CITY OF CHARLESTON
BOARD OF ZONING APPEALS - SITE DESIGN

MEETING RESULTS

SEPTEMBER 7, 2022 5:00 P.M.  2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Ruthie Ravenel, Jennifer DeCiantis

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

A. REVIEW OF MINUTES AND DEFERRED APPLICATIONS FROM PREVIOUSLY ADVERTISED BZA-SD AGENDAS

1. APPROVAL OF MINUTES FROM AUGUST 3, 2022 MEETING

APPROVED XX  WITHDRAWN

DENY  DEFERRED

MOTION: Approval

MADE BY: Ruthie Ravenel  SECOND: Jeff Webb  VOTE: FOR 3 AGAINST 0
(Note: Amanda Barton abstained)

NOTES:

2. 2815 CLEMENTS FERRY ROAD
Cainhoy | TMS # 271-00-02-169 | Zoned: GP
Request a variance from Sec 54-327 to allow the removal of five grand trees.
Request a variance from Sec 54-327 to allow the relocation of one grand tree.
Owner: Yomtov, LLC
Applicant: Middle Street Partners, LLC

APPROVED XX  WITHDRAWN

DENY  DEFERRED

MOTION: Approval of staff recommended conditions and amendment to allow removal of 26” grand tree (Relocation tree)

MADE BY: Ruthie Ravenel  SECOND: Jennifer DeCiantis  VOTE: FOR 5 AGAINST 0
NOTES: (Item #2: 2815 Clements Ferry Road)
1. Must plant 215 caliper inches of native canopy trees on the project site; residual inches in the
   form of a contribution to the City’s Street Tree Program and in addition must plant 2 – 12” to 14”
   DBH Live oak trees (must total 26”) transplanted from the SC farm, and a 2 year warranty on the
   transplanted trees from date planted.
2. Must use 4’ chain-link fence as tree protection barricades.
3. Must have a Certified Arborist prune and treat the trees to be preserved.
4. Must plan construction so that there is NO impact to the required 50-foot landscape buffer and it
   is to be left undisturbed.

B. NEW APPLICATIONS

1. **1990 DANIEL ISLAND DRIVE – DEFERRED**
   Daniel Island | TMS # 275-00-00-086 | Zoned: DI-GO
   Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
   Owner: Blaze Capital LLC
   Applicant: SeamonWhiteside

   APPROVED WITHDRAWN
   DENY DEFERRED XX

   MOTION:
   MADE BY: __________ SECOND: __________
   VOTE: FOR ____ AGAINST ____

   NOTES: Deferred

2. **1243 SAVANNAH HIGHWAY**
   Parkwood/Farmfield | TMS # 349-07-02-218-220 & 228 | Zoned: GB
   Request a variance from Sec 54-327 to allow the removal of seven protected trees.
   Request a variance from Sec 54-347 to allow the reduction of the landscape buffer
   adjacent to Savannah Hwy.
   Request a variance from Sec 54-347 to allow the reduction of the landscape buffer
   adjacent to SR-1 zoned parcels.
   Request a variance from Sec 54-343.1 to allow a reduced number of parking lot islands.
   Owner: Grambling Brothers
   Applicant: Earthsource Engineering

   APPROVED XX WITHDRAWN
   DENY DEFERRED

   MOTION: Approval with conditions recommended by staff
NOTES:
1. Must plant 15 caliper inches (3 protected trees removed as shown) of native canopy trees on the project site; must preserve the So. Magnolia in an island as per sketch.
2. Must maintain the existing trees in the Sav. Hwy. buffer and supplement with shrubs and understory trees to meet minimum requirements.
3. Must install a 6' wood fence painted black along the common property line with the SR-1 parcels as the sketch.
4. Must plant the bio-swale with canopy trees as per the stormwater management and landscape architects plan and approval.
5. Must supplement the entire length of the rear buffer with native plants.
6. Must provide canopy trees on the end of the parking spaces and provide triangular cut outs for palms trees to be planted as per sketch or landscape architects’ spacing (minimum of 4).

3. 2300 HENRY TECKLENBURG BOULEVARD
   W. Ashley | TMS # 309-00-00-262 & 483 | Zoned: PUD
   Request a variance from Sec 54-327 to allow the removal of eight grand trees.
   Request a special exception from 54-327 to allow the removal of two grand trees.
   Owner: Dominion SC
   Applicant: Forsberg Engineering & Surveying, Inc

   APPROVED XX
   DENY
   DEFERRED

MOTION: Approval with conditions recommended by staff

NOTES:
4/28/21 DC:
1. Must plant 33 caliper inches of native canopy trees on the project site.
2. Must have a Certified Arborist prune and treat the grand trees to be preserved and the protected trees within 25-feet of any construction activity.
3. Must use 4’ chain-link fence as tree protection barricades.
4. Must provide a tree preservation plan for the Southern magnolia trees on the site to be preserved.

8/4/21 Dominion:
1. Must plant 151 caliper inches of native canopy trees on the project site; landscape plan to be approved by both DRB (sites only) and TRC,
2. Must use 4’ chain-link fence as tree protection barricades,
3. Must maintain as many non-grand trees as possible in the narrow strip adjacent to the CWS access easement and project elements,
4. Must have a Certified Arborist treat and prune all protected and grand trees to be preserved on the site.

5. The site plan is to be further developed to satisfy the other requirements of the PUD.

6. Provide a landscape plan to be approved by both DRB and TRC.

4. 1888 CLEMENTS FERRY ROAD
   Cainhoy | TMS# 268-00-00-092 | Zoned: LI
   Request a variance from Sec 54-327 to allow the removal of two grand trees.
   Request a special exception from Sec 54-327 to allow the removal of one grand tree.
   Owner: Lang Tarrant
   Applicant: Lang Tarrant

   APPROVED XX                           WITHDRAWN

   DENY                                DEFERRED

   MOTION: Approval with conditions recommended by staff

   MADE BY: Jeff Webb SECOND: Ruthie Ravenel VOTE: FOR 5 AGAINST 0

   NOTES:
   1. Must plant 67 caliper inches of native canopy trees on the project site in the form of;
      a.) 10 – 3” (30”) Live oaks
      b.) Make a contribution to the City’s Street Tree Program in the form of 15 trees (37/2.5) x $295.00 = $4,425.00.
   2. Must submit a landscape plan for staff review and approval.
   3. Must use 4’ chain link fence to protected any protected tree within 25’ of construction.

5. 2923 ZACHARY GEORGE LANE
   Johns Island | TMS # 282-00-00-268 | Zoned: SR-1
   Request a variance from Sec 54-347.1 to allow a reduction in the OCRM Critical Line Buffer and building setback.
   Owner: KT Properties LLC
   Applicant: KT Properties LLC

   APPROVED XX                           WITHDRAWN

   DENY                                DEFERRED

   MOTION: Approval with conditions recommended by staff

   MADE BY: Jennifer DeCiantis SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

   NOTES:
Must submit a landscape plan for staff review and approval that demonstrates the full 25' OCRM Critical Buffer adjacent to the ‘canal’ is planted with native plants and maintained in a natural condition.

6. 20 JOHNSON ROAD
   Crescent | TMS # 421-10-00-044 | Zoned: SR-8
   Request a special exception from Sec 54-327 to allow the removal of one grand tree.
   Owner: William Stovall Living Trust
   Applicant: William Stovall

   APPROVED
   WITHDRAWN

   DENY
   DEFERRED XX

   MOTION: Deferral

   MADE BY: Ruthie Ravenel    SECOND: Jennifer DeCiantis    VOTE: FOR 5 AGAINST 0

   NOTES: