



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

September 2, 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
Andrew Hargett

Paula Murphy
Nell Postell
Jeff Webb

Your City of Charleston Staff are:

Eric Schultz, *Board 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

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]

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.



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, September 2, 2020

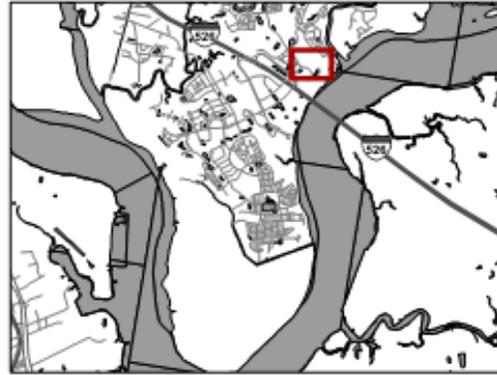
ITEM A 1

Fairbanks Dr.

(Daniel Island)

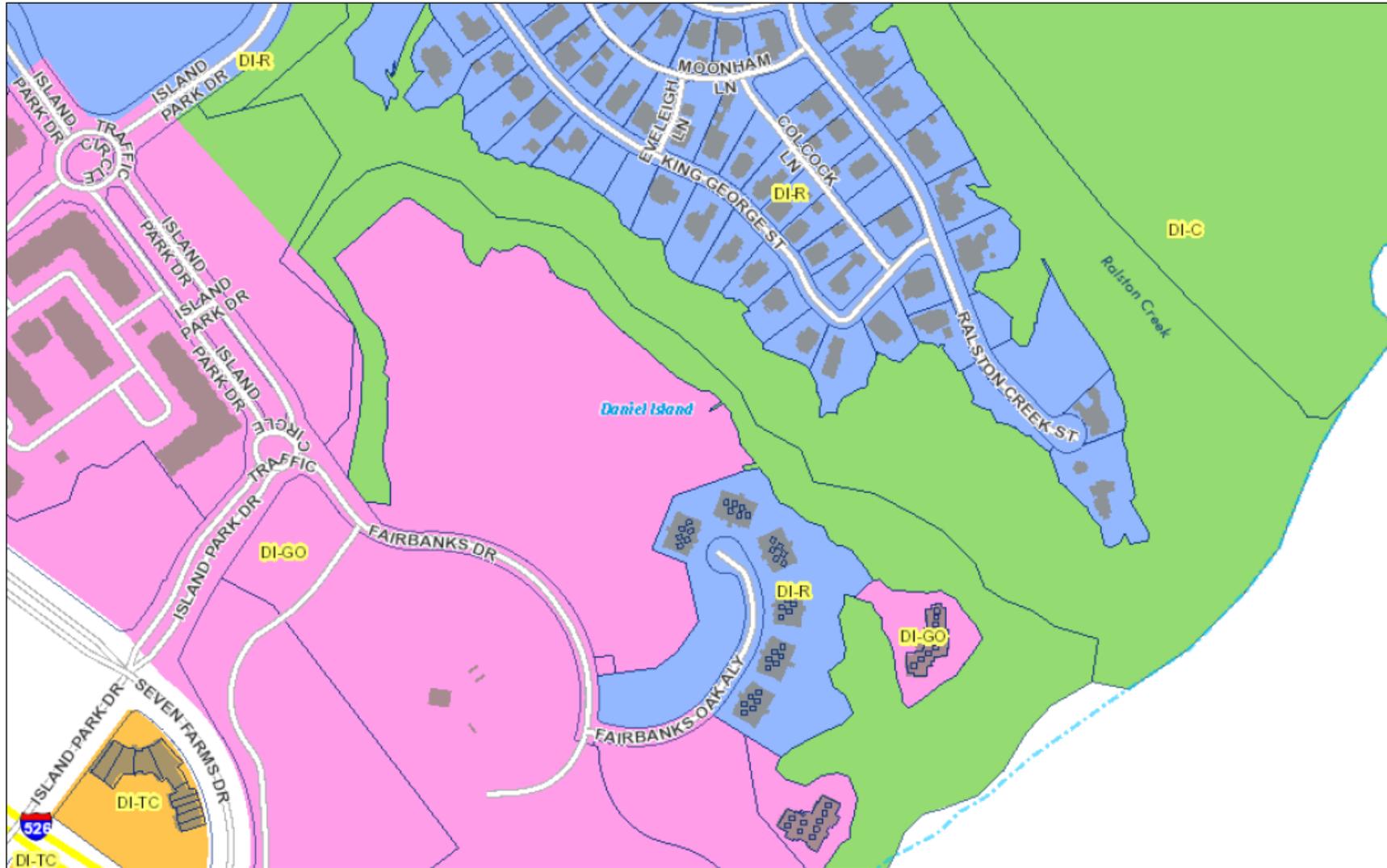
TMS# 271-00-00-010

ZONED DI-GO



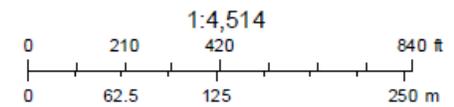
 Subject Property

Fairbanks Drive



June 23, 2020

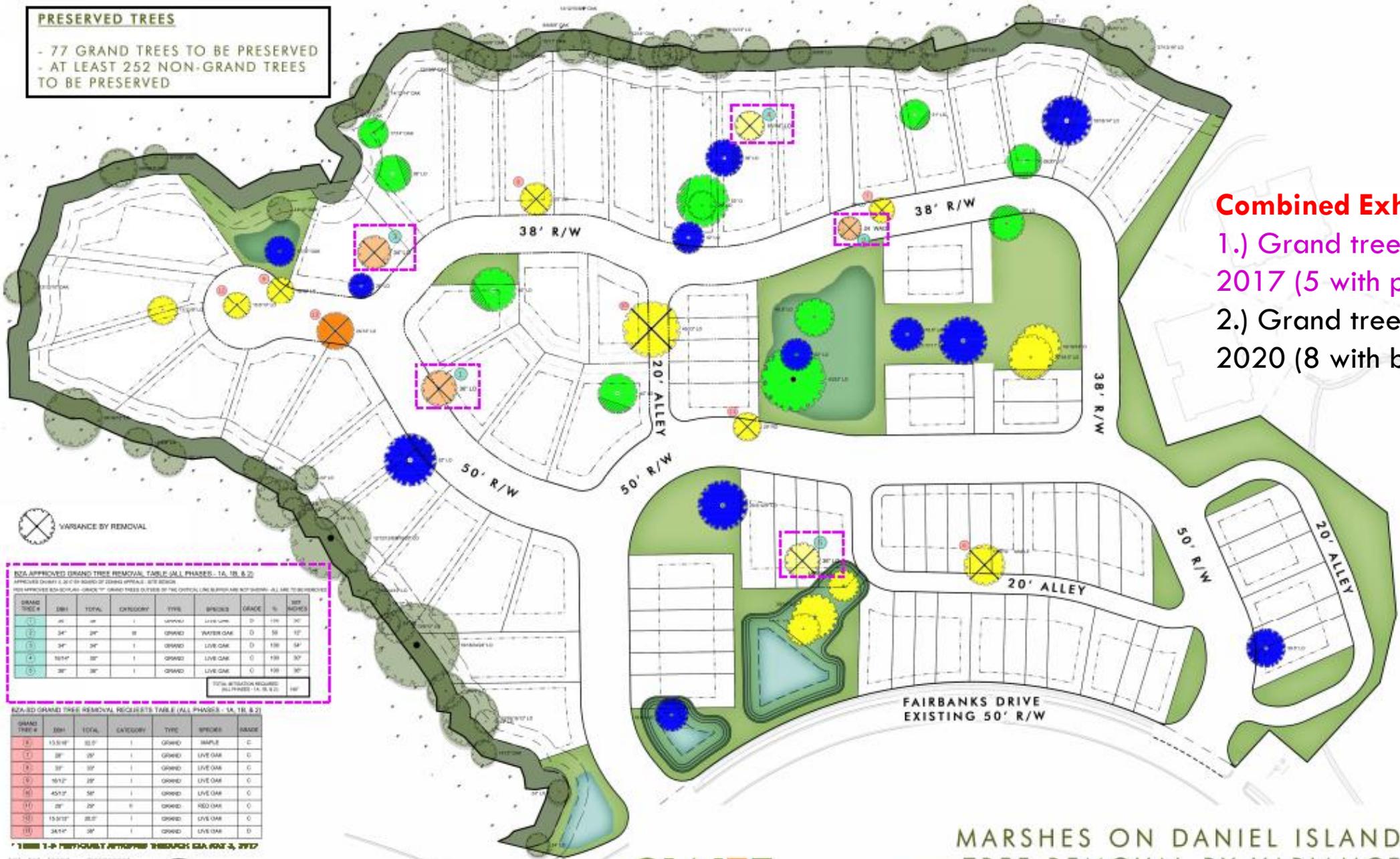
- | | | | |
|-----------------------|------------|------------|------------------|
| Neighborhood Councils | US Hwy | Streets | Parcels with TMS |
| Streets | State Hwy | Pedestrian | Footprint |
| Interstate | Major Road | Forest | |





PRESERVED TREES

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



Combined Exhibit

- 1.) Grand trees approved in 2017 (5 with purple box)
- 2.) Grand trees requested in 2020 (8 with black X)



RZA APPROVED GRAND TREE REMOVAL TABLE (ALL PHASES - 1A, 1B, & 2)

APPROVED GRAND TREE # 1-5 OF TOTAL OF GRAND TREES 578. SEE BOOK FOR APPROVED BY LOCAL GRACE TO GRAND TREES OUTSIDE OF THE OFFICIAL LINE BROWN AND NOT SHOWN. ALL ARE TO BE PRESERVED.

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE	%	SET NOTES
(1)	34"	34"	1	GRAND	LIVE OAK	D	100	30'
(2)	34"	34"	1	GRAND	WATER OAK	D	50	12'
(3)	34"	34"	1	GRAND	LIVE OAK	D	100	30'
(4)	16 1/4"	30"	1	GRAND	LIVE OAK	D	100	30'
(5)	30"	30"	1	GRAND	LIVE OAK	D	100	30'
TOTAL REMOVAL REQUESTED								100

RZA 3D GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

GRAND TREE #	DBH	TOTAL	CATEGORY	TYPE	SPECIES	GRADE
(6)	15 5/8"	33"	1	GRAND	MAPLE	C
(7)	30"	30"	1	GRAND	LIVE OAK	C
(8)	30"	30"	1	GRAND	LIVE OAK	C
(9)	16 1/2"	29"	1	GRAND	LIVE OAK	C
(10)	45 1/2"	50"	1	GRAND	LIVE OAK	C
(11)	20"	20"	1	GRAND	RED OAK	C
(12)	15 3/8"	32"	1	GRAND	LIVE OAK	C
(13)	34 1/4"	38"	1	GRAND	LIVE OAK	D

* TREES 1-5 PREVIOUSLY APPROVED THROUGH SIA FOR 3, 2017



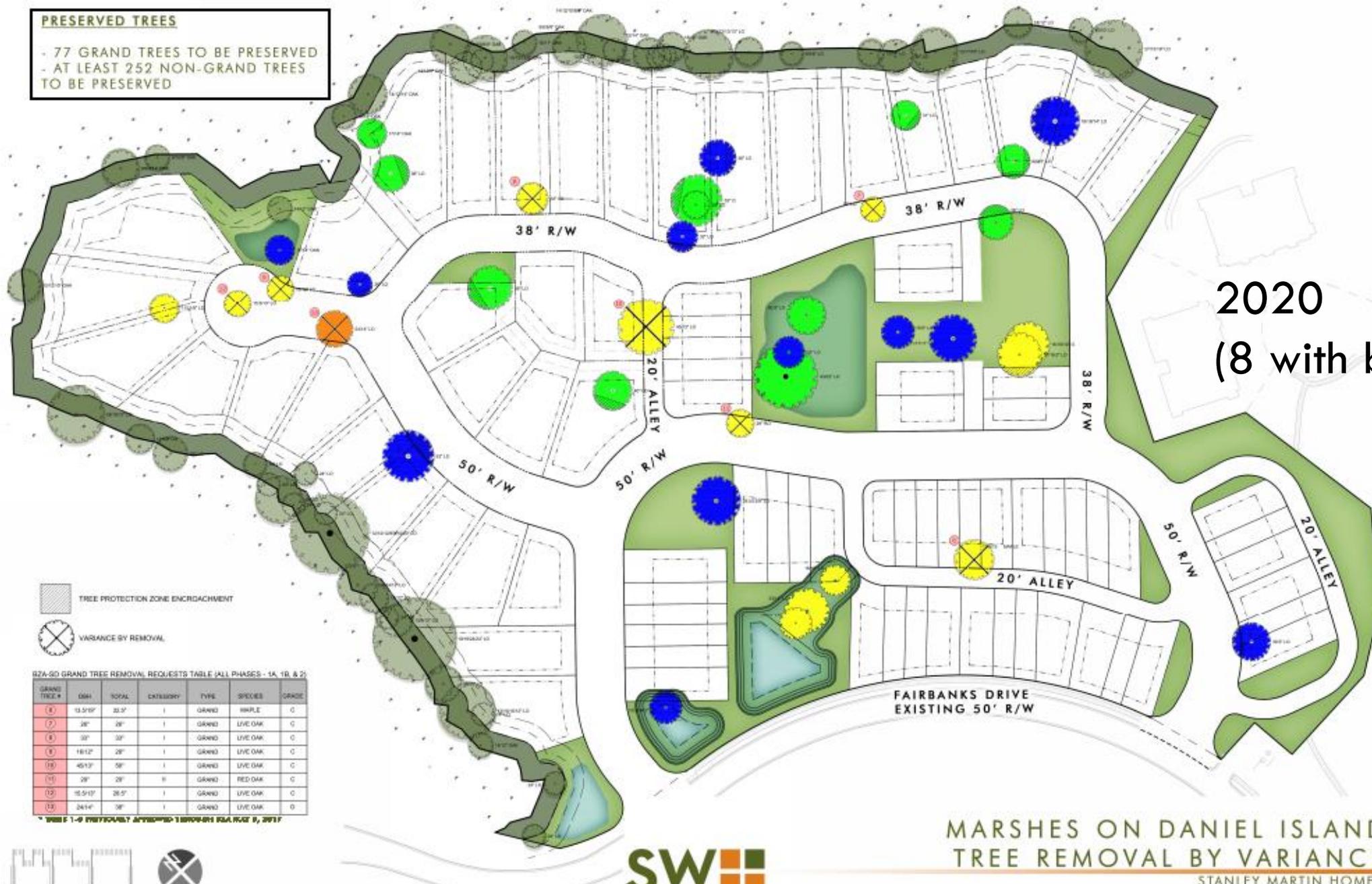
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



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

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
AUGUST 25, 2020

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



2020
 (8 with black X)

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	13.5"Ø	22.5'	I	GRAND	HWFLE	C
7	26"	26"	I	GRAND	LIVE OAK	C
8	33"	33"	I	GRAND	LIVE OAK	C
9	18.12"	28"	I	GRAND	LIVE OAK	C
10	45.13"	58"	I	GRAND	LIVE OAK	C
11	28"	28"	II	GRAND	RED OAK	C
12	15.5"Ø	28.5"	I	GRAND	LIVE OAK	C
13	24.14"	38"	I	GRAND	LIVE OAK	C

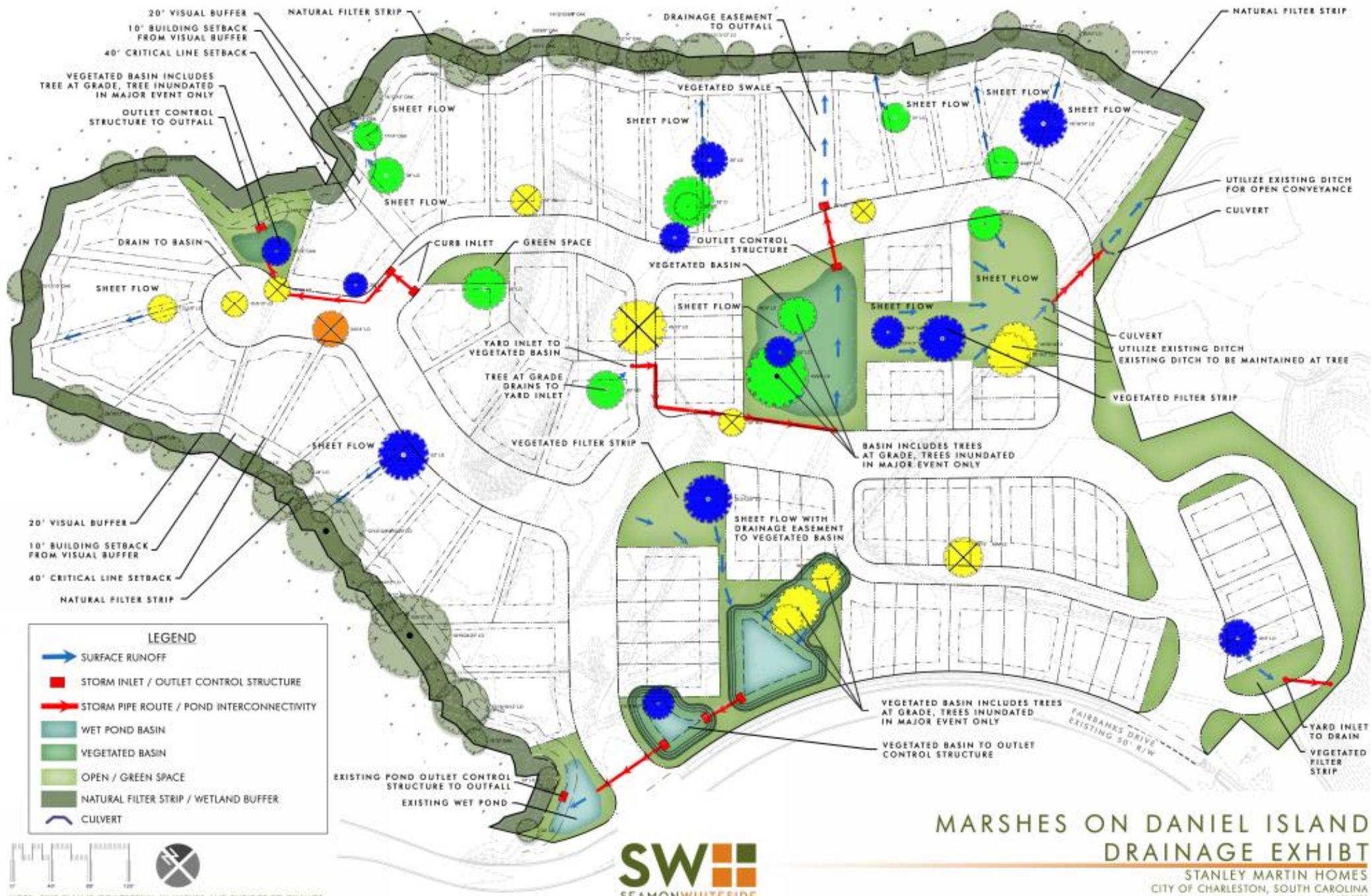
* TABLE 1-8 PREVIOUSLY APPROVED THROUGH 82A PAGE 8, 2017

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

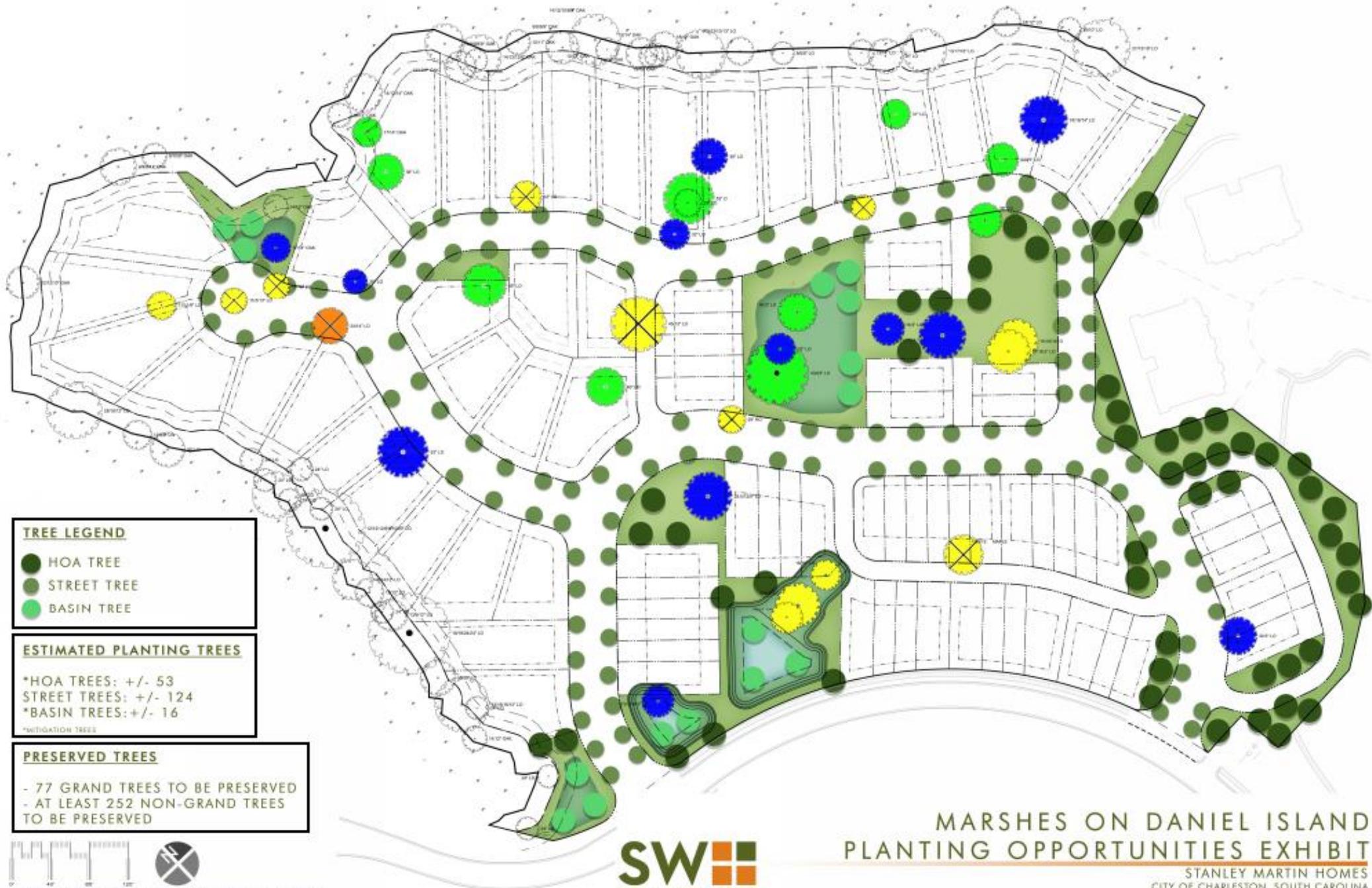
- SURFACE RUNOFF
- STORM INLET / OUTLET CONTROL STRUCTURE
- STORM PIPE ROUTE / POND INTERCONNECTIVITY
- WET POND BASIN
- VEGETATED BASIN
- OPEN / GREEN SPACE
- NATURAL FILTER STRIP / WETLAND BUFFER
- CULVERT

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**

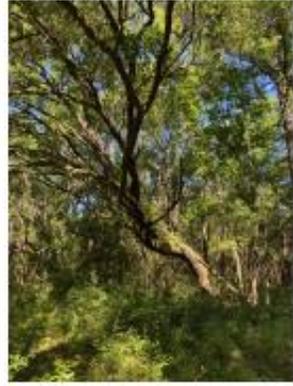
STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
4.01.2020

COPYRIGHT © SEAMON WHITE SIDE ASSOCIATES, INC. 301 ANGLICO PARK BOULEVARD, SUITE 208 | MOUNTAIN VIEW, SOUTH CAROLINA 29544 | 803.677.5100 | WWW.SWWHITE.COM
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



- 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



MOUNT PLEASANT, SC 843.884.1007
 GREENVILLE, SC 864.288.0034
 SUMMERVILLE, SC 843.884.1007
 www.seamonwhite.com



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 29605 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



MOUNT PLEASANT, SC
 843.584.1007
 GREENVILLE, SC
 864.285.0024
 COLUMBIA, SC
 843.584.1007
 www.seamonwhite.com



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

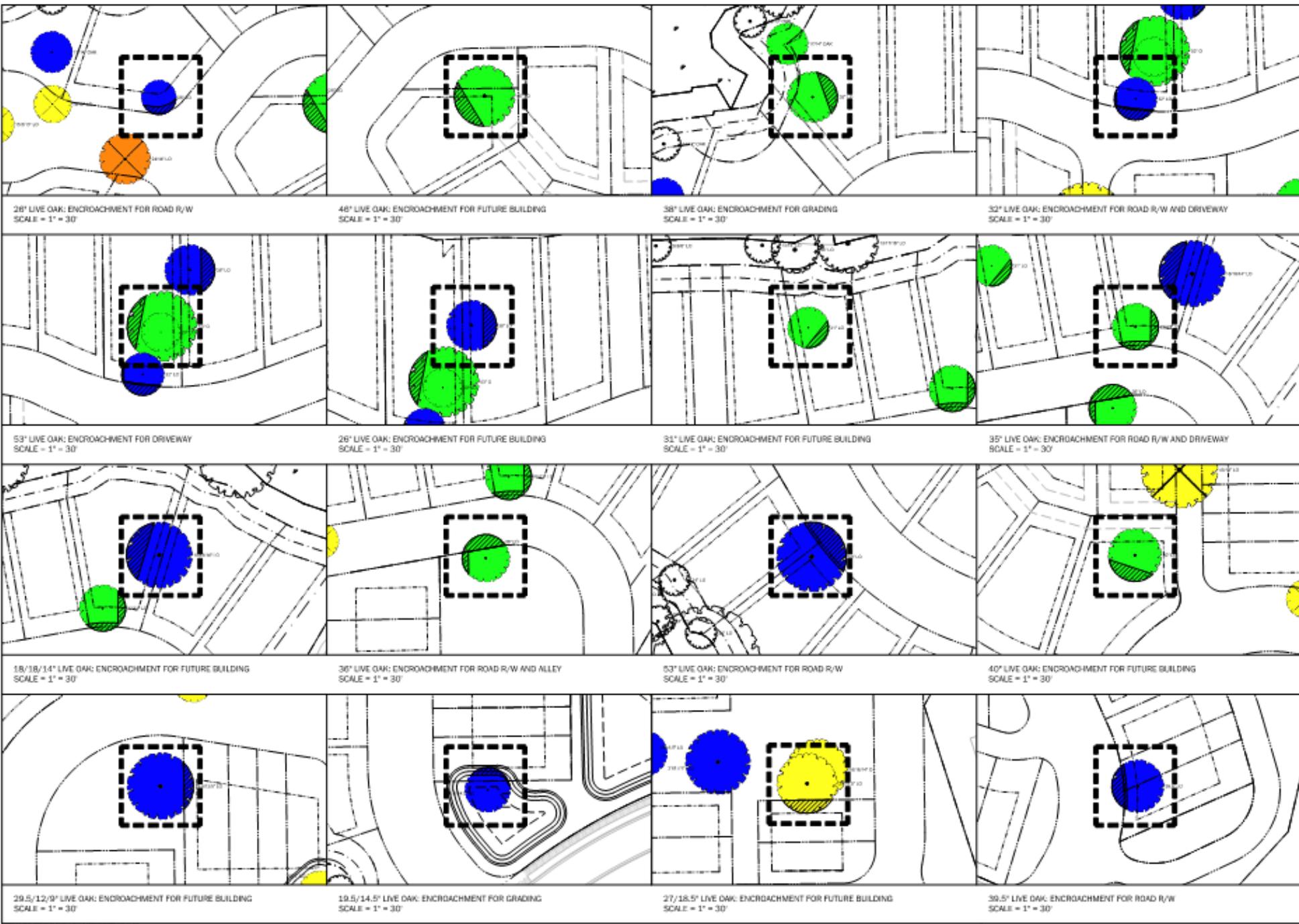
REV. PROJECT: 705
 DATE: 6/1/20
 DRAWN BY: BIL
 CHECKED BY: MFC

REVISION HISTORY

NO.	DESCRIPTION	DATE

BZA-SD TREE
 PHOTOS
 EXHIBIT

COPYRIGHT © SEAMON WHITE & ASSOCIATES, INC. 301 AMANO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29524 | 803.782.1234 | WWW.SEAMONWHITE.COM
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SW
 SEAMON WHITE & ASSOCIATES
 MOUNT PLEASANT, SC 29524-1007
 GREENVILLE, SC 29615-0004
 KILBUCKVILLE, SC 29556-1007
 803.782.1234
 www.seamonwhite.com



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

NO.	DATE	BY	REVISION

GRAND TREE ENCROACHMENTS

Agenda Item #A-2

ASHLEY RIVER ROAD & DOGWOOD ROAD

(W Ashley)

TMS # 355-16-00-025, 026, 027 & 083

Request a variance from Sec. 54-327 to allow the removal of 27 grand trees.

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

Zoned GB & DR-1F



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: 8/5/2020

Property Address NA / intersection Dogwood Rd., Ashley River Rd. TMS # 355-16-00-025, 026, 027, 083

Property Owner Homes of Hope INC. contact Jeff Randolph Daytime Phone 864-420-2504

Applicant Patterson Farmer Daytime Phone 843-884-1667

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

E-mail Address pfarmer@seamonwhiteside.com

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

Zoning of property GB and DR1-F

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) N/A (Affordable Housing)
- 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 7/6/2020

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

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See Exhibit

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See Exhibit

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.



August 24, 2020

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

**Homes of Hope Affordable Housing
BZA-SD Request
City of Charleston, South Carolina
TMS#: 355-16-00-025, 026, 027, & 083**

Variance Request: The intent of this application is to seek the removal of predominantly low-quality grand trees, while maintaining the high-quality grand trees, to allow for an affordable housing project to be constructed. This application seeks a variance from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

- #7 8.5"/14" Dead Elm grade F
- #11 7"/11"/14" Ash grade D
- #13 21" Willow Oak grade D
- #14 27.5" Willow Oak grade B (tree at driveway to be saved if possible)
- #19 25" Ash grade D
- #21 7.5"/9.5"/11.5" Maple grade D
- #29 25" Magnolia grade F
- #30 28" Magnolia grade D
- #33 31.5" Red Oak grade D
- #35 30.5" Laurel Oak grade F
- #39 25.5" Magnolia grade D
- #40 38" Red Oak grade F
- #41 13"/15.5" Hickory grade D
- #42 50" Red Oak grade F
- #43 26.5" Magnolia grade D
- #60 30" Magnolia grade D
- #62 12"/12" Dead Maple grade F
- #63 17"/26" Maple 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, SW+ has walked the site to review and corroborate the findings of both Mike Russell and Eric Schultz.

Variance Criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The high quantity and blanketed distribution of lower quality grand trees on this site is an extraordinary and exceptional condition pertaining to this piece of property.
2. These conditions do not generally apply to other property in the vicinity;

Other properties in the vicinity are predominantly developed, and do not share the same quantity or distribution of lower quality grand trees.
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

Due to the quantity and blanketed distribution of the lower quality grand trees, the application of the grand tree ordinance would unreasonably restrict the utilization of the property to the point where the property would no longer be viable as an affordable housing development, which is the intention of development.
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.

Given the development approach to preserve and protect the good quality grand trees, remove the lower quality ones, and replant the required mitigation on site to the greatest extent possible, the request will not result in a detriment to adjacent property, the public good, or the character of the district.

Special Exception Request: This application seeks a special exception from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

- #20 10"/18" Box Elder grade D
- #22 19"/10" Dead Hackberry grade F
- #23 30" Sycamore grade D
- #25 26" Poplar grade D
- #27 30.5" Poplar grade F
- #28 24.5" Poplar grade D
- #38 41" Poplar grade F
- #47 24" Poplar grade D
- #48 26" Poplar grade D
- #49 39.5" Poplar grade D
- #52 32" Poplar grade D
- #55 25.5" Poplar grade D
- #56 24" Poplar grade C
- #59 30.5" Red Oak grade C
- #67 27" Water Oak grade D

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, September 2, 2020

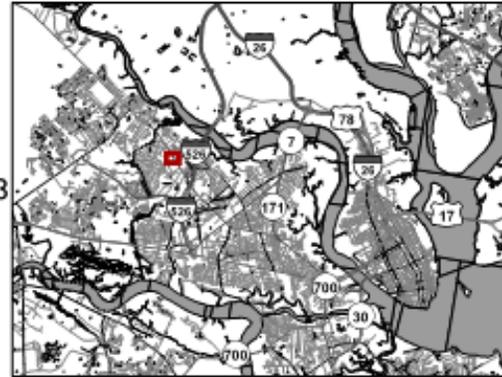
ITEM A 2

Ashley River Rd. & Dogwood Rd.

(West Ashley)

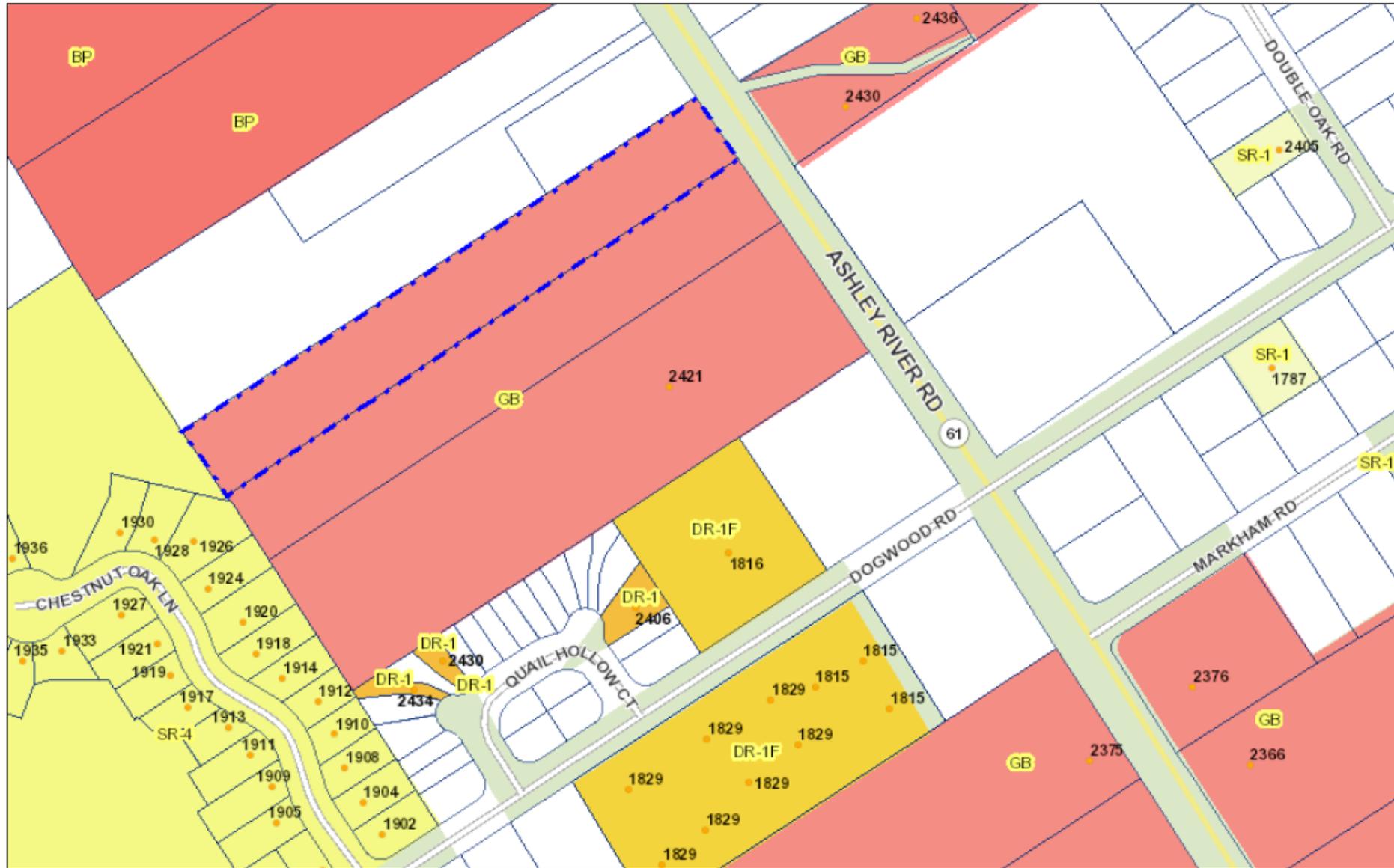
TMS# 355-16-00-025, 026, 027, 083

ZONED GB & DR-1F

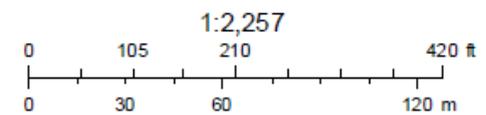


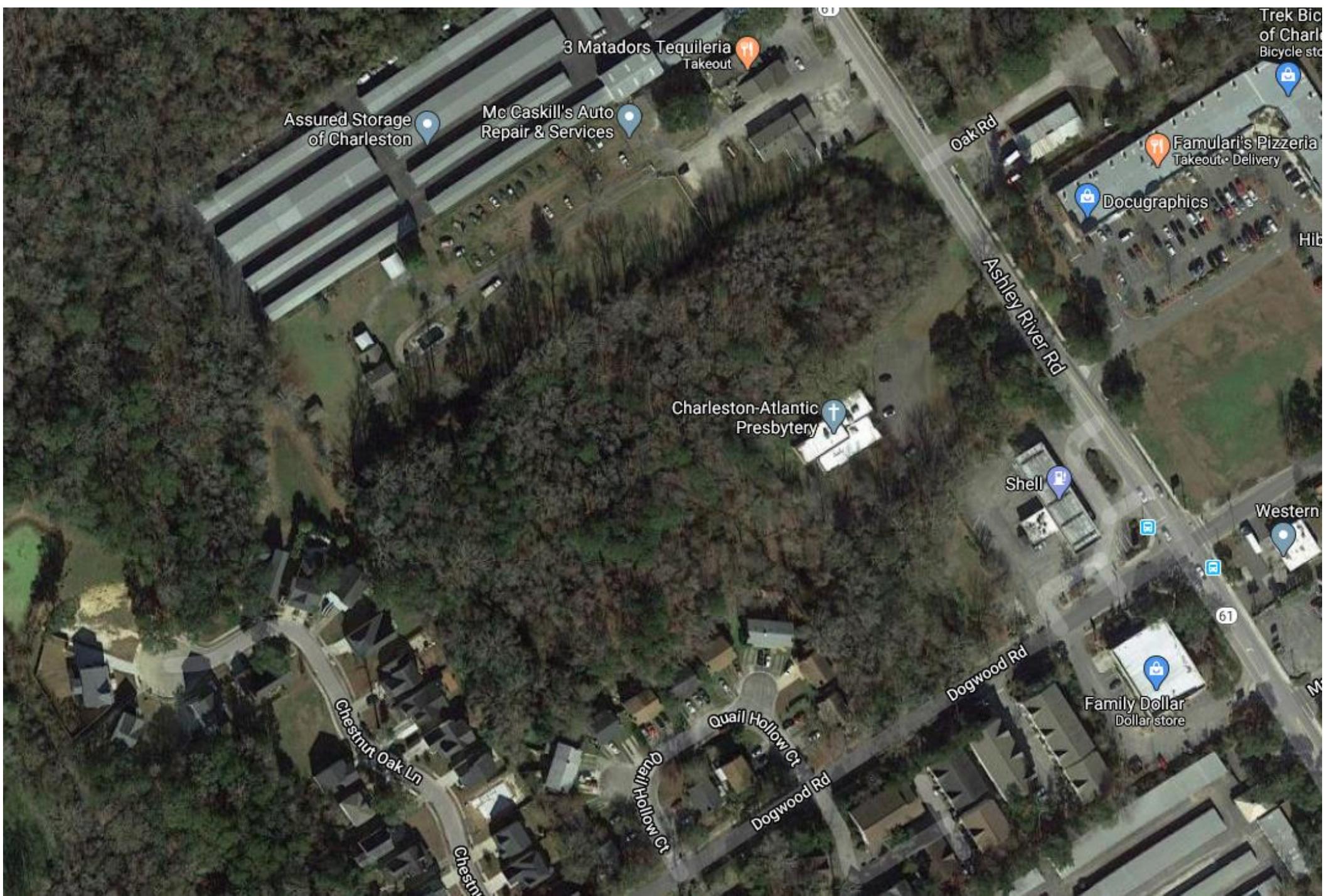
 Subject Property

Ashley River Rd & Dogwood Rd



July 28, 2020





3 Matadors Tequileria
Takeout

Assured Storage
of Charleston

Mc Caskill's Auto
Repair & Services

Trek Bic
of Charle
Bicycle sto

Famulari's Pizzeria
Takeout • Delivery

Docugraphics

Charleston-Atlantic
Presbytery

Shell

Western

Family Dollar
Dollar store

Oak Rd

Ashley River Rd

Dogwood Rd

Chestnut Oak Ln

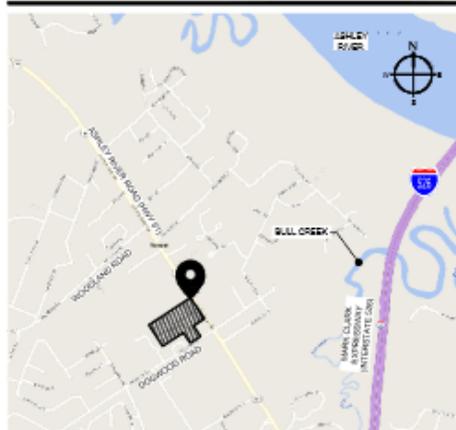
Quail Hollow Ct

Dogwood Rd

61

THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
 201 WINDY HILL BOULEVARD, SUITE 201, MOUNTAIN VIEW, SC 29571 | 803-881-2700 | MOUNTAIN VIEW ASSOCIATES, INC.
 1000 MARKET STREET, SUITE 101, GREENVILLE, SC 29601 | 803-881-2700 | MOUNTAIN VIEW ASSOCIATES, INC.

SITE LOCATION MAP (NTS)



BZA-SD SUBMITTAL FOR: HOMES OF HOPE AFFORDABLE HOUSING

CITY OF CHARLESTON, SC
 City Project ID# TRC-SP2020-000350
 TRC# 355-16-00-025, 026, 027, 083

SITE OVERVIEW

PROJECT DESCRIPTION

PROJECT DATA:
 THIS PROJECT IS LOCATED ON FOUR PARCELS TOTALING 4.65 ACRES, WHICH IS CURRENTLY LOCATED NEAR THE INTERSECTION OF ASHLEY RIVER ROAD AND DOGWOOD ROAD IN CHARLESTON, SC. THE TRACT AS IT EXISTS CURRENTLY IS A PARTIALLY DEVELOPED SITE CONSISTING OF A CHURCH BUILDING AND ASSOCIATED PARKING. THE REMAINDER OF THE SITE IS WOODED AND UNDEVELOPED.

THE PROPOSED DEVELOPMENT WILL BE A 478 AFFORDABLE HOUSING TOWNHOME UNITS THAT INCLUDES ASSOCIATED PARKING AND INFRASTRUCTURE.

FLOOD ZONE:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE AE(1) NGVD89 AND ZONE X, SCALD FROM THE PRELIMINARY FEMA FLOOD MAP PANEL NO. 45019C0662J DATED NOVEMBER 17, 2004.

PROPERTY INFORMATION:
 TWP: 355-16-00-025, -026, -027, -083
 ZONING DISTRICT: G6 AND DR-1F

ZONING REQUIREMENTS:
 ZONING DISTRICT: GENERAL BUSINESS (G6) AND DIVERSE RESIDENTIAL (DR-1F)
 HEIGHT LIMIT = 35' (G6), 3 STORIES / 35' (DR-1F)
 REQUIRED PARKING = 1 SPACE PER 4 DWELLING UNITS (AFFORDABLE HOUSING USE)
 MAX. LOT COVERAGE = 20% (DR-1F)

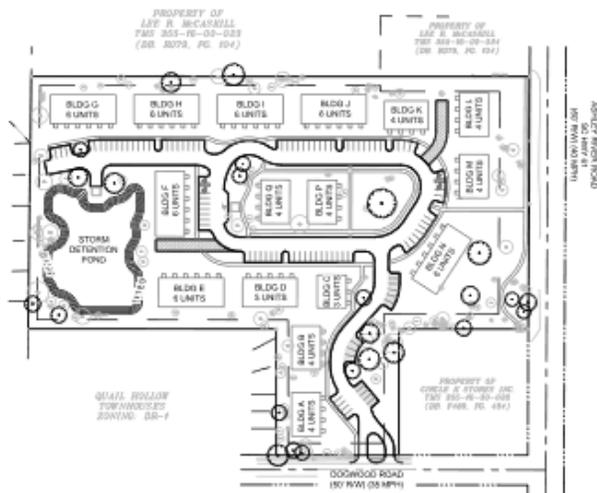
SEWAGE DISPOSAL:
 SEWAGE DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE EXTENSION OF THE EXISTING SEWER MAIN.

ADA NOTE:
 ALL RIGHT-OF-WAYS, SIDEWALKS AND TRAILS WILL BE ADA COMPLIANT

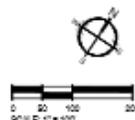
GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY PARKER LAND SURVEYING, LLC DATED JANUARY 9, 2019.
- ALL ELEVATIONS ARE BASED ON NAVD83 DATUM
- 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.
- THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY
- AN AUTOCAD SUBS PLAN OF THIS DRAWING CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- 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 AND WILL BE REQUIRED BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED AND BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DOGWOOD CORBIN'S
 DEVELOPMENT
 ZONING: SB-4



SHALE HOLLOW
 TOWNHOUSES
 ZONING: SB-1



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
0-1.0	TITLE SHEET
0-1.1	DRAWING LEGEND
1 OF 1	EXISTING CONDITIONS SURVEY (PARKER LAND SURVEYING)
0-2.0	GRAND TREE IMPACTS - SITE PLAN
0-3.0	GRAND TREE ENCROACHMENTS
0-4.0	PRELIMINARY GRADING PLAN
1 OF 9	TREE REMOVAL PHOTOS
2 OF 9	TREE REMOVAL PHOTOS
3 OF 9	TREE REMOVAL PHOTOS
4 OF 9	TREE SAVE / TREE GRADU EXHIBIT
5 OF 9	GREEN SPACE EXHIBIT
6 OF 9	PLANTING OPPORTUNITIES EXHIBIT

- REVISION NOTES:**
- PERMITTING
 DATE: 04/10/2020
 REASON: PRE-APP TRC SUBMITTAL
 - PERMITTING
 DATE: 7/8/2020
 REASON: 025-40 SUBMITTAL
 - PERMITTING
 DATE: 7/27/2020
 REASON: CITY OF CHARLESTON REZONING SUBMITTAL
 - PERMITTING
 DATE: 08/26/2020
 REASON: 025-40 RESUBMITTAL

PROJECT CONTACTS

DEVELOPER:
 THE RANDOLPH GROUP
 617 PENNINGTON STREET, SUITE 200
 GREENVILLE, SC 29601
 CONTACT: JEFF RANDOLPH
 PHONE: (864) 420-0204

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
 SEMON WHITE & ASSOCIATES, LLC
 254 WINDY PARK BLVD., SUITE 200
 MOUNTAIN VIEW, SC 29564
 CONTACT: PATTERSON FURBER
 PHONE: 803-666-1987

OWNER:
 HOMES OF HOPE, INC
 3 DUNELIN STREET
 GREENVILLE, SC 29611

SURVEYOR:
 PARKER LAND SURVEYING, LLC
 2610 GRIFFIN STREET
 HANAHON, SC 29410
 CONTACT: RICHARD A. ALDRIDGE
 PHONE: 803-656-7777



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 AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.



MOUNTAIN VIEW, SC 29564-1987
 GREENVILLE, SC 29601-0204
 SUMMERVILLE, SC 29585-0710
 SPARTANBURG, SC 29176-1775
 CHARLOTTE, NC 28211-2450
 WWW.SWWHITEANDASSOCIATES.COM



**HOMES OF HOPE
 AFFORDABLE HOUSING
 THE RANDOLPH GROUP**
 CITY OF CHARLESTON, SC

811 PROJECT: 6020
 DATE: 6/10/20
 DRAWN BY: SBT
 CHECKED BY: RPP

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	6/10/20	
2	6/10/20	
3	7/27/20	
4	8/26/20	

TITLE SHEET

REFERENCES:

1. MAP OF REPERT OF THE ADLEY, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA SURVEYED AND STAKED FOR PIERSONY CORPORATION, DATED FEBRUARY 1881 BY NORMAN E. WHITE, SURVEYOR, AND RECORDED IN PLAT BOOK C, PAGE 166, CHARLESTON COUNTY REC. OFFICE.
2. PLAT OF SUB-DIVISION OF PARCELS 11, SECTION 2, TOWNSHIP 28-NORTH, CHARLESTON COUNTY, S.C., DATED JANUARY 12, 1968, BY HAROLD J. LEE, SR., SURVEYOR, RECORDED IN PLAT BOOK X, PAGE 40, CHARLESTON COUNTY REC. OFFICE.
3. PLAT OF LOTS 1-28 QUAIL HOLLOW TOWNHOUSES, ST. ANDREWS PARISH, CHARLESTON COUNTY, S.C., DATED FEBRUARY 25, 2006, BY DANIEL C. FORTBERRY, SURVEYOR, RECORDED IN PLAT BOOK 61, 74, CHARLESTON COUNTY REC. OFFICE.
4. A SUBDIVISION SURVEY OF LOT 88 AND LOT 88, DAILE GAS / PHILIPS GAS UNITS BY 2844-2846, INC. LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JAN 20, 1988, BY MARK E. BUDY, SURVEYOR, RECORDED IN PLAT BOOK 65, PAGE 241, CHARLESTON COUNTY REC. OFFICE.
5. CHARLESTON COUNTY REC. NO. 1, 203-19-00-025, -026, -027, -028.

NOTES:

1. BY OVERLAP FLOODING ONLY THESE PROPERTIES APPEAR TO BE WITHIN FLOOD ZONES "A" & "B" (100' & 500' FLOOD CUMMUNITY PANEL NUMBER 40000) SHOWN WITH AN ELEVATION SHADE OF NOVEMBER 12, 2004.
2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY CORNERS FOUND AS LABELED.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
5. THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.
6. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT DEPICTED OR APPARENT TO THIS SURVEY.
7. THE HORIZONTAL DATUM IS 83 AND 83 (2011 ADJUSTMENT) STATE PLANE. THE VERTICAL DATUM IS NAVD 83.

LINE	LENGTH	BEARING
L1	61.17	S82°04'21"E
L2	20.80	S41°14'42"E
L3	22.27	S21°04'32"W
L4	65.80	S43°31'00"W
L5	33.80	S43°31'00"W
L6	30.70	S20°30'10"W
L7	78.80	S62°34'52"E
L8	31.40	S62°34'52"E
L9	41.44	S78°18'31"W
L10	66.50	S20°20'10"W
L11	18.50	S75°32'10"W
L12	28.46	S62°28'28"W
L13	12.00	S75°32'10"W
L14	67.70	S62°19'31"E
L15	44.87	S62°21'28"E
L16	27.78	S45°02'42"E
L17	46.10	S61°28'24"E
L18	34.40	S76°22'01"E
L19	77.00	S62°22'01"E
L20	51.80	N70°28'56"E
L21	8.20	S22°04'21"E

LINE TYPE AND SYMBOL LEGEND

- PROPERTY LINE w/ CORNER FOUND AS DESCRIBED
- PROPERTY LINE w/ 1/4" BEAM SET
- PROPERTY LINE w/ COLLECTED CORNER
- CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- APPROXIMATE FLOOD LINE
- BUFFER LINE

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO, I HAVE SHOWN ALL ENCROACHMENTS ON THE SURVEYED PROPERTY.

RICHARD A. ALDRIDGE
P.L.S. 20054



Field Land Surveys, LLC
4940 Gable Road
Charleston, SC 29405
Phone: (803) 544-1777
Fax: (803) 544-1779



TREE AND TOPOGRAPHIC SURVEY

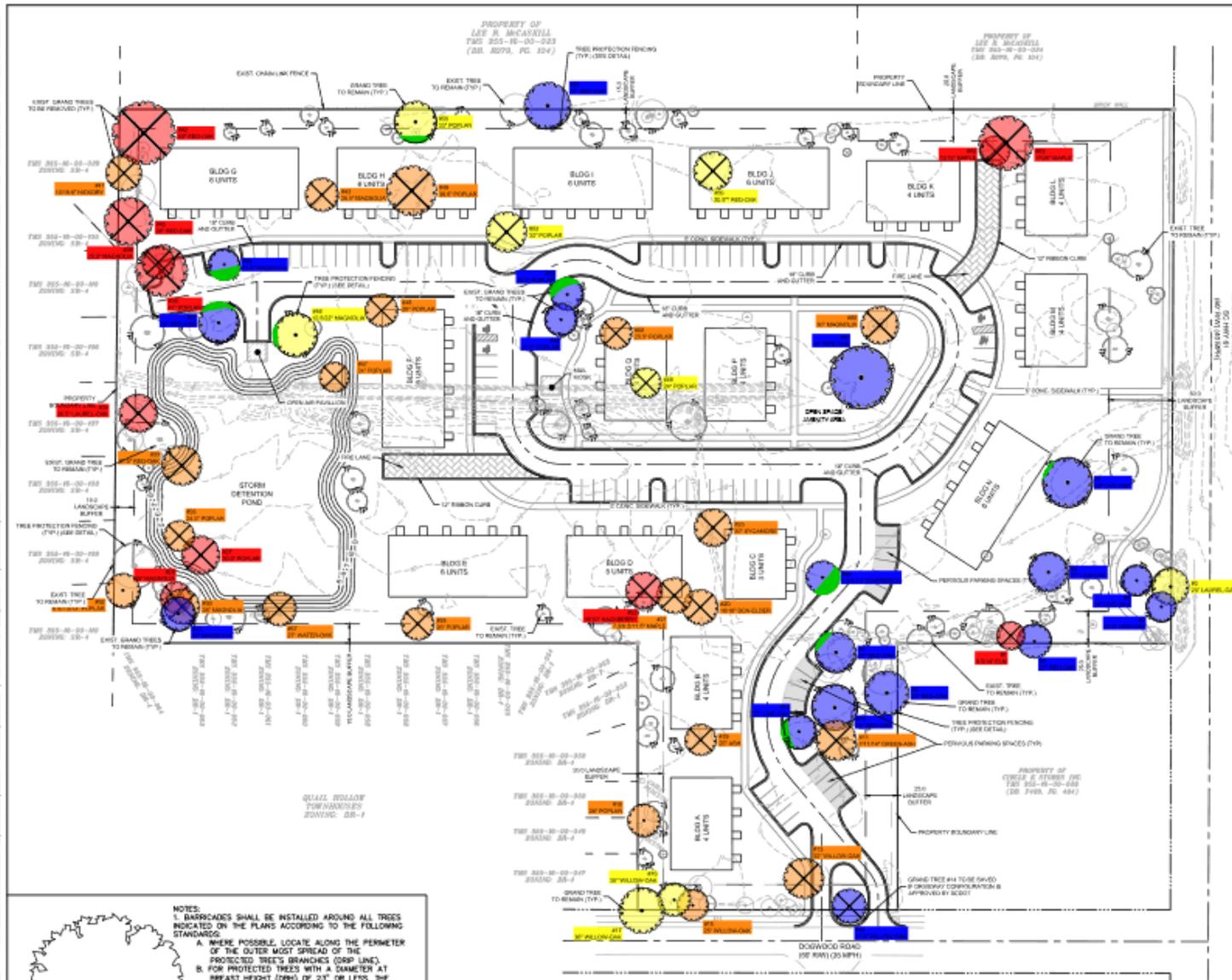
SHOWING LOT 88, 0.988 AC., PROPERTY OF 88 DOGWOOD RD. LLC; LOT 9 SEC 2, 3.988 AC., TMS 355-16-00-026, 2.003 AC., AND TMS 355-16-00-025, 2.049 AC., PROPERTIES OF CHARLESTON PRESBYTERY, LOCATED IN ST. ANDREWS PARISH, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JANUARY 9, 2019

SCALE: 1" = 50'



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER FOR ANY PURPOSES WITHOUT WRITTEN PERMISSION.
 201 IMPACT CONSULTING, LLC, 200 MOUNT PLEASANT, SC 29664 | 803-887-5727 (GREENVILLE, SC 29601)
 COPYRIGHT © SEAMON WHITE SIDES ASSOCIATES, INC.



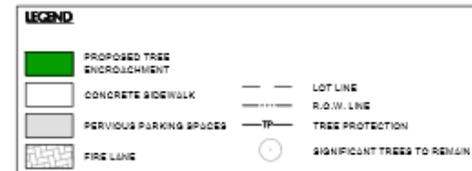
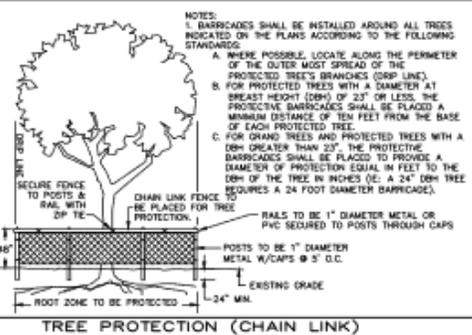
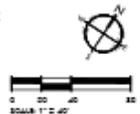
SCHEDULE OF TREE REMOVAL ESTIMATE											
Tree Number	DBH	Species	Grade	Comments	Condition	BA	CATEGORY	MEANS BILL	MEASUREMENT	DATE	BY
1	25	Live Oak	C	Living	Good	200	1				
2	25	Live Oak	C	Living	Good	200	1				
3	25	Live Oak	B	Living	Good	200	1				
4	25	Live Oak	B	Living	Good	200	1				
5	25	Live Oak	B	Living	Good	200	1				
6	25	Live Oak	B	Living	Good	200	1				
7	25	Live Oak	B	Living	Good	200	1				
8	25	Live Oak	B	Living	Good	200	1				
9	25	Live Oak	B	Living	Good	200	1				
10	25	Live Oak	B	Living	Good	200	1				
11	25	Live Oak	B	Living	Good	200	1				
12	25	Live Oak	B	Living	Good	200	1				
13	25	Live Oak	B	Living	Good	200	1				
14	25	Live Oak	B	Living	Good	200	1				
15	25	Live Oak	B	Living	Good	200	1				
16	25	Live Oak	B	Living	Good	200	1				
17	25	Live Oak	B	Living	Good	200	1				
18	25	Live Oak	B	Living	Good	200	1				
19	25	Live Oak	B	Living	Good	200	1				
20	25	Live Oak	B	Living	Good	200	1				
21	25	Live Oak	B	Living	Good	200	1				
22	25	Live Oak	B	Living	Good	200	1				
23	25	Live Oak	B	Living	Good	200	1				
24	25	Live Oak	B	Living	Good	200	1				
25	25	Live Oak	B	Living	Good	200	1				
26	25	Live Oak	B	Living	Good	200	1				
27	25	Live Oak	B	Living	Good	200	1				
28	25	Live Oak	B	Living	Good	200	1				
29	25	Live Oak	B	Living	Good	200	1				
30	25	Live Oak	B	Living	Good	200	1				
31	25	Live Oak	B	Living	Good	200	1				
32	25	Live Oak	B	Living	Good	200	1				
33	25	Live Oak	B	Living	Good	200	1				
34	25	Live Oak	B	Living	Good	200	1				
35	25	Live Oak	B	Living	Good	200	1				
36	25	Live Oak	B	Living	Good	200	1				
37	25	Live Oak	B	Living	Good	200	1				
38	25	Live Oak	B	Living	Good	200	1				
39	25	Live Oak	B	Living	Good	200	1				
40	25	Live Oak	B	Living	Good	200	1				
41	25	Live Oak	B	Living	Good	200	1				
42	25	Live Oak	B	Living	Good	200	1				
43	25	Live Oak	B	Living	Good	200	1				
44	25	Live Oak	B	Living	Good	200	1				
45	25	Live Oak	B	Living	Good	200	1				
46	25	Live Oak	B	Living	Good	200	1				
47	25	Live Oak	B	Living	Good	200	1				
48	25	Live Oak	B	Living	Good	200	1				
49	25	Live Oak	B	Living	Good	200	1				
50	25	Live Oak	B	Living	Good	200	1				
51	25	Live Oak	B	Living	Good	200	1				
52	25	Live Oak	B	Living	Good	200	1				
53	25	Live Oak	B	Living	Good	200	1				
54	25	Live Oak	B	Living	Good	200	1				
55	25	Live Oak	B	Living	Good	200	1				
56	25	Live Oak	B	Living	Good	200	1				
57	25	Live Oak	B	Living	Good	200	1				
58	25	Live Oak	B	Living	Good	200	1				
59	25	Live Oak	B	Living	Good	200	1				
60	25	Live Oak	B	Living	Good	200	1				
61	25	Live Oak	B	Living	Good	200	1				
62	25	Live Oak	B	Living	Good	200	1				
63	25	Live Oak	B	Living	Good	200	1				
64	25	Live Oak	B	Living	Good	200	1				
65	25	Live Oak	B	Living	Good	200	1				
66	25	Live Oak	B	Living	Good	200	1				
67	25	Live Oak	B	Living	Good	200	1				
68	25	Live Oak	B	Living	Good	200	1				
69	25	Live Oak	B	Living	Good	200	1				
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72	25	Live Oak	B	Living	Good	200	1				
73	25	Live Oak	B	Living	Good	200	1				
74	25	Live Oak	B	Living	Good	200	1				
75	25	Live Oak	B	Living	Good	200	1				
76	25	Live Oak	B	Living	Good	200	1				
77	25	Live Oak	B	Living	Good	200	1				
78	25	Live Oak	B	Living	Good	200	1				
79	25	Live Oak	B	Living	Good	200	1				
80	25	Live Oak	B	Living	Good	200	1				
81	25	Live Oak	B	Living	Good	200	1				
82	25	Live Oak	B	Living	Good	200	1				
83	25	Live Oak	B	Living	Good	200	1				
84	25	Live Oak	B	Living	Good	200	1				
85	25	Live Oak	B	Living	Good	200	1				
86	25	Live Oak	B	Living	Good	200	1				
87	25	Live Oak	B	Living	Good	200	1				
88	25	Live Oak	B	Living	Good	200	1				
89	25	Live Oak	B	Living	Good	200	1				
90	25	Live Oak	B	Living	Good	200	1				
91	25	Live Oak	B	Living	Good	200	1				
92	25	Live Oak	B	Living	Good	200	1				
93	25	Live Oak	B	Living	Good	200	1				
94	25	Live Oak	B	Living	Good	200	1				
95	25	Live Oak	B	Living	Good	200	1				
96	25	Live Oak	B	Living	Good	200	1				
97	25	Live Oak	B	Living	Good	200	1				
98	25	Live Oak	B	Living	Good	200	1				
99	25	Live Oak	B	Living	Good	200	1				
100	25	Live Oak	B	Living	Good	200	1				
TOTAL								324.15			

800 Species of Tree Removal
 800 Species of Tree Removal
 800 Species of Tree Removal

TOTAL OF GRAND TREE \$ TO BE REMOVED
 GRADE B - 1 TREE @ - 27.5 DBH
 GRADE C - 3 TREE @ - 88.5 DBH
 GRADE D - 18 TREE @ - 612.5 DBH
 GRADE F - 11 TREE @ - 359 DBH
TOTAL - 33 TREE @ - 856.5 DBH

****ALL GRAND TREE REMOVAL \$ WILL BE SUBMITTED TO BZA-80 FOR APPROVAL**

25 GRAND TREE \$ REMAINING ON SITE



EXISTING UTILITY NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE 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 AGREE 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.



HOMES OF HOPE AFFORDABLE HOUSING THE RANDOLPH GROUP
 CITY OF CHARLESTON, SC

811 Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION
1	03/20/20	ISSUED FOR PERMIT
2	03/20/20	ISSUED FOR PERMIT
3	03/20/20	ISSUED FOR PERMIT
4	03/20/20	ISSUED FOR PERMIT

GRAND TREE IMPACTS - SITE PLAN

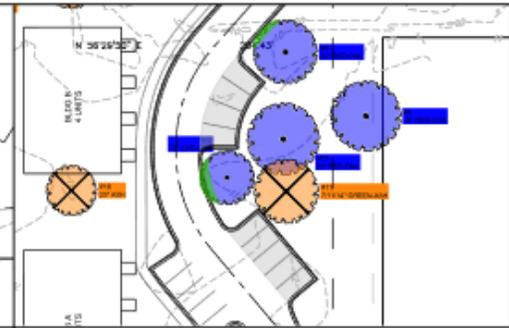
201 IMPROVING BOLLINGWOOD, S.W. 2811 MOUNT PLEASANT, SC 29504 | 288 N. HITT STREET, SUITE 101 COLUMBIA, SC 29201
 COPYRIGHT © SEAMAN, WHITESIDE & ASSOCIATES, INC. THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



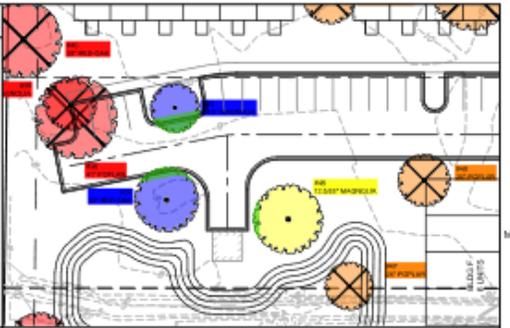
TREE #1: TEMPORARY ENCROACHMENT FOR BUILDING CONSTRUCTION
SCALE = 1" = 30'



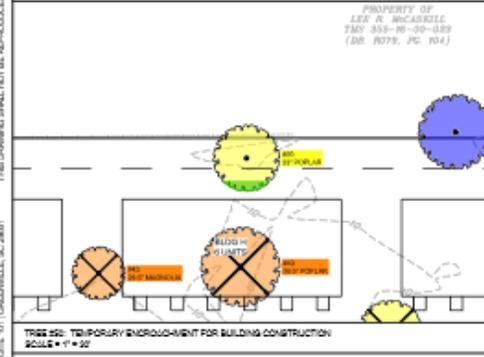
TREE #9 & #9A: ENCROACHMENT FOR CURB
SCALE = 1" = 30'



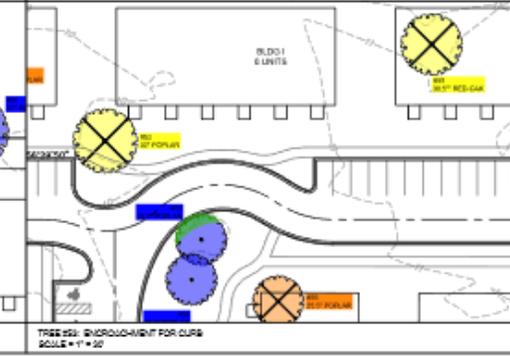
TREE #9 & #9B: ENCROACHMENT FOR CURB
SCALE = 1" = 30'



TREE #97, #91, & #98: ENCROACHMENT FOR CURB
SCALE = 1" = 30'



TREE #2: TEMPORARY ENCROACHMENT FOR BUILDING CONSTRUCTION
SCALE = 1" = 30'



TREE #2: ENCROACHMENT FOR CURB
SCALE = 1" = 30'



MOUNT PLEASANT, SC 29504-1807
 GREENVILLE, SC 29605-0204
 SUMMERVILLE, SC 29586-0202
 SPARTANBURG, SC 29721-1275
 COLUMBIA, SC 29202-5420
 WWW.SWA-ARCHITECTS.COM



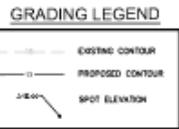
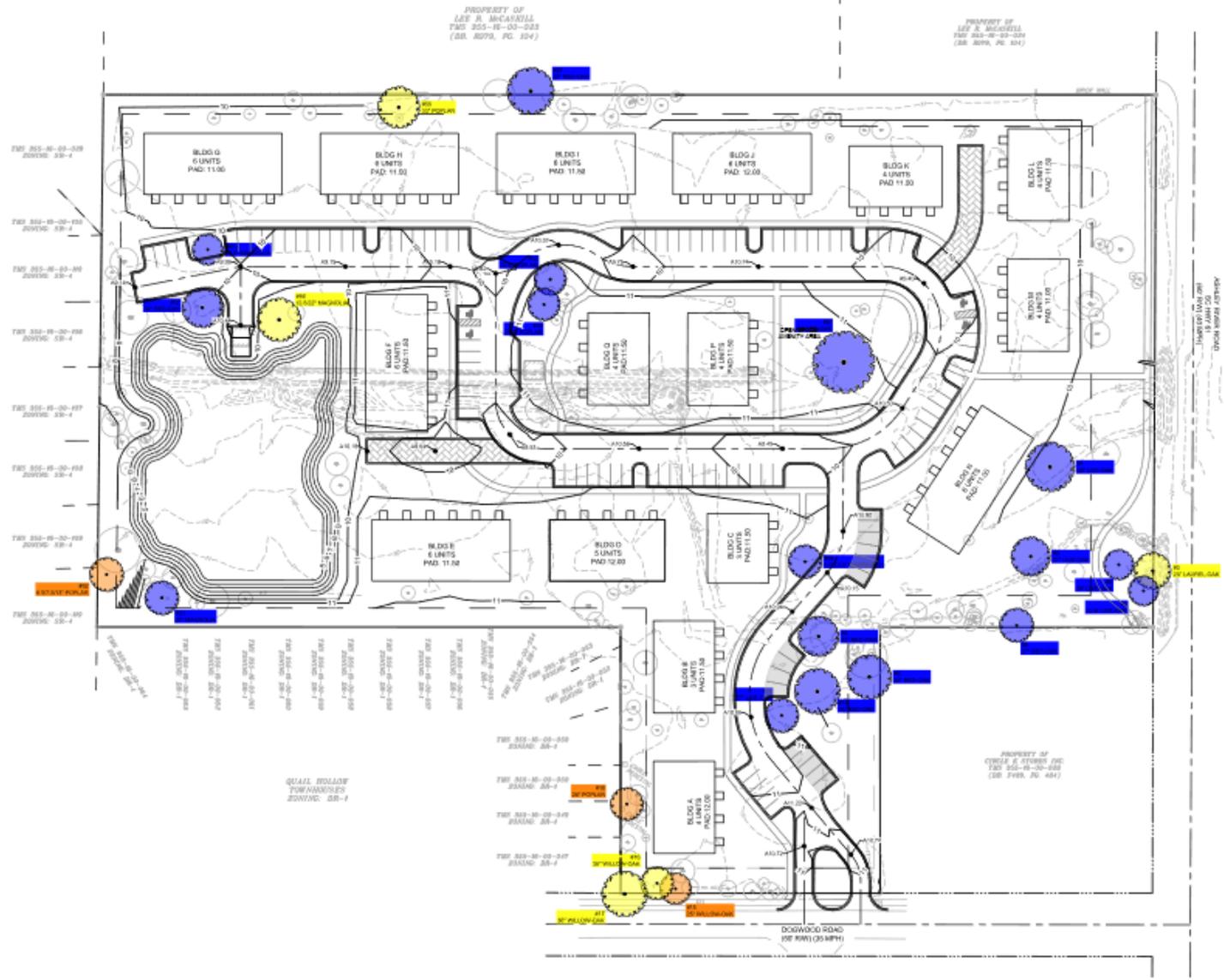
HOMES OF HOPE
AFFORDABLE HOUSING
 THE RANDOLPH GROUP
 CITY OF CHARLESTON, SC

SW- PROJECT:	6200
DATE:	6/1/20
DRAWN BY:	BJT
CHECKED BY:	BBB

REVISION HISTORY	
1	6/1/20
2	7/1/20
3	8/1/20
4	8/1/20

GRAND TREE ENCROACHMENTS

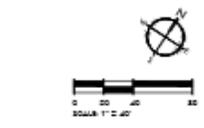
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SPOT ELEV KEY (FINISHED GRADING)

- A-(apex) surface of finished asphalt driveway or walking path
- B-(back) back of curb at highest point
- C-(crt) finished ground elevation
- F-(flow) elevation of which surface water flows into drainage structure
- G-(grade) surface of asphalt adjacent to street or grade at curb line
- H-(hose) surface of hose cover for junction or location box
- I-(int) surface of grade of outside edge for catch basin, gutter inlet, or ground point structure
- J-(jct) surface of gutter at lowest point (along water flow path)
- K-(k) protruding top of retaining wall
- L-(lip) top of steel beam at ceiling
- M-(m) surface of finished concrete or interlocking paver sidewalk, patio, plaza, or slab
- N-(note) elevation, including elevation number, indicates to which elevation of existing surface of point of connection

Example: A12.586 Means that the surface of new asphalt is to be at elevation 12.586 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 PREPARE ANY AND ALL UNDERGROUND UTILITIES.

MOUNT PLEASANT, SC 29566-1807
 GREENVILLE, SC 29638-0204
 SUMMERVILLE, SC 29582-0710
 SPARTANBURG, SC 29176-1275
 CHARLOTTE, NC 28211-5200
 WWW.SWAWHITESIDE.COM



HOMES OF HOPE
AFFORDABLE HOUSING
THE RANDOLPH GROUP
 CITY OF CHARLESTON, SC

DATE	04/20
DATE	04/20
DESIGN BY	SW
CHECKED BY	SW
REVISION HISTORY	
1	04/20
2	04/20
3	04/20
4	04/20

PRELIMINARY GRADING PLAN



7_8.5+14 Elm.jpg



11_7+11+14Ash.jpg



13_32 WO.jpg



14_27.5 WO.jpg



19_25 Ash.jpg



20_10+18 Box Elder.jpg



21_7.5+9.5+11.5 Maple.jpg



22_19 + 10 Hackberry (fallen).jpg



23_30 Sycamore.jpg



24_17 Poplar.jpg



25_26 Poplar.jpg



27_30.5 Poplar.jpg



28_24.5 Poplar.jpg



29_25 Mag.jpg



33_31.5 RO.jpg



35_20.5 LAC.jpg



38_41 Poplar.jpg



39_23.5 Magnolia.jpg



40_28 RC.jpg



41_13.5+ 3.5 Hickory (2).jpg



42_3.5- 16.5 Hickey.jpg



43_50 RC (fallen).jpg



44_24.5 King.jpg



52_22 Poplar



47_24 Poplar.jpg



46_26 Poplar.jpg



49_39.5 Poplar.jpg



55_25.5 Poplar.jpg



56_24 Poplar.jpg



59_30 Red Oak



60_30 Mag.jpg



62_12-12.5 Maple (half Dead).jpg



69_26-17 Maple.jpg



67_27 WAO.jpg



30_28 MAG



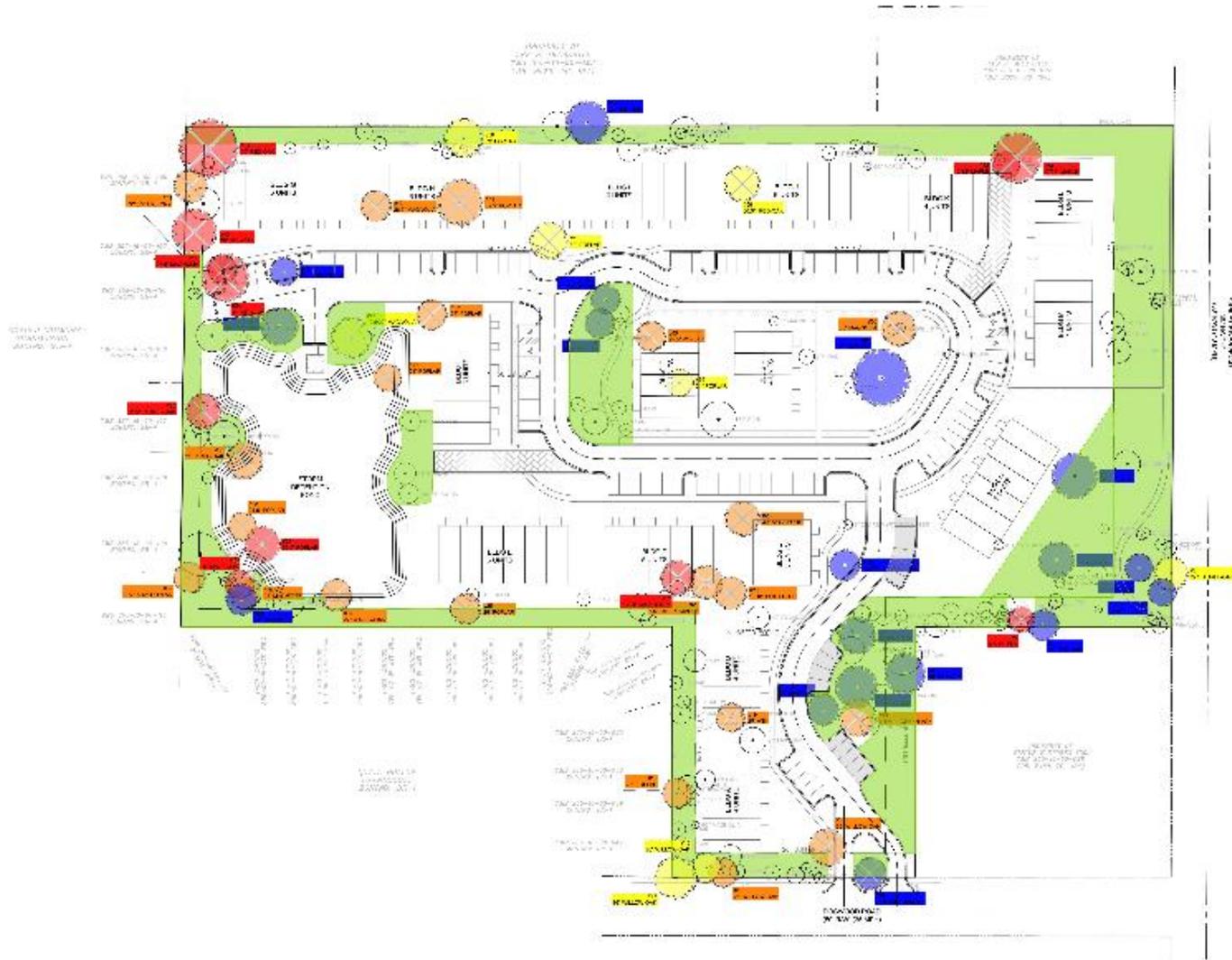
30_28 MAG

TOTAL GRAND TREES PRESERVED: 25

- # OF DEAD TREES TO BE REMOVED: 3
- #F TREES TO BE REMOVED: 8 (24.2% OF REMOVED)
- #D TREES TO BE REMOVED: 18 (54.5% OF REMOVED)
- #C TREES TO BE REMOVED: 3 (9.1% OF REMOVED)
- #B TREES TO BE REMOVED: 1 (POTENTIAL REMOVAL)
- #A TREES TO BE REMOVED: 0
- D+F TREES REMOVED = 78.8% OF REMOVED

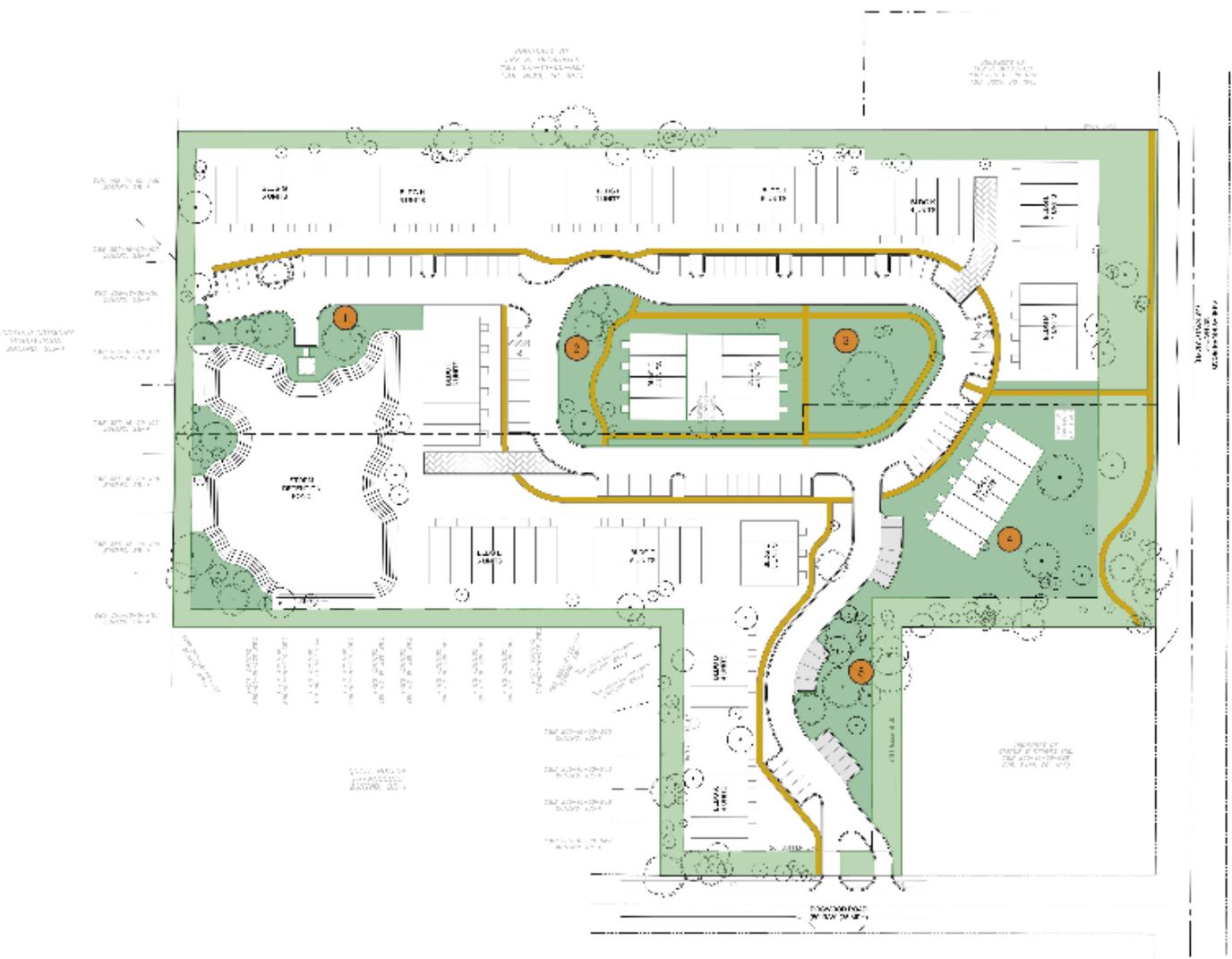
ESTIMATED MITIGATION REQUIRED: 324.13"

TREE SAVE AREA



TREE LEGEND

- | | |
|--------------------------|--------------------------|
| GRAND TREE (D) (REMOVED) | GRAND TREE (D) (REMOVED) |
| GRAND TREE (F) (REMOVED) | GRAND TREE (F) (REMOVED) |
| GRAND TREE (C) (REMOVED) | GRAND TREE (C) (REMOVED) |
| GRAND TREE (B) (REMOVED) | GRAND TREE (B) (REMOVED) |
| GRAND TREE (A) (REMOVED) | GRAND TREE (A) (REMOVED) |
| GRAND TREE (A) (REMOVED) | GRAND TREE (A) (REMOVED) |
- NOTE: ALL GRAND TREES TO BE REMOVED MUST BE REPLACED WITH 1:1 TREE MITIGATION (1:1 TREE REPLACEMENT) WITHIN 12 MONTHS OF REMOVAL.



LEGEND

-  5' WALK
-  GAZEBO, ORNAMENTAL PLANTINGS, PATH & TREE PRESERVE
-  SIDEWALK, LAWN, ORNAMENTAL PLANTINGS & TREE PRESERVE
-  FORMAL LAWN, BENCH, SIDEWALK & MAIL KIOSK
-  LAWN, BENCH & TREE PRESERVE
-  ORNAMENTAL PLANTINGS UNDER TREE PRESERVE
-  NATURAL AREA
-  USEABLE GREEN SPACE

NOTICE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



Agenda Item #B-1

GLENN MCCONNELL PARKWAY at WILLIAM E. MURRAY BOULEVARD

(West Ashley)

TMS # 306-00-00-934

Request a consideration of the Board's condition and staff's requirement of a variance and special exception approval granted on 6/5/19;

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

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

Zoned GB



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
[X] 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: September 2, 2020

Property Address Glenn McConnell Pkwy at William E. Murray Blvd. TMS # 306-00-00-934

Property Owner High Real Estate Group, LLC Daytime Phone 717.209.4058

Applicant SeamonWhiteside + Associates (Taylor Hart) Daytime Phone 843.884.1667

Applicant's Mailing Address 128 S. Main St. Summerville, SC 29483

E-mail Address thart@seamonwhiteside.com

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

Zoning of property GB

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)
 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 [Signature] Date August 3, 2020

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



Applicants appealing for reconsideration of a Board decision or decision of the zoning administrator must submit the following information with the BZA-SD application and fee, to the Permit Center at 2 George Street:

In the case of an appeal for reconsideration of a Board decision, applicant shall state below the grounds upon which it is considered that the Board misapprehended or misconceived the question or questions involved, or the ground or grounds upon which it is considered that the Board has erred in its finding or disposition of the appeal, application or matter (add as an attachment if necessary):

Request for appeal of the approved BZA variance plans dated 06/05/2019. The original variance request was including the removal of the 24.5" Red Oak at the western most portion of the parking lot. City staff was not in favor of removing this tree and provided a sketch at the meeting showing a dead end parking scenario in order to save the tree. There was discussion during the meeting on other layout options to save the tree while providing circulation as the dead end option is not desirable. It was the design team's impression from City staff that they were willing to work with the design team on a solution and layout that would save the tree. The design team did not realize that staff's sketch was approved as part of the conditions to the BZA variance approval. After the meeting, the design team continued coordination with City staff on options and in July of 2019, staff requested exhibits from us showing the proposed "jug handle" design, further enforcing our impression that the dead end parking was not a condition of the original BZA approval. It was not until we received review comments from TRC in January of 2020 that we were made aware of this. The proposed design has been reviewed Rick Fluegge Deputy Fire Marshall for the City of Charleston. His email stating he prefers the proposed "jug handle option" has been included with this submittal. The City's dead end design would make emergency response more difficult in the rear parking area. This design has also been reviewed by the project arborist who has prepared an document stating that the proposed jug handle design have no impact on the tree. Also with this option the grading around the tree will not require a tree well. The owner will agree to any mitigation if this tree is damaged during construction.

In the case of an appeal for reconsideration of a decision of the zoning administrator, applicant shall state below the interpretation(s) of the Zoning Ordinance being appealed, how the applicant is aggrieved by the interpretation(s), and what the applicant contends is the correct interpretation of the Zoning Ordinance:

Construction around the 24.5" Red Oak will not take place within the drip line of the tree and will have tree protection around the tree as required by the City's Zoning Ordinance (Sec 54-330). Tree protection will remain until final stabilization is achieved. In addition to the tree protection, this area has been graded to ensure that the tree will not be in a tree well, a requirement from the original BZA submittal on 06/05/2019.

Signature of Applicant Date

For office use only
Date application received
Time application received
Staffperson

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Wednesday, September 2, 2020

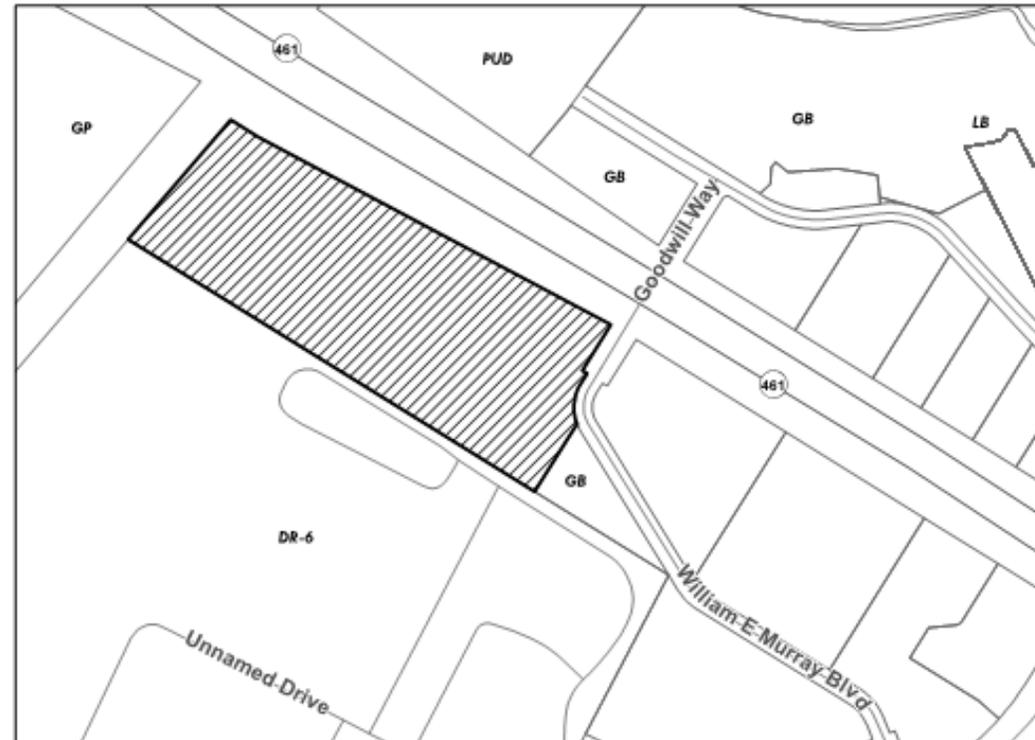
ITEM B 1

Glenn Mcconell Pky. at William E
Murray Blvd.

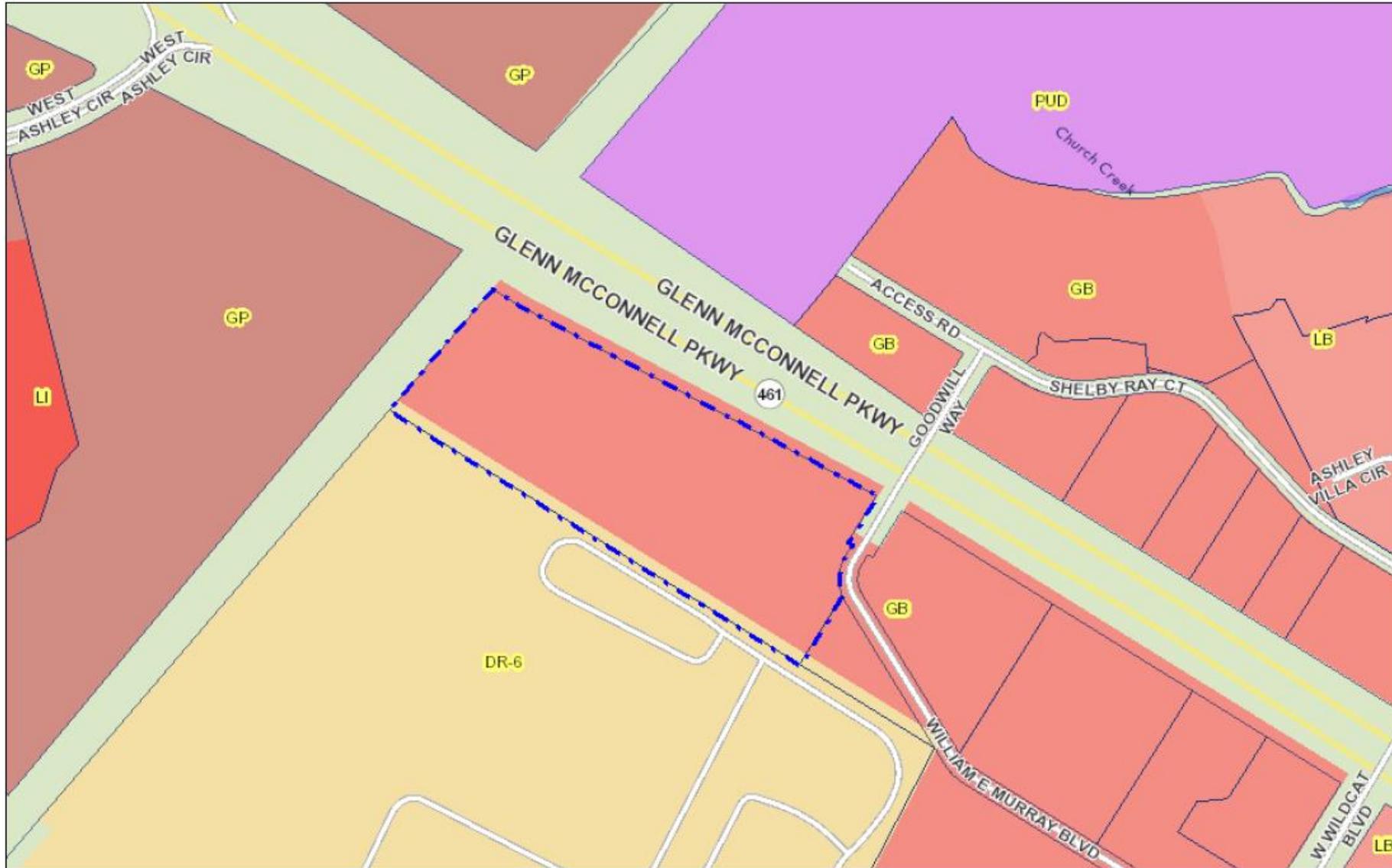
(West Ashley)

TMS# 306-00-00-934

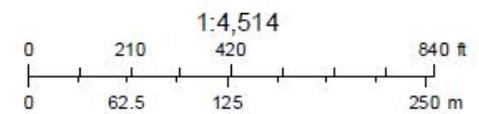
ZONED GB



 Subject Property



August 23, 2020





W Ashley Cir

Glenn McConnell Pkwy

Church Creek

Glenn McConnell Pkwy

Extra Space Storage

Goodwill
Thrift store

Anderson Insur
Associates

Shelby Ray Ct

Glenn McConnell Pkwy

Charleston Veterinary
Referral Center

Zaxby's Chicken Fingers
& Buffalo Wings
Takeout • Delivery

Sou
Federal C

West Ashley High School

Glenn McConnell Pkwy

FOUNDERS YARD

CITY OF CHARLESTON, SOUTH CAROLINA

City Project ID# TRC-SP2019-000210

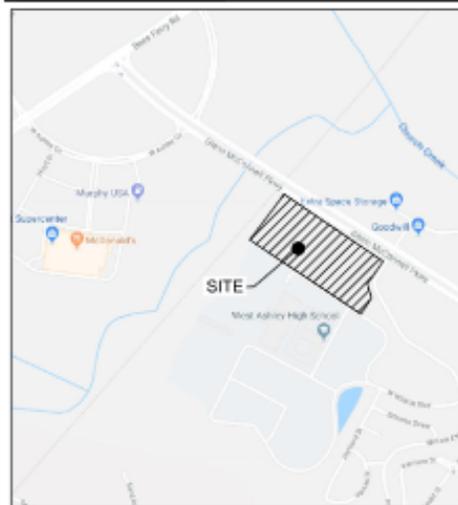
TMS# 306-00-00-934

(FORMERLY KNOWN AS GLENN McCONNELL APARTMENTS)

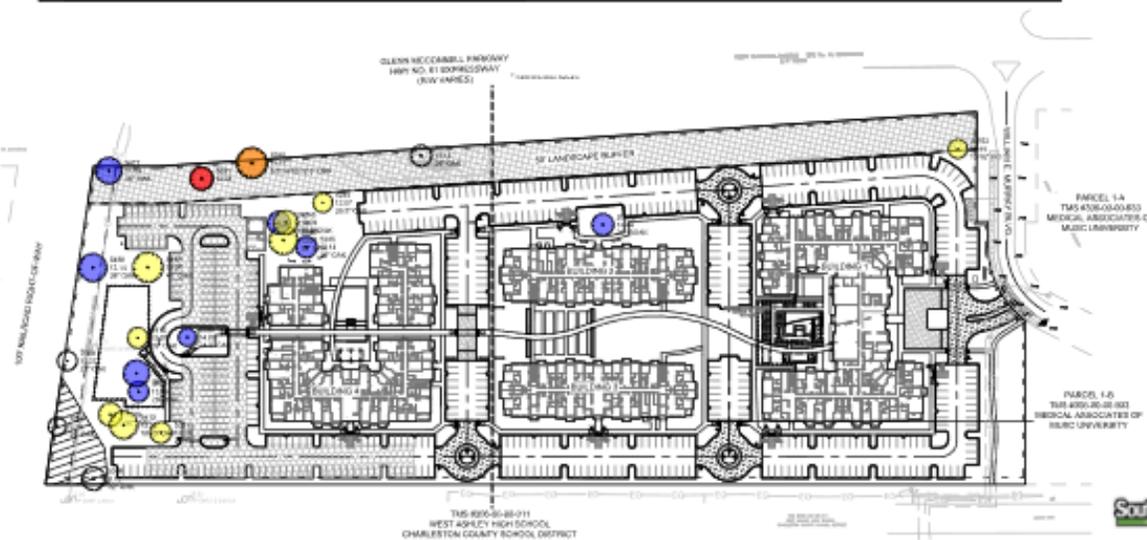


MOUNT PLEASANT, SC
843.884.1981
GREENVILLE, SC
864.286.0524
SUMMERVILLE, SC
843.884.1981
WWW.SEASONWHITESIDE.COM

SITE LOCATION MAP



SITE OVERVIEW



Sheet List Table	
Sheet Number	Sheet Title
C-1.0	TITLE SHEET
C-1.1	DRAWING LEGEND
SHEET 1 OF 2	EXISTING CONDITIONS (J.A.H. SCHWACKE)
SHEET 2 OF 2	EXISTING CONDITIONS (J.A.H. SCHWACKE)
C-2.0	GRAND TREE IMPACTS
C-2.1	GRAND TREE PHOTOS I

- REVISIONS**
1. PERMITTING
REASON: PERMITS AND SUBMITTAL
DATE: 05/11/2024
 2. PERMITTING
REASON: 03/20/2024 SUBMITTAL
DATE: 03/20/2024
 3. PERMITTING
REASON: 03/20/2024 SUBMITTAL
DATE: 03/20/2024



EMERGENCY MODE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN BLUE. PREPARED FROM 811 DATA. NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND LOCATIONS BY ALL EXISTING UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ANY AND ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.



PROJECT DESCRIPTION

PROJECT DATA:
THIS PROJECT IS LOCATED ON A 13.08 ACRE TRACT OF LAND ADJACENT TO GLENN McCONNELL PARKWAY IN CHARLESTON, SC. THE TRACT AS IT EXISTS IS CURRENTLY UNDEVELOPED AND CONSISTS OF WOODED AREAS.

THE PROPOSED DEVELOPMENT WILL INCLUDE 4 MULTI-STORY MULTIFAMILY BUILDINGS, A MAINTENANCE BUILDING/ CARWASH, AND ASSOCIATED AMENITIES.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

- CLEARING AND GRUBBING OF EXISTING PROPERTY
- INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE (CATCH BASINS, CURB INLETS, PIPING, UNDERGROUND DETENTION, ETC.)
- CONNECTION TO THE EXISTING WATER AND SANITARY SEWER MAINS OFFSITE
- CONSTRUCTION OF 4 MULTIFAMILY BUILDINGS

LAND USES APPROPRIATE CHART:
TOTAL SITE ACREAGE: 13.08 ACRES
HIGHLAND: 12.44 ACRES
WETLANDS: 0.64 ACRES

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X SCALED FROM FEMA FLOOD MAP PANEL NO. 45916C0818, REVISED NOVEMBER 17, 2004.

ZONING:
BASE ZONING: GENERAL BUSINESS OVERLAY DISTRICT: DRB PARKS3 OVERLAY LIMIT: BY ADJACENT PARCELS: GB & DR-6

WATER SERVICE AND SANITARY SEWER DISPOSAL:
WATER SERVICE AND SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE CONNECTION TO EXISTING WATER MAIN AND SANITARY SEWER MAINHOLE OFFSITE.

PROPERTY INFORMATION:
TMS#: 306-00-00-934
CURRENT OWNER: WHITFIELD CONSTRUCTION COMPANY

ADA NOTE:
WHILE UNDER CONSTRUCTION, ALL EXISTING RIGHT-OF-WAYS WILL REMAIN ADA COMPLIANT OR AN ALTERNATIVE ACCESSIBLE ROUTE WILL BE PROVIDED.

GENERAL NOTES

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TREE AND TOPOGRAPHIC SURVEY OF PARCEL 3 TRACT B-2, PROPERTY OF WHITFIELD CONSTRUCTION COMPANY, LOCATED AT GLENN McCONNELL PARKWAY & WILLIAMS MURRAY BLVD., CITY OF CHARLESTON, SOUTH CAROLINA PROVIDED BY J.A.H. SCHWACKE & ASSOCIATES, DATED 01/18/2018, REVISED 12/12/2018.
2. ALL ELEVATIONS ARE BASED ON NAVD83 DATUM
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 MUTCD (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. A DYE TEST MUST BE PERFORMED BY A LICENSED PLUMBER FOR SANITARY SEWER CONNECTIONS TO VALIDATE THE CONNECTIONS ARE PROPERLY ROUTED INTO THE SANITARY SEWER SYSTEM AND NOT THE STORM SEWER SYSTEM. THIS MUST BE COMPLETED AND SUBMITTED TO THE CITY STORMWATER DIVISION BEFORE APPROVAL OF A CERTIFICATE OF OCCUPANCY WILL BE GIVEN.

PROJECT CONTACTS

DEVELOPER:
HIGH REAL ESTATE GROUP, LLC
1913 WILLIAM PENN HWY
LANCASTER, PA 17601
CONTACT: ANDREW BASILE

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEARCH WHITESIDE & ASSOCIATES, LLC
120 S. MAIN STREET #8
SUMMERVILLE, SC 29486
CONTACT: TAYLOR HART
PHONE: (843) 973-0710

ARCHITECT:
ROOFING STUDIO
333 WEST TRADE STREET, SUITE 300
CHARLOTTE, NC 28202
CONTACT: CHAD ARKIN, AIA, LEED AP
PHONE: 704-330-7862

SOURCES:
J.A.H. SCHWACKE & ASSOCIATES
1975 PRAMPTON AVE.
P.O. BOX 13677
CHARLESTON, SC 29403-3877
CONTACT: NEVIN M. SCHWACKE, SR. PLS
PHONE: 843-762-7035

FOUNDERS YARD
HIGH REAL ESTATE GROUP, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

REV. PROJECT: 1987
DATE: 10/20/2019
DRAWN BY: JHM
CHECKED BY: JHM

REVISION HISTORY

NO.	DATE	DESCRIPTION

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 501 HANCOCK PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29524 | 801 BRUNN STREET, SUITE 601, GREENVILLE, SC 29604

A.M. SCHWABER & ASSOCIATES
LAND SURVEYING & CONSTRUCTION LAYOUT
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
FAX: 303.733.1112

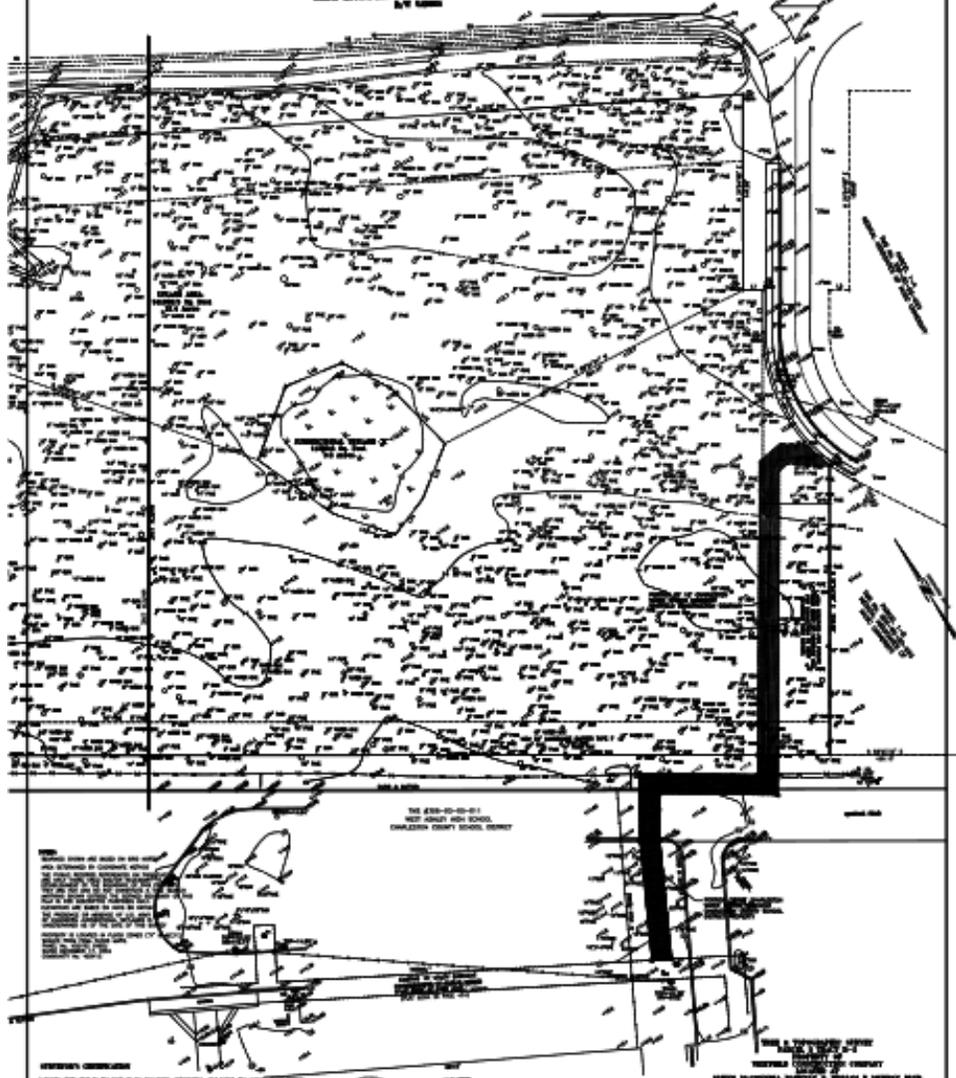
PROJECT:
NEW 2000-01-01-01
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101

DATE: 01/01/01

OTHER NUMBER OF SHEET & TOTAL NO. OF SHEETS

- 1. EXISTING
- 2. PROPOSED
- 3. CONSTRUCTION
- 4. EROSION CONTROL
- 5. UTILITIES
- 6. FENCE
- 7. SIGN
- 8. LIGHT
- 9. TREE
- 10. LANDSCAPE
- 11. OTHER

NEW 2000-01-01-01
NEW HIGHWAY 101



THE 2000-01-01-01
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101

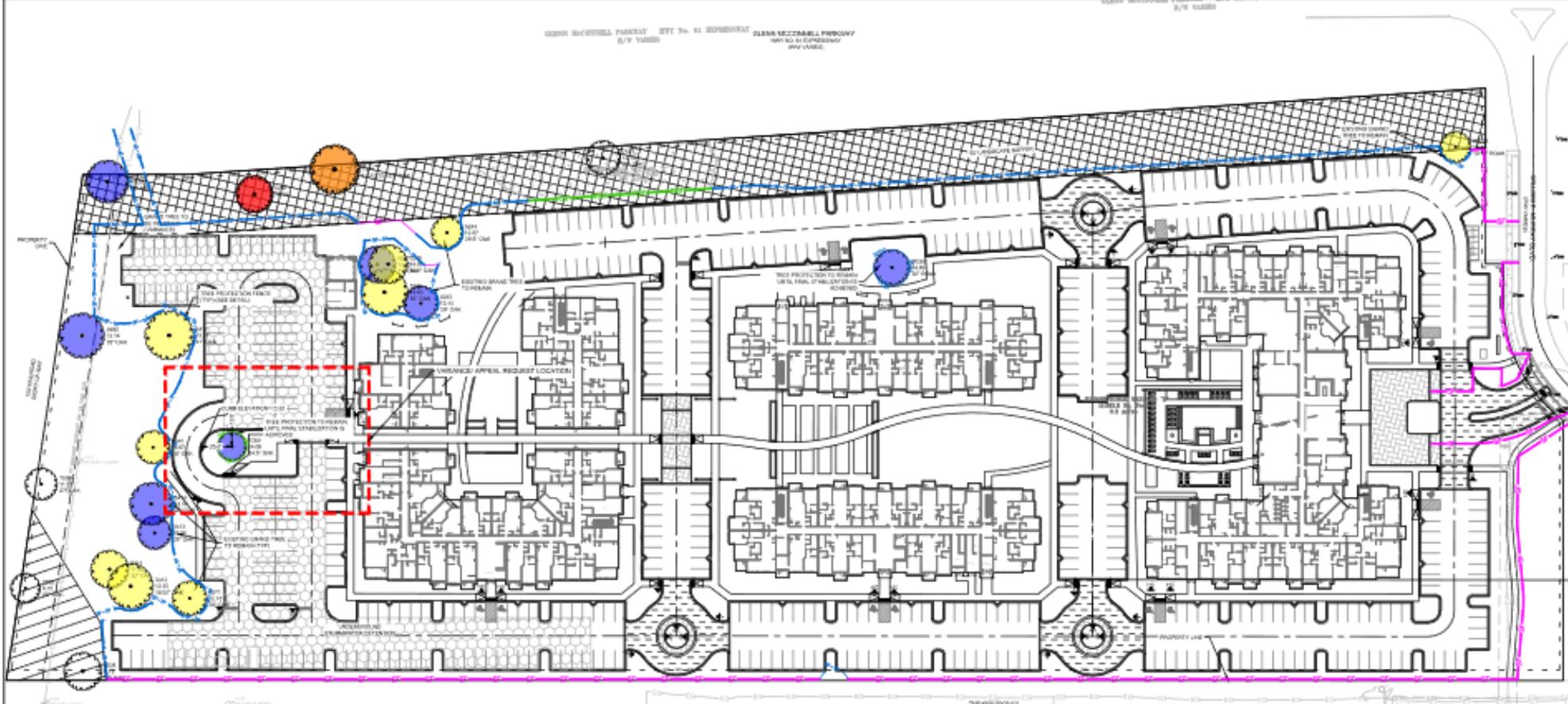
THE 2000-01-01-01
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THE 2000-01-01-01
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NEW HIGHWAY 101



THE 2000-01-01-01
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101
NEW HIGHWAY 101

001 WANDA PARK BOULEVARD, SUITE 201 MOUNT PLEASANT, SC 29504 | 581 FINEST STREET, SUITE 101 GREENVILLE, SC 29601
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



SW
 SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29504-1107
 GREENVILLE, SC 29604
 SUMMERVILLE, SC 29586-1101
 WWW.SEAMONWHITESIDE.COM



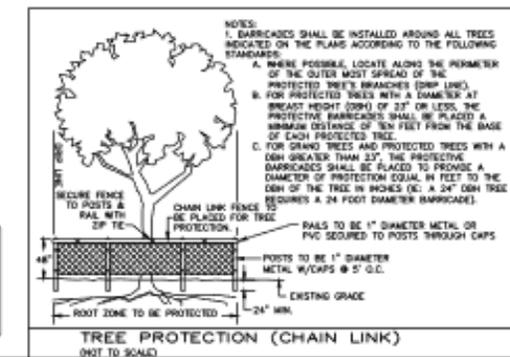
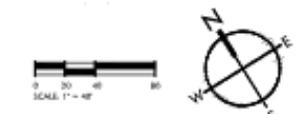
FOUNDERS YARD
 HIGH REAL ESTATE GROUP, LLC
 CITY OF CHARLESTON, SOUTH CAROLINA

REV#	PROJECT	DATE
01	02/20/24	TSH
02		JER

REVISION HISTORY

GRAND TREE IMPACTS

811
 CALL BEFORE YOU DIG





TREE #23, 24.5" RED OAK, GRADE B
TREE TO BE SAVED



MOUNT PLEASANT, SC
843-864-1161
GREENVILLE, SC
864-266-0534
SUMMERVILLE, SC
843-864-1161
WWW.SEAMONWHITESE.COM



FOUNDERS YARD
HIGH REAL ESTATE GROUP, LLC
CITY OF CHARLESTON, SOUTH CAROLINA

SW-PROJECT: 1807
DATE: 03/20/18
DRAWN BY: TSH
CHECKED BY: JH

REVISION HISTORY	

GRAND TREE PHOTOS II

Mr. Hart,

Thank you for your e-mail. Yes, I agree on option #1. We strive to avoid backing apparatus whenever possible. Thank you for your help.

Rick Fluegge | Deputy Fire Marshal
Charleston Fire Department
Fire Marshal Division
2 George Street, Suite 3800 | Charleston, SC 29401
T: (843) 724-5893 | F: (843) 720-5857
fluegger@charleston-sc.gov | www.charleston-sc.gov/fire

From: Taylor Hart <THart@SeamonWhiteside.com>
Sent: Tuesday, July 14, 2020 3:00 PM
To: Fluegge, Rick <FLUEGGER@charleston-sc.gov>; Schultz, Eric <SCHULTZE@charleston-sc.gov>
Cc: Andrew Basile (ABasile@High.net) <ABasile@High.net>
Subject: Founders Yard Turning Exhibits for rear parking area

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rick,

Please see the attached exhibits showing the two options we have at the rear parking area. Option 1 shows the current design with a "jug handle" around the tree. This option would see the fire trucks circulate around the entire back parking lot. Option 2 shows the dead end alignment proposed by Eric. This options would require the fire truck to reverse and turn around as shown, this may be difficult if a truck is staged near the carwash.

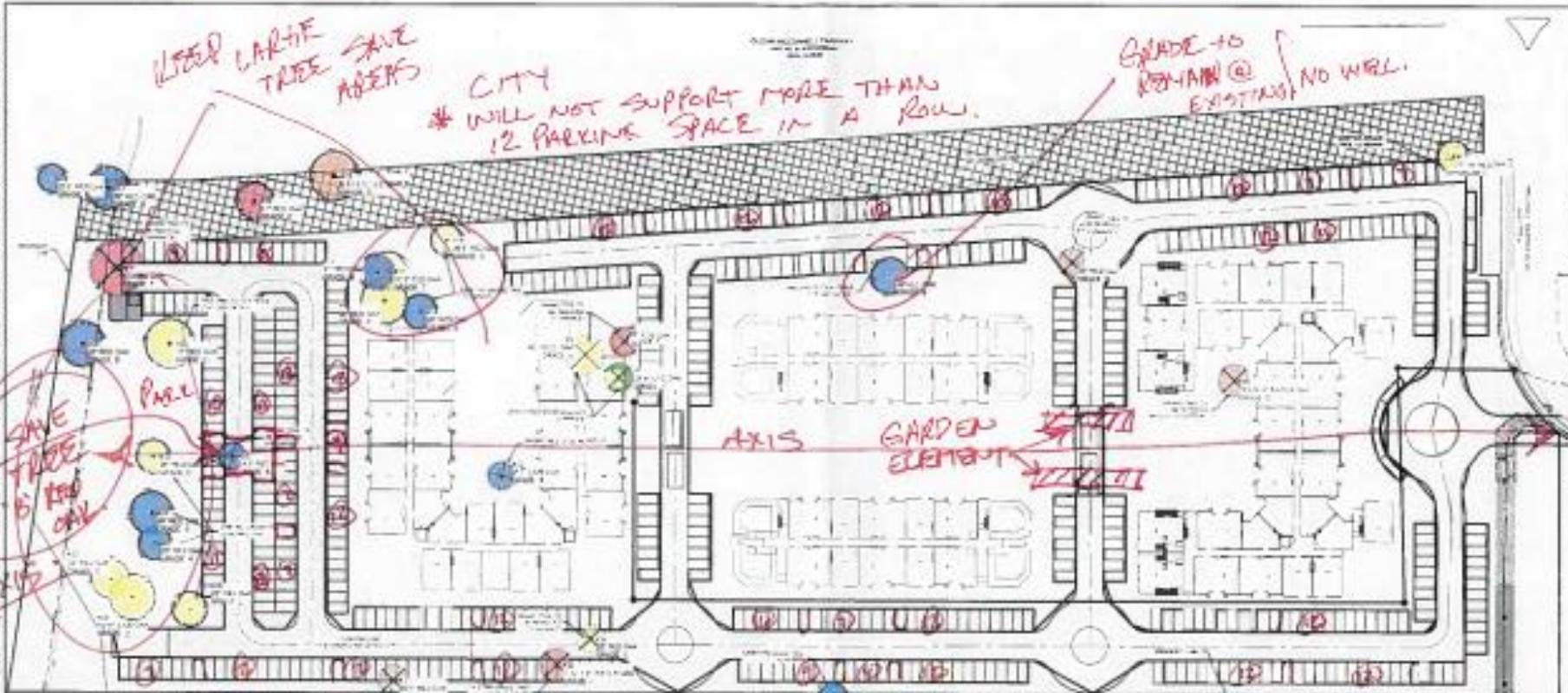
We believe Option 1 offers the most flexibility for site circulation in the event of a large scale emergency at the rear of the site.

Please let us know your thoughts.

Thank you,



Taylor Hart, P.E.
Project Manager
(843) 972-0710 x 283
(843) 530-7885 cell
thart@seamonwhiteside.com
www.seamonwhiteside.com

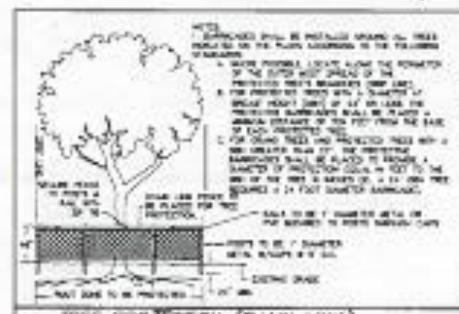


* WILL SUPPORT 8 TREES.

0/5/19

SAVE

Tree ID	Species	Size	Health	Location	Notes
1	Red Oak	12"	Good	Northwest	Save
2	Red Oak	10"	Good	Northwest	Save
3	Red Oak	12"	Good	Northwest	Save
4	Red Oak	10"	Good	Northwest	Save
5	Red Oak	12"	Good	Northwest	Save
6	Red Oak	10"	Good	Northwest	Save
7	Red Oak	12"	Good	Northwest	Save
8	Red Oak	10"	Good	Northwest	Save
9	Red Oak	12"	Good	Northwest	Save
10	Red Oak	10"	Good	Northwest	Save
11	Red Oak	12"	Good	Northwest	Save
12	Red Oak	10"	Good	Northwest	Save
13	Red Oak	12"	Good	Northwest	Save
14	Red Oak	10"	Good	Northwest	Save
15	Red Oak	12"	Good	Northwest	Save
16	Red Oak	10"	Good	Northwest	Save
17	Red Oak	12"	Good	Northwest	Save
18	Red Oak	10"	Good	Northwest	Save
19	Red Oak	12"	Good	Northwest	Save
20	Red Oak	10"	Good	Northwest	Save
21	Red Oak	12"	Good	Northwest	Save
22	Red Oak	10"	Good	Northwest	Save
23	Red Oak	12"	Good	Northwest	Save
24	Red Oak	10"	Good	Northwest	Save
25	Red Oak	12"	Good	Northwest	Save
26	Red Oak	10"	Good	Northwest	Save
27	Red Oak	12"	Good	Northwest	Save
28	Red Oak	10"	Good	Northwest	Save
29	Red Oak	12"	Good	Northwest	Save
30	Red Oak	10"	Good	Northwest	Save



SW
31 AND 30TH TRLS E

GLENN MCCONNELL
MULTIFAMILY
HIGH REAL ESTATE GROUP, LLC
CITY OF CHANDLER, ARIZONA

GRAND TRAIL IMPACTS

C-20

Agenda Item #B-2

2658 RUTHERFORD WAY

(Carolina Bay)

TMS # 309-00-00-054

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 three grand trees.

Zoned PUD



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: September 2, 2020

Property Address 2658 Rutherford Way TMS # 309-00-00-054

Property Owner PulteGroup (Justin Smith) Daytime Phone 803-920-4863

Applicant SeamonWhiteside + Associates, Inc. - Michael Cain Daytime Phone 843-884-1667 x 248

Applicant's Mailing Address 501 Wando Park Blvd, Ste. 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 PUD

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:

- I 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 07/31/20

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

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):

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.

August 3, 2020

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

Carolina Bay Phase 16B
City of Charleston
TMS #309-00-00-054

Carolina Bay Phase 16B is requesting a variance for the removal of the following grand tree. A description of the condition of the tree and hardship are provided below:

1. Removal by Variance of one (1) Category II Grand Trees:
 - 34" Poplar – Grade D

Evaluation Procedures: Natural Directions, LLC assessed the grand trees on site and only one grand tree is being requested for removal. A field site visit took place with Eric Schultz on July 17th to evaluate the 34" Poplar tree in preparation for BZA-SD Submittal on August 3rd, 2020. As noted in the field with Mr. Schultz, the grand tree shows signs of decline. The following description was provided by the Natural Directions LLC upon their re-evaluation of the 34" Poplar tree and their arborist report is included in the BZA-SD submittal:

This tree has 4 co-dominant leaders that make up the canopy. These leaders are likely from storm damage that occurred years ago, and this area is likely weak. In addition, two of these leaders have significant cavities with decay that make them a hazard to people in this area. The only way to remove this hazard would be to prune the two leaders.

If we prune the two leaders, we would be removing over half of the canopy of the tree. This would likely cause the tree to decline and die.

In my professional opinion, this is a D grade tree. It is hazardous to people, and I believe it should be removed.

This removal should be approved by the City of Charleston.

Thank you,

Donnie Skinner
Certified Arborist SO-5166A

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

Located within the Carolina Bay development, Phase 16B is located along Rutherford Way and is approximately a mile away from Glenn McConnell Parkway. The parcel has an existing 170' Dominion Energy Powerline Easement to the west, Rutherford Way (50' right-of-way) and the existing drainage pond to the south, and a wetland to the north and east of the proposed development. Access to the site is limited due to the existing drainage pond along Rutherford Way and the 170' power easement. The proposed road must go through these two existing conditions as well as the proposed utility infrastructure not being allowed within the existing power easement. The grand tree that is being requested for its removal is located near the front entrance of the site and between the proposed road and existing drainage pond. As noted by the certified arborist, the grand tree has storm damage and is hazardous to public safety.

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

The extraordinary conditions do not apply to other properties in the vicinity as they do not share the same constraints of the shape of the property, the existing 170' power line easement, drainage pond, wetland, and infrastructure.

- 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 existing power line easement and drainage pond, and the proposed utility service connections, there is no other access into the site and would make it impossible to develop and utilize this property as well as provide utility services without the removal of this grand tree – 34" Poplar. In addition, this is a matter of public safety as this grand tree is hazardous to both existing residents and future residents.

- D. *The authorization of the variance will not be of substantial detriment to adjacent property or to the public good,*

The removal of this tree will not adversely impact the adjacent properties. By removing this lower quality grand tree, it will eliminate any threat to public safety as the tree is in decline. Mitigation, required for this tree removal, will enhance the quality of the site.

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, September 2, 2020

ITEM B 2

2658 Rutherford Way

(Carolina Bay)

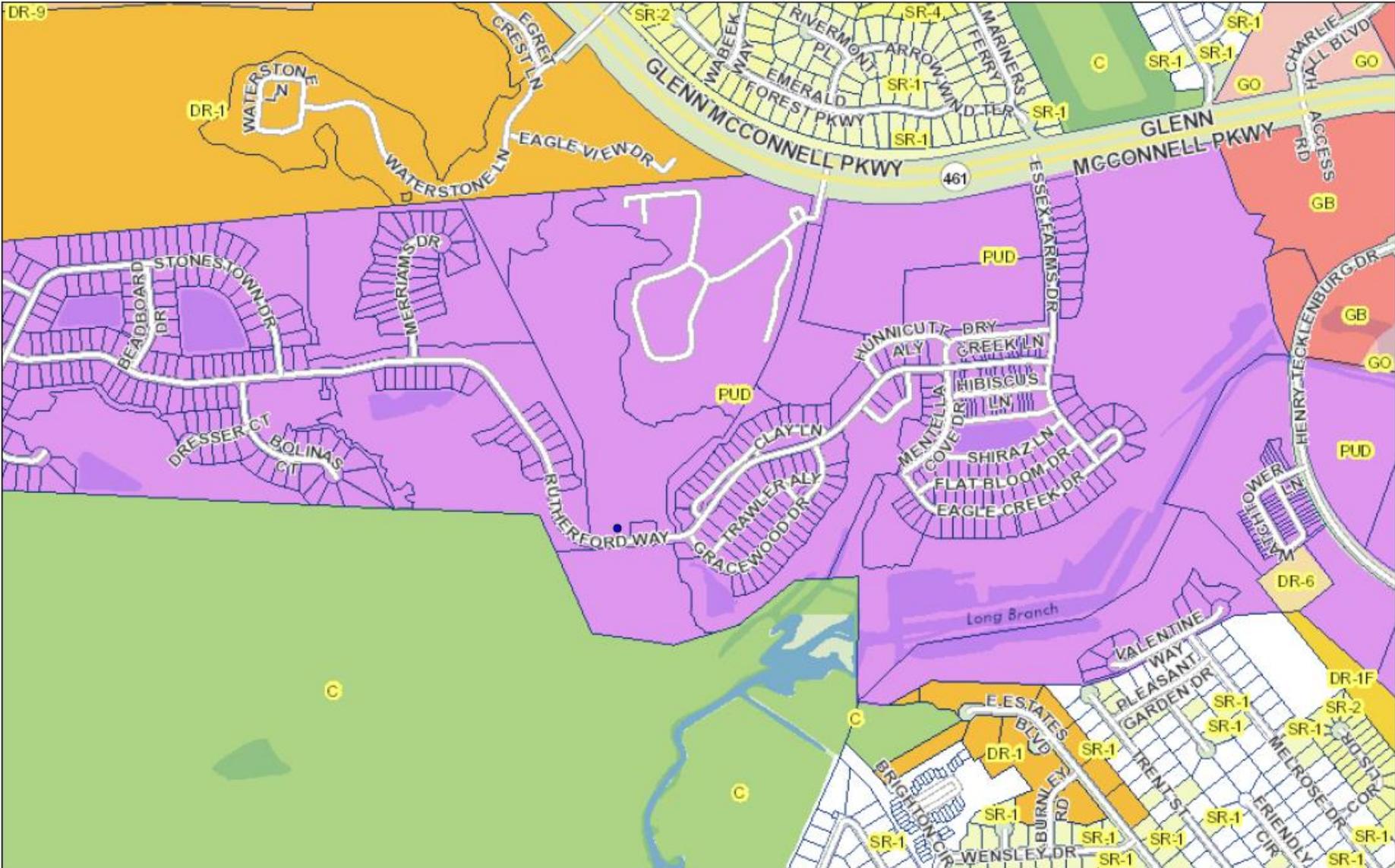
TMS# 309-00-00-054

ZONED PUD

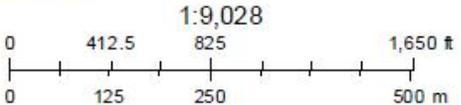


 Subject Property

2658 Rutherford Way



August 23, 2020





ARBORIST ASSESSMENT

IMAGES OF 34" POPLAR PROPOSED FOR REMOVAL



PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

NaturalDirectionsSC.com

July 27, 2020

Justin Smith
Pulte Homes
4000 Faber Place Dr.
North Charleston, SC 29405

Dear Mr. Smith,

As requested, this is my evaluation of the grand trees on the Carolina Bay Phase 16B tract. This property is located in the City of Charleston.

We collected information including D.B.H., species, grade, and condition for each tree along with any comments. A graded trees are the best, and F graded trees are either dead, dying, or have structural defects that make them a hazard. I have also provided a numbered map to correlate with our tree date.

TREE #	SPECIES	D.B.H.	GRADE	COMMENT	COMMENT
1	Poplar	34	D	Declining	Poor Form
2	Poplar	10,14.5	C	V-Crotch	Declining
3	Elm	27.5	D	Broken Top	Decay

Trees inherently pose hazards and I cannot guarantee the structural integrity of any tree. Although we are confident in the accuracy of this report, no tree removal should be performed without permission from the City of Charleston. Please give me a call with any questions at (843) 296-1581.

Sincerely,

Donald E. Skinner, Jr.

Donald E. Skinner, Jr.
Certified Arborist SO-5166A