CITY OF CHARLESTON  
BOARD OF ZONING APPEALS - SITE DESIGN  
MEETING RESULTS  

JULY 6, 2022  5:00 P.M.  2 GEORGE STREET 

BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Paula Murphy, Kelvin Huger, Jennifer DeCantis  
STAFF MEMBERS PRESENT: Eric Schultz, Scott Valentine  

A. Review of minutes and deferred applications from previously advertised BZA-SD agendas.  

APPROVED  XX WITHDRAWN  
DISAPPROVED  DEFERRED  

MOTION: Approval  
MADE BY: Kelvin Huger  SECOND: Jennifer DeCantis  VOTE: FOR 5 AGAINST 0  
NOTES: NA  

B. New applications.  

1. 3046 S SHORE DRIVE  
Battery Haig  |  TMS#310-00-00-061  |  BZA2022-001524  
Request a variance from the Battery Haig PUD document to allow a reduced OCRM Critical Line Buffer.  
Owner: Ed & Veronica White  
Applicant: Same  
Zoned: PUD  

APPROVED  XX with staff conditions WITHDRAWN  
DISAPPROVED  DEFERRED  

MOTION: Approval with staff recommendations and conditions and re-establish 25' OCRM critical line buffer plan north of dock (per site plan reviewed):  
1. Must provide a landscape plan that supplements the proposed landscape plan with additional plants in the buffer that wraps around the fire pit as shown on the City’s exhibit.  
2. The City is to inspect the completed landscape in the buffer area upon completion and use of the pool.  
MADE BY: Jeff Webb  SECOND: Jennifer DeCantis  VOTE: FOR 3 AGAINST 2  
Paula Murphy  Kelvin Huger  
NOTES: NA
2. **4 & 6 ROSEMONTE STREET**
Cannonborough/Elliotborough | TMS#460-11-02-105 & 106 | BZA2022-001525

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

- Owner: Jared Rodes
- Applicant: Same
- Zoned: DR-2F

MOTION: Approval with staff recommendations and conditions:
1. Must maintain three of the protected trees on the lot around the perimeter
2. Must plant 24 caliper inches of canopy trees on the lot in the form of one 2 ½” caliper native tree and a contribution to the City’s Street Tree Program in the form of 4 trees = $1180.00.
3. Must use a City approved barricade to protect the trees to be preserved.

MADE BY: Paula Murphy   SECOND: Jeff Webb   VOTE: FOR 4   AGAINST 1

JOEL ADRIAN

NOTES: NA

3. **1990 DANIEL ISLAND DRIVE**
Daniel Island | TMS#275-00-00-320 | BZA2022-001526

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

- Owner: Atlantic Daniel Island MF LP
- Applicant: SeamonWhiteside+Associates
- Zoned: DI-GO

MOTION: Approval with staff recommendations and conditions:
1. Must plant 80 caliper inches of native canopy trees on the project site.
2. Must provide a landscape plan for both DRB and TRC review and approval.

MADE BY: Paula Murphy   SECOND: Kelvin Huger   VOTE: FOR 5   AGAINST 0

NOTES: NA

4. **2012 MEETING STREET ROAD**
Peninsula | TMS#466-16-00-012 | BZA2022-001527

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of two grand trees.

- Owner: T and L Property, LLC
- Applicant: Forsberg Engineering & Surveying, Inc.
- Zoned: LI

MOTION: Approval with staff recommendations and conditions:
1. Must plant 17 caliper inches of native canopy trees on the lot.
2. Must remove the Tallow tree (#4) in the southeast corner and plant a 2 ½” Live oak
3. Must use 4’ chain-link fence as tree protection barricades.
4. Must have a Certified Arborist prune and treat the trees to be preserved and consult on the driveway materials and details.
5. Must provide a landscape plan for DRB and TRC review and approval.

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

NOTES: NA
5. **56 COLUMBUS STREET**
Eastside | TMS#459-09-02-152, 153 & 168 | BZA2022-001528
Request a variance from Sec 54-327 to allow the removal of one grand tree.

- **Owner:** Charleston County School District
- **Applicant:** Reveer Group
- **Zoned:** DR-2F

APPROVED XX with staff conditions
WITHDRAWN

MOTION: Approval with staff recommendations and conditions:
1. Must plant 25 caliper inches of native canopy trees on the project site.
2. Must submit a landscape plan for staff review and approval.
3. Must use 4’ chain-link fence as tree protection barricades for the tree to be preserved.
4. Must have a Certified Arborist prune and treat the trees to be preserve within 25’ of any construction.

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

NOTES: NA

6. **97 LINE & 267 COMING STREET**
Cannonborough/Elliottborough | TMS#460-08-01-192 &199 | BZA2022-001529
Request a variance from Sec 54-327 to allow the removal of one grand tree.
Request a special exception from Sec 54-327 to allow the removal of one grand tree.
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

- **Owner:** 95 Line Street, LLC
- **Applicant:** Cline Engineering, Inc.
- **Zoned:** DR-2F

APPROVED
WITHDRAWN

MOTION: Deferral

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

NOTES: Deferral by board

7. **1757 SAM RITTENBERG BOULEVARD**
West Ashley | TMS#351-11-00-003 & 004
Request a variance from Sec 54-237 to allow the removal of one grand tree.
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of protected trees.
Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Ashley River Road.

- **Owner:** Morris Harper
- **Applicant:** Kimley-Horn & Associates, Inc.
- **Zoned:** GB (pending)

APPROVED
WITHDRAWN

MOTION: Deferral

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

NOTES: Deferral prior to meeting
8. 860 MORRISON DRIVE
Eastside | TMS#459-02-00-002 & 005 | BZA2022-001531
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
Owner: ODP Hotel Owner, LLC
Applicant: SeamonWhiteside+Associates
Zoned: UP

APPROVED XX with staff conditions WITHDRAWN

MOTION: Approval with staff recommendations and conditions:
1. Must plant 20 caliper inches of native canopy trees on the project site.
2. Must relocate (and/or plant new) the existing palms on the project site.

MADE BY: Jennifer DeCantis SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0
NOTES: NA

9. 18 & 20 ORRS COURT & 313 ASHLEY AVENUE
Westside | TMS#460-07-02-053, 069, 070 & 071 | BZA2022-001532
Request a variance from Sec 54-327 to allow the removal of three protected trees.
Request a special exception from Sec 54-327 to allow the removal of one grand tree.
Owner: Ashley and Orr, LLC
Applicant: Synchronicity, LLC
Zoned: DR-2F

APPROVED XX with staff conditions WITHDRAWN

MOTION: Approval with staff recommendations and conditions:
1. Must plant 9 inches of native canopy trees on the project site for the removal of the Grand Elm.
2. Must plant 15 inches of native canopy trees on the project site for the removal of the protected trees.
3. Must provide a landscape plan for staff review and approval.

MADE BY: Paula Murphy SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0
NOTES: NA

10. FENWICK HALL ALLEE
Johns Island | TMS#346-00-00-260 | BZA2022-001523
Request a variance from Sec 54-327 to allow the removal of 17 grand trees.
Request a special exception 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 grand trees.
Owner: AMH Development, LLC
Applicant: Same
Zoned: PUD

APPROVED WITHDRAWN

MOTION: Deferral

MADE BY: Jennifer DeCantis SECOND: Kelvin Huger VOTE: FOR 5 AGAINST 0
NOTES: Deferred by Board
11. PLOWGROUND ROAD & RIVER ROAD  
Johns Island | TMS#316-00-00-034, 036-045 & 057 | BZA2022-001533

Request a variance from Sec 54-327 to allow the removal of 43 grand trees.
Request a special exception from Sec 54-327 to allow the removal of 128 grand trees.

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<th>Wooddale, a Partnership</th>
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<tr>
<td>Applicant</td>
<td>Thomas &amp; Hutton</td>
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NOTES: Deferral prior to meeting