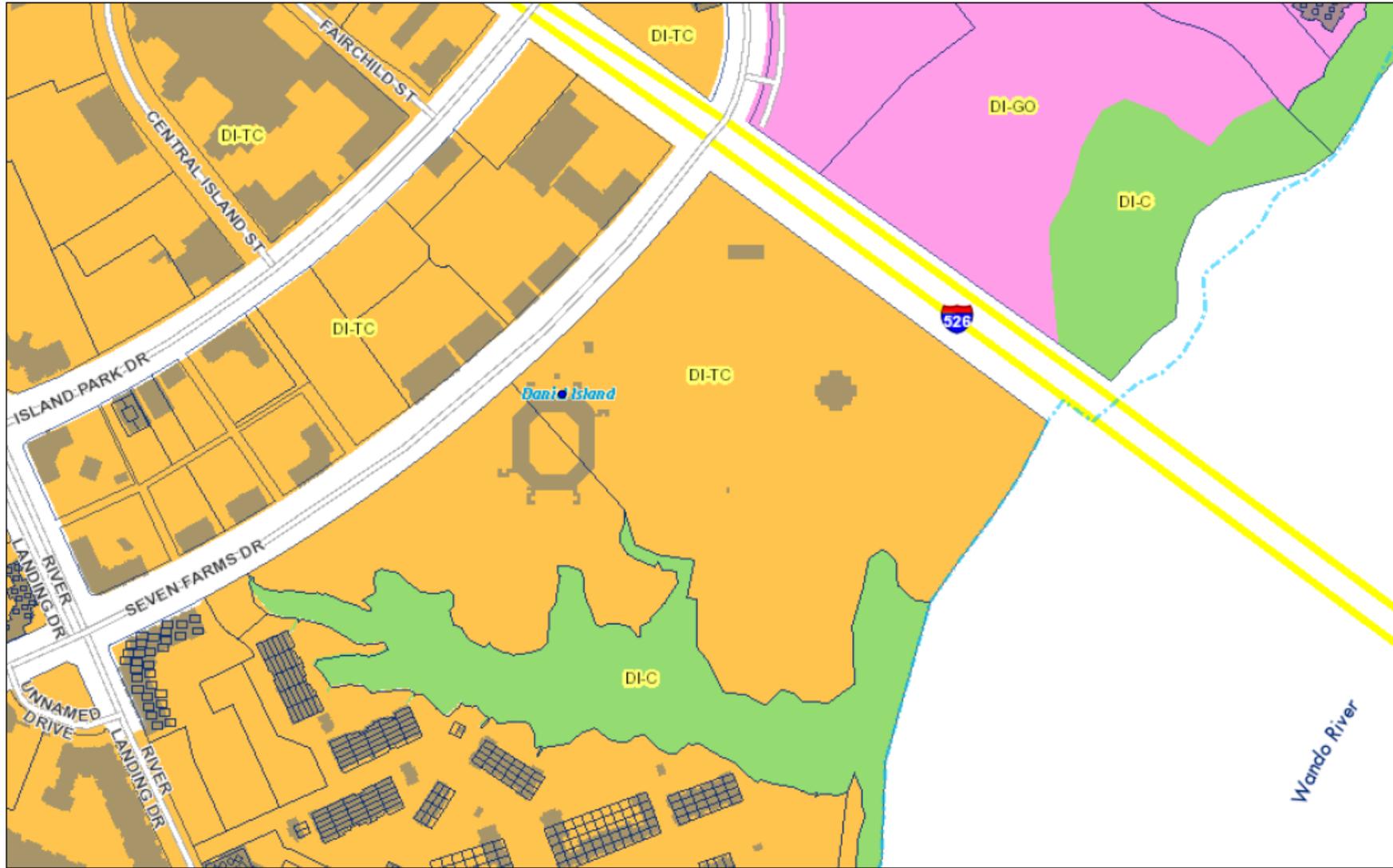
TMS# 275-00-00-078 & 183

ZONED DI-TC



 Subject Property

161 Seven Farms Drive



June 23, 2020

pointLayer

• Override 1

□ Neighborhood Councils

Streets

— Interstate

— US Hwy

— State Hwy

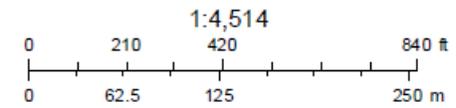
— Major Road

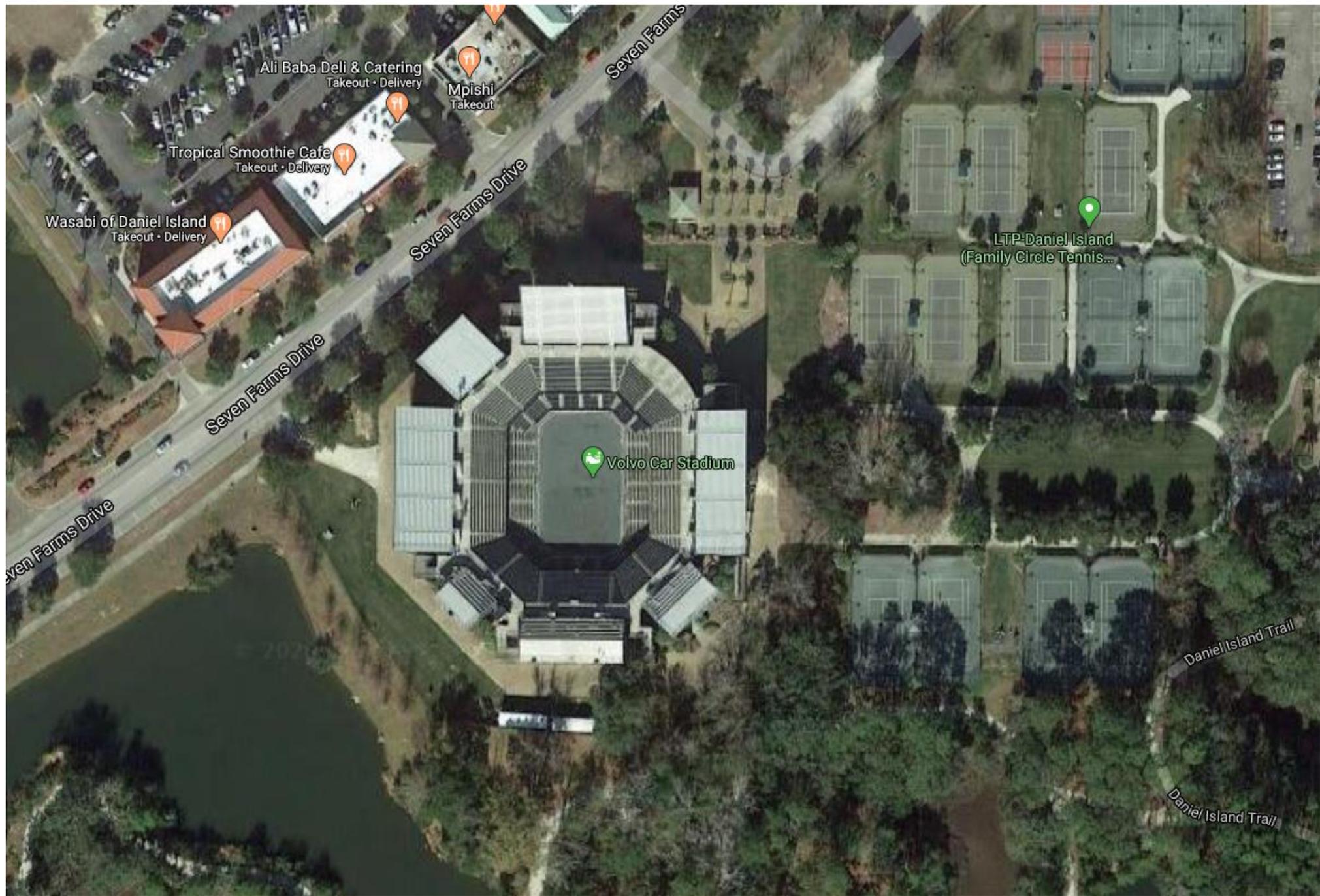
— Streets

— Pedestrian

— Forest

□ Parcels with TMS





VOLVO CAR STADIUM MODIFICATIONS

DANIEL ISLAND, CITY OF CHARLESTON, SC

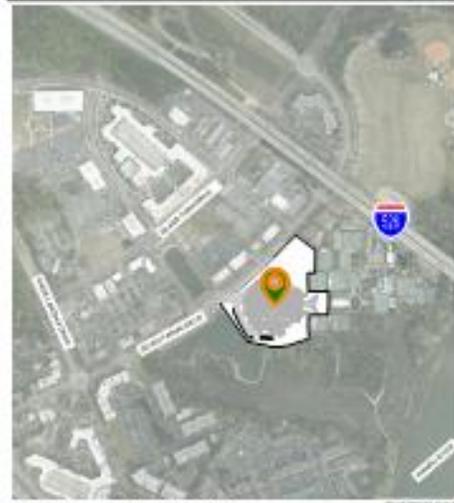
BOARD OF ZONING APPEALS SUBMITTAL | JUNE 1, 2020

TMS# 275-00-00-078 & 275-00-00-183



MOUNT CLEMENT, SC
44144 707
GREENVILLE, SC
841 28 008
SUMMERVILLE, SC
843 52 173
SPARTANBURG, SC
803 535 100
CHARLOTTE, NC
843 535 1000

SITE LOCATION MAP



PROJECT DESCRIPTION

The Volvo Car Stadium Modification aims to enhance the stadium's overall fan experience and functionality. The project includes the addition of new seating areas, concessions, and amenities, as well as the renovation of existing areas. The project also includes the installation of new lighting and signage, and the improvement of the stadium's accessibility. The project is expected to be completed in late 2021.

GENERAL NOTES

1. ALL DIMENSIONS ARE BASED ON THE EXISTING TOPOGRAPHY AND UTILITIES. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND UTILITIES PRIOR TO BEGINNING WORK. IN CASE THE CONTRACTOR FINDS ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

SITE RENDERING



42 VOLVO CAR STADIUM CITY 033

© ROSSETTI 04.27.2020

VOLVO CAR STADIUM	
NO. 1	PROJECT
NO. 2	SITE PLAN
NO. 3	TRUCK TRAILER, SERVICE ENTRANCE
NO. 4	TRUCK TRAILER, SERVICE ENTRANCE
NO. 5	TRUCK TRAILER, SERVICE ENTRANCE
NO. 6	TRUCK TRAILER, SERVICE ENTRANCE
NO. 7	TRUCK TRAILER, SERVICE ENTRANCE
NO. 8	TRUCK TRAILER, SERVICE ENTRANCE
NO. 9	TRUCK TRAILER, SERVICE ENTRANCE
NO. 10	TRUCK TRAILER, SERVICE ENTRANCE

PROJECT CONTACTS

ARCHITECT
ROSSETTI
140 WEST FORT SUMMIT 400
SPRING, MA 01508
CONTACT: ERIC PHILLIPS
PHONE: (513) 443-9781

ENGINEER & LANDSCAPE ARCHITECT
SCARON WHITEHEAD & ASSOCIATES, LLC
801 HANCOCK PARK BLVD., SUITE 700
MOUNTAIN VIEW, SC 29594
CONTACT: PRAE PEGGLES
PHONE: 843-844-1881

GENERAL CONTRACTOR
REMARK SPORTS LLC
205 ANNE STREET SUITE 200
CHARLESTON, SC 29401

OWNER
CITY OF CHARLESTON
2 CHURCH STREET
CHARLESTON, SC 29401

ADJACENT PROPERTY CONTACTS
CHARLESTON WATER SYSTEM
PHONE: (843) 747-4800
CONTACT: LYDIA CHAMBERLAIN

TECHNICAL
SOUTHERN ENERGY
PHONE: (843) 553-4221
CONTACT: WILL REED

CITY OF CHARLESTON
PLANNING DEVELOPMENT
PHONE: (843) 724-1200
CONTACT: ERIC SCHULZE

SCOTT CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (843) 553-8170
CONTACT: JENN WOODRUFF

SCOTT CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
PHONE: (843) 553-8170
CONTACT: JENN WOODRUFF



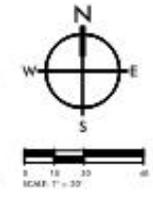
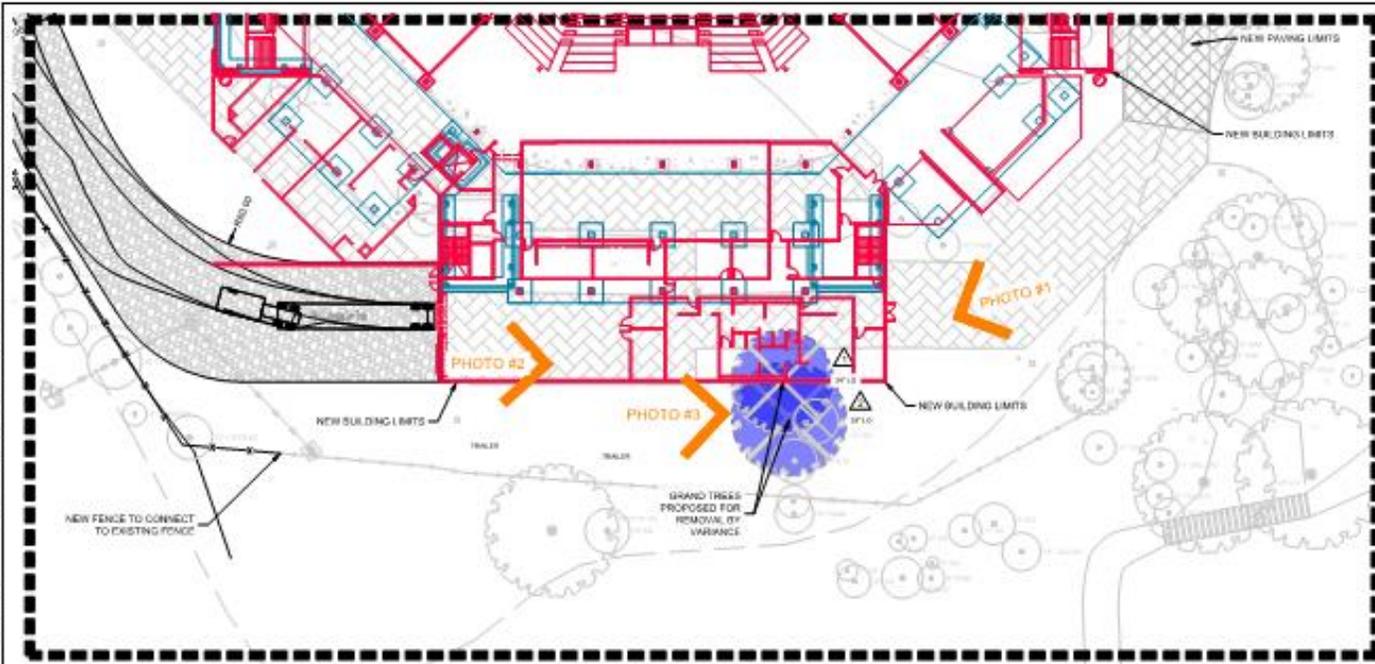
VOLVO CAR STADIUM MODIFICATIONS
BZA SUBMITTAL - JUNE 1, 2020
DANIEL ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA

REV. PROJECT: 04/11
DATE: 04/20/20
DRAWN BY: AJS
CHECKED BY: AJS

REVISION HISTORY	
NO.	DESCRIPTION

TITLE SHEET

COPYRIGHT © SEAMON WHITEHEAD & ASSOCIATES, INC. 851 WAMBO PARK BOULEVARD, SUITE 201 MOUNT PLEASANT, SC 29524-1100 PH: 843.763.2424 FAX: 843.763.2424 WWW.SWWHITEHEAD.COM
 THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



VOLVO CAR STADIUM MODIFICATION GRAND TREE ASSESSMENT

TREE #	DBH	SPECIES	UP/AZE	COMMENTS	BZC
1	33	LIVE OAK	B	GOOD CONDITION	BZA APPROACH REGION
2	39	LIVE OAK	B	GOOD CONDITION	BZA APPROACH REGION
3	34	LIVE OAK	B	GOOD CONDITION	TREE PROTECTION ZONE ENCROACHMENT
4	40	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
5	20 / 26	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
6	14 / 14 / 20	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
7	8 / 8 / 8 / 15 / 4	SHRUB	-	-	BZA APPROACH REGION
8	8 / 7 / 18	SHRUB	-	-	BZA APPROACH REGION

SW SEAMON WHITEHEAD & ASSOCIATES, INC.

MOUNT PLEASANT, SC 843 884 1007
 GREENVILLE, SC 864 292 0008
 SUMMERVILLE, SC 843 322 0118
 SPARTANBURG, SC 864 274 0777
 CHARLOTTE, NC 860 303 4448
 WWW.SWWHITEHEAD.COM



PHOTO #1 - LOOKING WEST TOWARDS BOTH TWO GRAND TREES. 38' LIVE OAK (LEFT) AND 34' LIVE OAK (RIGHT)



PHOTO #2 - LOOKING EAST TOWARDS BOTH TWO GRAND TREES. 34' LIVE OAK (LEFT) AND 39' LIVE OAK (RIGHT)



PHOTO #3 - CLOSE UP OF TREE TRUNK OF GRAND TREES. 34' LIVE OAK (LEFT) AND 39' LIVE OAK (RIGHT)

VOLVO CAR STADIUM MODIFICATIONS
 BZA SUBMITTAL - JUNE 1, 2020
 DANIEL ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA

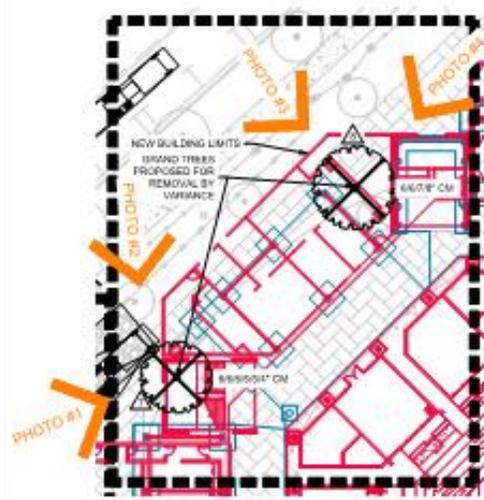
DWN PROJECT: 601
 DATE: 6/1/2020
 DRAWN BY: MIC
 CHECKED BY: JS

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	6/1/2020	ISSUED FOR PERMIT

TREE REMOVAL VARIANCE EXHIBIT I

COPYRIGHT © SOMA, UNIVERSITY & ASSOCIATES, INC. BY ANNEO PARK HOLDINGS, SITE ONE HESANT PLAZANT, SC 29644 | 1001 HETT STREET, SUITE 401 GREENWILL, SC 29609 THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



BUILDING LEGEND	
—	PROPOSED STADIUM EXPANSION FOOTPRINT
—	EXISTING STADIUM FOOTPRINT

GRAND TREE LEGEND			
●	TREE TO BE REMOVED F	⊗	TREE TO BE REMOVED F
●	TREE TO BE REMOVED D	⊗	TREE TO BE REMOVED D
●	TREE TO BE REMOVED C	⊗	TREE TO BE REMOVED C
●	TREE TO BE REMOVED B	⊗	TREE TO BE REMOVED B
●	TREE TO BE REMOVED A	⊗	TREE TO BE REMOVED A
●	TREE TO REMAIN TO BE GRADED	⊗	TREE TO BE REMOVED TO BE GRADED

VOLVO CAR STADIUM MODIFICATION GRAND TREE ASSESSMENT					
TREE #	DBH	SPECIES	SPACE	COMMENTS	RISK
1	24	LIVE OAK	B	GOOD CONDITION	BZA VARIANCE PERMISSIBLE
2	38	LIVE OAK	B	GOOD CONDITION	BZA VARIANCE PERMISSIBLE
3	34	LIVE OAK	B	GOOD CONDITION	TREE PROTECTION ZONE ENCROACHMENT
4	42	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
5	32/22	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
6	14/14/12	LIVE OAK	-	-	TREE PROTECTION ZONE ENCROACHMENT
7	6/8/8/8/8/4	CRAPE MYRTLE	-	-	BZA VARIANCE PERMISSIBLE
8	6/7/7/8	CRAPE MYRTLE	-	-	BZA VARIANCE PERMISSIBLE

SW SEASON WHITESIDE
 MOUNT PLEASANT, SC 29584-1007
 GREENVILLE, SC 29605-0009
 SUMMERVILLE, SC 29582-0718
 SPARTANBURG, SC 29583-1272
 CHARLOTTE, NC 28202-4438
 www.seasonwhiteside.com



VOLVO CAR STADIUM MODIFICATIONS
BZA SUBMITTAL - JUNE 1, 2020
 DANIEL BLANDA, CITY OF CHARLESTON, SOUTH CAROLINA

REV	PROJECT	DATE	DESIGNED BY	CHECKED BY
A	0120			

TREE REMOVAL VARIANCE EXHIBIT II



PHOTO #1 - LOOKING NORTHEAST TOWARDS CRAPE MYRTLE (#7) 6/6/16/16/5/14



PHOTO #2 - LOOKING SOUTH TOWARDS CRAPE MYRTLE (#7) 6/6/16/16/14

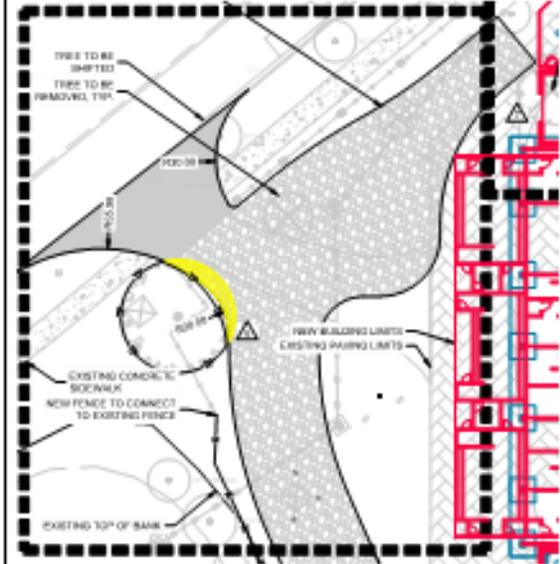


PHOTO #3 - LOOKING SOUTHEAST TOWARDS CRAPE MYRTLE (#8) 6/7/7/18



PHOTO #4 - LOOKING SOUTHWEST TOWARDS CRAPE MYRTLE (#8) 6/7/7/18

COMPANY: SWA GROUP, L.P. PROJECT: VOLVO CAR STADIUM MODIFICATIONS, SUITE 200, UNIVERSITY PARKWAY, SUITE 200, DURHAM, NC 27705
 DATE: 06/11/2020
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO.: 2019-001
 SHEET NO.: C2.5



GRAND TREE LEGEND

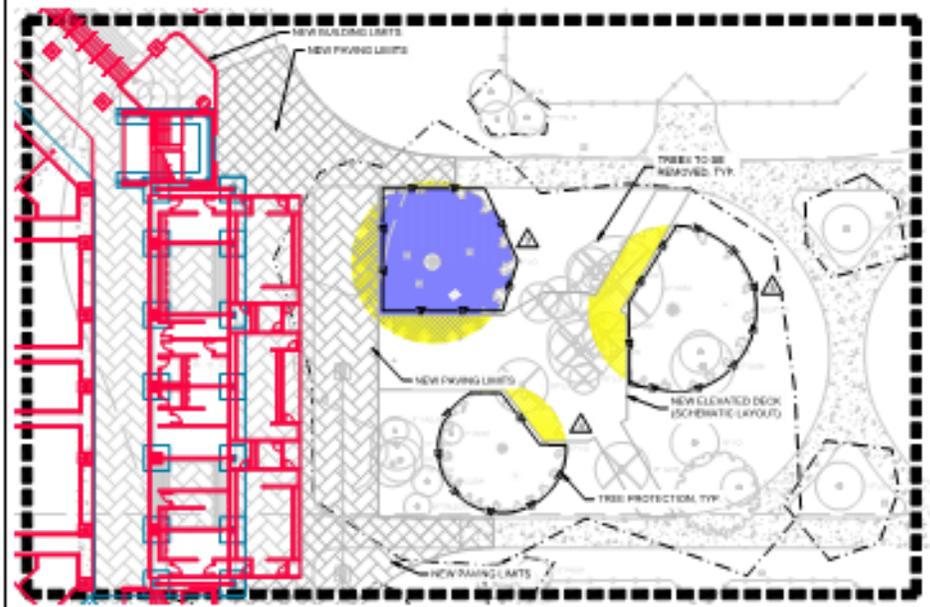
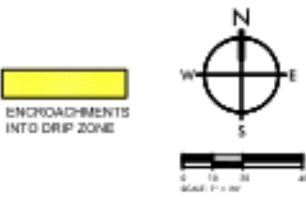
	TREE TO BE REMOVED F		TREE TO BE REMOVED/SHIFTED
	TREE TO BE REMOVED/SHIFTED B		TREE TO BE REMOVED/SHIFTED C
	TREE TO BE REMOVED/SHIFTED C		TREE TO BE REMOVED/SHIFTED D
	TREE TO BE REMOVED/SHIFTED B		TREE TO BE REMOVED/SHIFTED E
	TREE TO BE REMOVED/SHIFTED A		TREE TO BE REMOVED/SHIFTED A
	TREE TO REMAIN TO BE SHIFTED		TREE TO BE REMOVED TO BE SHIFTED

NOTE: ALL OF THE ABOVE TREE PROTECTION ZONES (TPZ) ARE TO BE MAINTAINED FOR THE LIFE OF THE TREE.



VOLVO CAR STADIUM MODIFICATION GRAND TREE ASSESSMENT

TREE ID	DBH	SPECIES	GRADE	COMMENTS	RISK
1	14	LIVE OAK	B	GOOD FORMATION	BDA VARIANCE REQUIRED
2	12	LIVE OAK	B	GOOD FORMATION	BDA VARIANCE REQUIRED
3	14	LIVE OAK	B	GOOD FORMATION	TREE OVERHANGING EXISTING ENCROACHMENT
4	12	LIVE OAK	-	TREE OVERHANGING EXISTING ENCROACHMENT	TREE PROTECTION ZONE ENCROACHMENT
5	12.75	LIVE OAK	-	TREE PROTECTION ZONE ENCROACHMENT	TREE PROTECTION ZONE ENCROACHMENT
6	11.5	LIVE OAK	-	TREE PROTECTION ZONE ENCROACHMENT	TREE PROTECTION ZONE ENCROACHMENT
7	11.5	DRY PINE	-	-	BDA VARIANCE REQUIRED
8	11.75	DRY PINE	-	-	BDA VARIANCE REQUIRED



DATE PLOTTED:	06/11/2020
DATE:	06/11/2020
DRAWN BY:	J. W. WILSON
CHECKED BY:	J. W. WILSON

REVISION HISTORY
NO. DESCRIPTION

TREE PROTECTION ZONE ENCROACH EXHIBIT



Agenda Item #B-3

FAIRBANKS DRIVE

(Daniel Island)

TMS # 271-00-00-010

Request a variance from Sec 54-327 to allow the removal of eight grand trees.

Zoned DI-GO



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: July 1, 2020 (Submittal date: June 1, 2020)

Property Address Fairbanks Oaks Allee, Daniel Island TMS # 271-00-00-010

Property Owner Stanley Martin Homes Daytime Phone 843-259-6213

Applicant Michael Cain / SeamonWhiteside+ Daytime Phone 843-684-1667

Applicant's Mailing Address 501 Wando Park Boulevard, Suite 200, Mount Pleasant, SC 29464

E-mail Address mcain@seamonwhiteside.com

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

Zoning of property DI-GO

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 [Signature] Date 6/1/2020

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 document.

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:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property.
These conditions do not generally apply to other property in the vicinity.
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
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]

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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.



June 1, 2020

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

Marshes at Daniel Island
Daniel Island, City of Charleston
TMS #271-00-00-010

Marshes at Daniel Island is requesting a variance for the removal of the following grand trees. A description of the condition of the tree and hardship are provided below:

1. Removal by Variance of five (7) Category I Grand Trees:
 - 13.5' / 19' (32.5' total) Maple – Grade C
 - 26' Live Oak – Grade C
 - 33' Live Oak – Grade C
 - 12' / 16' (28' total) Live Oak – Grade C
 - 45' / 13' (58' total) Live Oak – Grade C
 - 15.5' / 13' (28.5' total) Live Oak – Grade C
 - 24' / 14' (38' total) Live Oak – Grade D
2. Removal by Variance of one (1) Category II Grand Tree:
 - 29' Red Oak – Grade C

Evaluation Procedures: Natural Directions LLC assessed the eight (8) trees being asked for removal by variance on May 27, 2020. The trees have also been evaluated by Eric Schultz during a Field Site Visit, April 21, 2017, in preparation for the approved BZA-SD Submittal on May 3, 2017. Since the initial evaluation, numerous site visits have taken place with SW+ and either Eric Schultz or Natural Directions LLC to inspect impact to the grand trees based on the development layout.

A. *There are extraordinary and exceptional conditions pertaining to the particular piece of property:*

Located just north of Governor's Park on Daniel Island, the site is bordered on both the northern and western sides by the tidal marsh. Elevations as low as 3'- 4' can be found in the existing ditches crossing the site. These ditches also bisect the critical line and were likely associated with prior agricultural uses in the past. Additionally, existing mounds that are likely

remnants of the construction of the existing drainage pond, adjacent to the development, reach elevations as high as 22'- 23'. Given the variation in high and low elevations throughout the site, the site is extraordinary to the rest of Daniel Island.

B. *These conditions do not generally apply to other properties in the vicinity.*

There are no other parcels of this size, with similar elevation fluctuations or wooded character, in the vicinity.

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 large trees on this site, it would be impossible to develop this property without the removal of these Grand Trees. Great care has been taken to preserve the best quality 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. By removing the lower quality grand trees requested, room is given to better preserve the high quality grand trees on site and maintain their natural drainage patterns to the greatest extent practical. The site plan is maintaining 77 high quality grand trees and at least 252 non-grand trees. Mitigation, required by these removals, will significantly enhance the quality of the site. Furthermore, this development approach utilizes many "Light Imprint" stormwater strategies.

Overall, this project will be an asset to the area as it will maintain existing high quality trees, plant ample new trees, and showcase environmental stormwater drainage features.

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

SEAMON, WHITESIDE + ASSOCIATES

Michael Cain, ASLA
Land Planner IV



BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, July 1, 2020

ITEM B 3

Fairbanks Dr.

(Daniel Island)

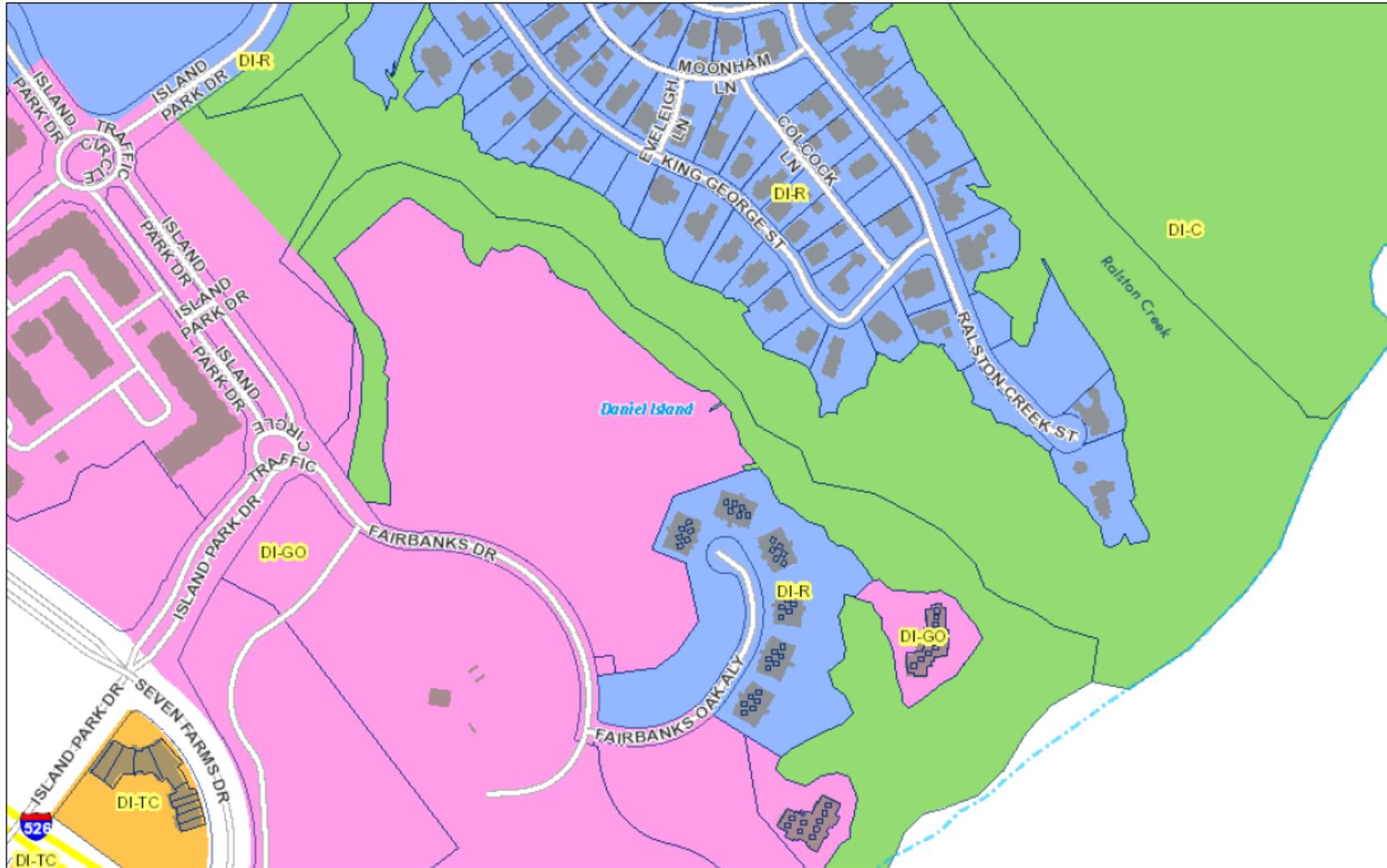
TMS# 271-00-00-010

ZONED DI-GO



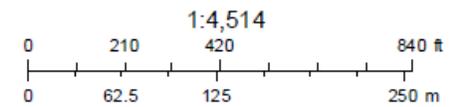
 Subject Property

Fairbanks Drive



June 23, 2020

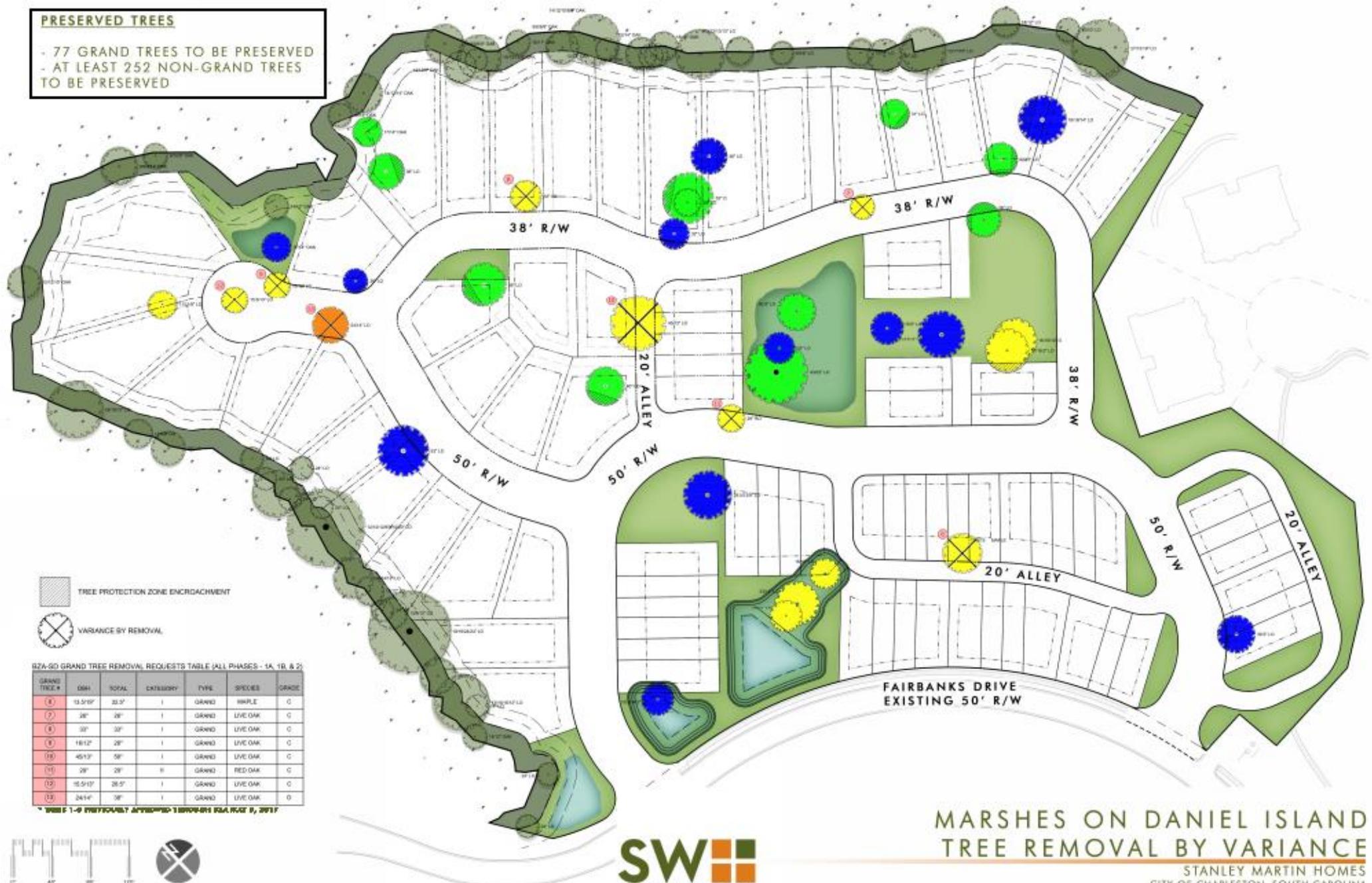
- | | | | |
|-----------------------|------------|------------|------------------|
| Neighborhood Councils | US Hwy | Streets | Parcels with TMS |
| Streets | State Hwy | Pedestrian | Footprint |
| Interstate | Major Road | Forest | |





PRESERVED TREES

- 77 GRAND TREES TO BE PRESERVED
- AT LEAST 252 NON-GRAND TREES TO BE PRESERVED



TREE PROTECTION ZONE ENCRoachMENT

VARIANCE BY REMOVAL

82A-50 GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	EXTERIOR	TYPE	SPECIES	GRADE
6	13.51"	33.3'	1	GRAND	WHPLE	C
7	26"	26"	1	GRAND	LIVE OAK	C
8	33"	33"	1	GRAND	LIVE OAK	C
9	18.12"	28"	1	GRAND	LIVE OAK	C
10	45.13"	58"	1	GRAND	LIVE OAK	C
11	28"	28"	0	GRAND	RED OAK	C
12	15.51"	28.5"	1	GRAND	LIVE OAK	C
13	24.14"	38"	1	GRAND	LIVE OAK	C

* TABLE 1-8 PREVIOUSLY APPROVED THROUGH 82A PAGE 8, 2017

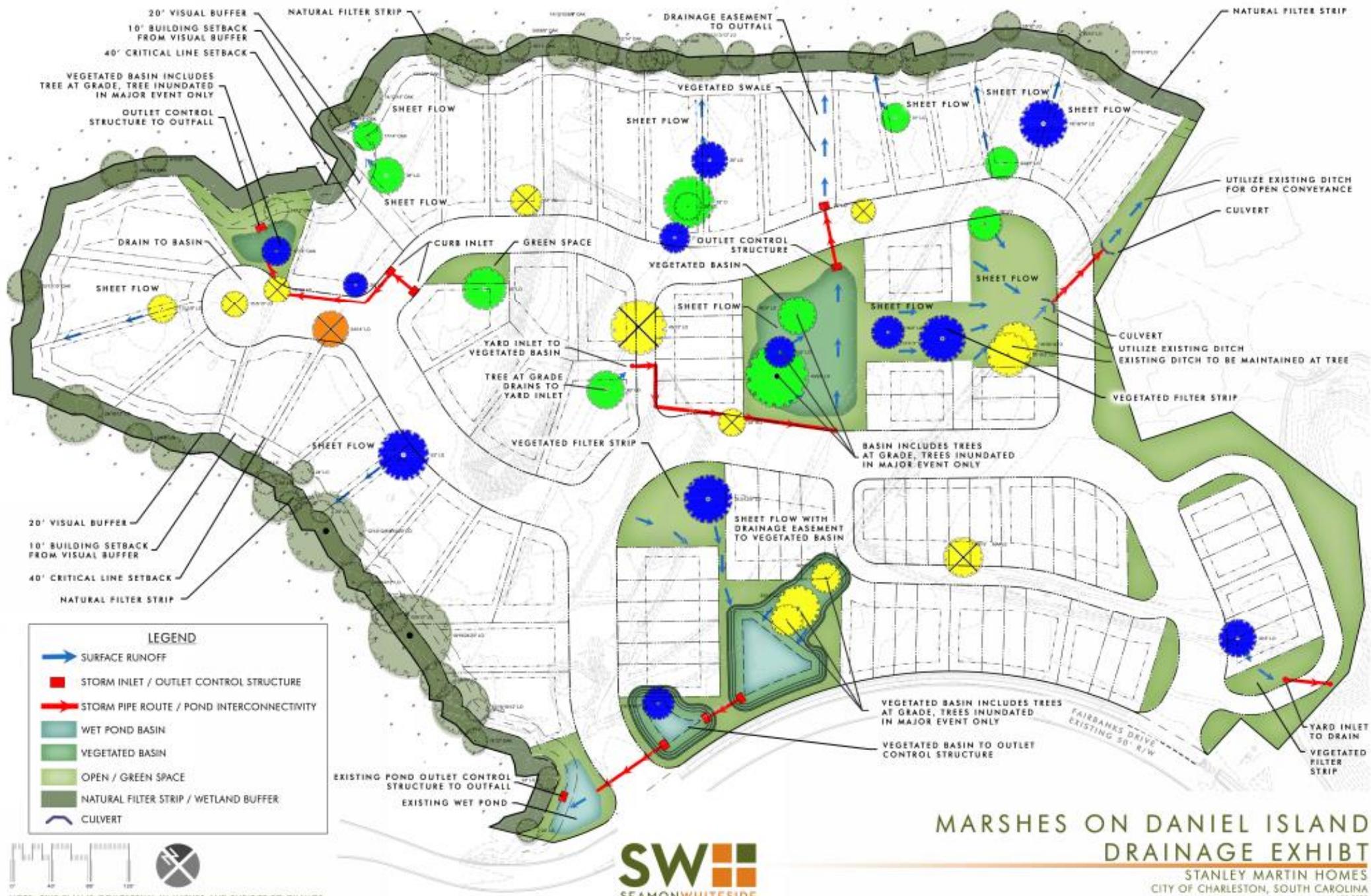


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



**MARSHES ON DANIEL ISLAND
TREE REMOVAL BY VARIANCE**

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
6.01.2020



LEGEND

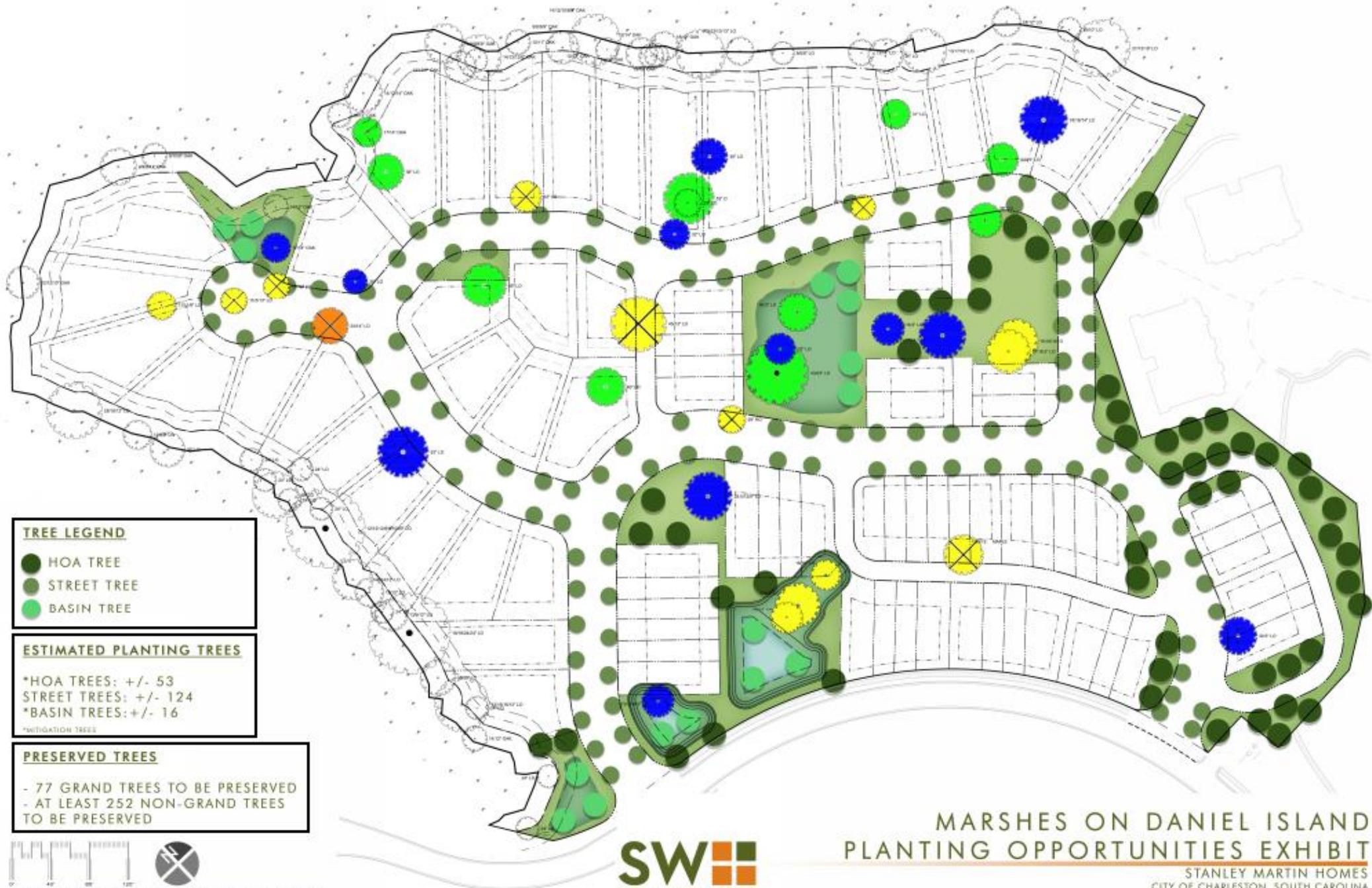
- SURFACE RUNOFF
- STORM INLET / OUTLET CONTROL STRUCTURE
- STORM PIPE ROUTE / POND INTERCONNECTIVITY
- WET POND BASIN
- VEGETATED BASIN
- OPEN / GREEN SPACE
- NATURAL FILTER STRIP / WETLAND BUFFER
- CULVERT

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



MARSHES ON DANIEL ISLAND DRAINAGE EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
8.01.2020



TREE LEGEND

	HOA TREE
	STREET TREE
	BASIN TREE

ESTIMATED PLANTING TREES

*HOA TREES: +/- 53
*STREET TREES: +/- 124
*BASIN TREES: +/- 16
*MITIGATION TREES

PRESERVED TREES

- 77 GRAND TREES TO BE PRESERVED
- AT LEAST 252 NON-GRAND TREES TO BE PRESERVED



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



**MARSHES ON DANIEL ISLAND
PLANTING OPPORTUNITIES EXHIBIT**

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
4.01.2020

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- NOTES:
- 9' TALL TREE CONNECTED TO MAPLE TRUNK BASE AREA (SEE BARK PHOTO).
 - EVIDENCE OF DISEASE/ROT MORE THAN HALFWAY UP TREE.
 - VINES WRAPPING TRUNK AND BRANCHES.
 - ADJACENT TO EXISTING DITCH.

6 13.5/19" - MAPLE - 32.5" DBH - C GRADE



- NOTES:
- VINES GROWING UP FROM TRUNK INTO BRANCHES.
 - MAJOR LEAN ON OVERALL TREE - COULD BE HAZARDOUS.
 - BROKEN LIMBS AND EVIDENCE OF DISEASE.

7 LIVE OAK - 26" DBH - C GRADE



- NOTES:
- VINES GROWING UP INTO TREE.
 - HOLLOW BRANCHING AND HOLLOW TRUNK.
 - EVIDENCE OF DISEASE.
 - MAJOR LEAN ON OVERALL TREE - COULD BE HAZARDOUS.
 - BROKEN LIMBS.

8 LIVE OAK - 33" DBH - C GRADE



- NOTES:
- DEAD TRUNK, EITHER FROM DISEASE OR ROT, CONNECTS TO 16" TRUNK AND CONTINUES AT BASE OF OVERALL TREE.

9 16/12" - LIVE OAK - 28" DBH - C GRADE



- NOTES:
- FUNGI AND DISEASE IS EVIDENT THROUGHOUT TREE
 - ONE OF THE MAIN TRUNK LEADER IS GONE AND EXPOSED.
 - DEAD BRANCHING

10 45/13" - LIVE OAK - 58" DBH - C GRADE



- NOTES:
- VINES GROWING UP INTO OVERALL TREE
 - BROKEN BRANCHES
 - MINOR HOLLOW BRANCHES

11 RED OAK - 29" DBH - C GRADE



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THE MARSHES AT DANIEL ISLAND
 PHA - REVERSE BY THE MARSH
PHASE 1A & 1B
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA

SWP PROJECT: 7016
 DATE: 8/1/20
 DRAWN BY: BJS
 CHECKED BY: MJC

REVISION HISTORY

NO.	DESCRIPTION

82A-3D TREE PHOTOS EXHIBIT

COMPILED BY SEAMON WHITESE & ASSOCIATES, INC. 817 AVENUE PARK BOULEVARD, SUITE 201 MOUNT PLEASANT, SC 29524 | 301 WEST 5 STREET, SUITE 101 GREENVILLE, SC 29608 THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



12 15.5/13" - LIVE OAK - 28.5" DBH - C GRADE



NOTES:
- UNDERMINED
- LEANING

13 24/14" - LIVE OAK - 38" DBH - D GRADE



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THE MARSHES AT DANIEL ISLAND
P&A - REVERSE BY THE MARSH
PHASE 1A & 1B
STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA

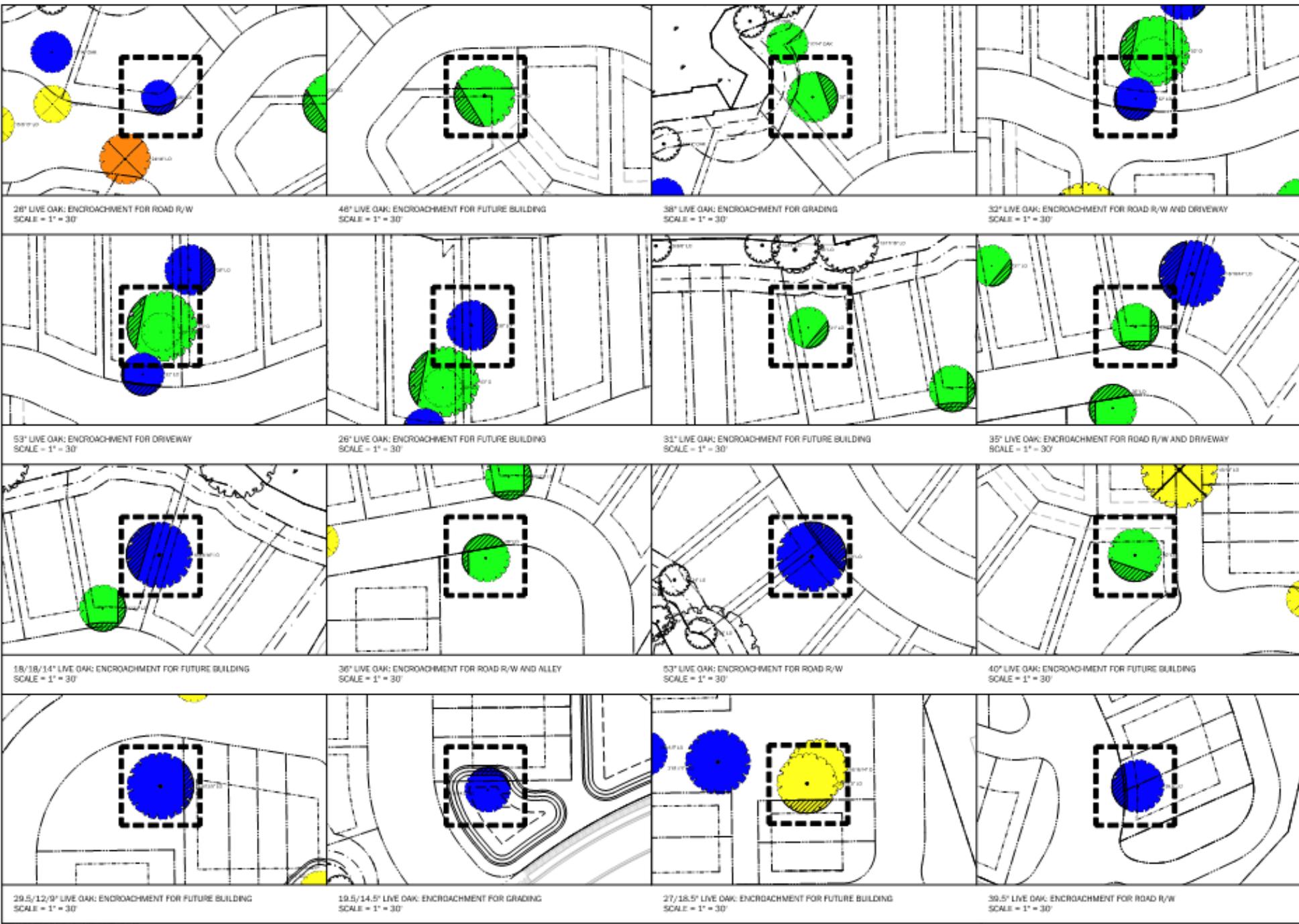
REV. PROJECT: 2025
DATE: 6/1/20
DRAWN BY: BIL
CHECKED BY: MFC

REVISION HISTORY

NO.	DESCRIPTION	DATE

BZA-SD TREE
PHOTOS
EXHIBIT

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THE MARSHES AT DANIEL ISLAND
 PHASE 1A & 1B
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA

NO.	DATE	BY	REVISION

GRAND TREE ENCROACHMENTS