



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

OCTOBER 4, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Kelvin M. Huger, Jeff Webb,
Paula Summers

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Alison Craig

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-SD Agendas

1. Review of Minutes from the September 6, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Amanda Barton SECOND: Kelvin M. Huger VOTE: FOR: 5 AGAINST: 0

2. 3530 Maybank Highway

Johns Island | TMS # 279-00-00-067 | Zoned: LB

Request a variance from Sec 54-347 to allow parking in a portion of a required landscape buffer.

Request a variance from Sec 54-343 to reduce the required perimeter landscaping requirements.

Owner: Hayes Park Development, LLC

Applicant: Forsberg Engineering & Surveying, Inc.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Paula Summers SECOND: Kelvin M. Huger VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

- Staff recommendations & conditions: Deny the request to reduce the 5' landscape strip between the vehicle use area and the property line.
- Approval (Incompatible buffer request):
 1. Must provide a landscape plan that utilizes native plant materials for both TRC and DRB review and approval.

2. Must maintain the existing non-protected and protected trees in the Maybank Highway buffer and supplement with 5 Live oaks.
 3. Must provide documentation from Berkeley Electric Coop approving the al.
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B. New Applications

1. River Road

Johns Island | TMS # 346-00-00-004 | Zoned PUD

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

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

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

Owner: City of Charleston

Applicant: Kimley-Horn

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Amanda Barton VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval:

1. Must plant 292.5 inches of native trees on the project site in the form of...
 - a. 2.5" canopy trees,
 - b. 2.5"/6-8' understory trees,
 - c. a portion of the inches planted on the Fenwick property with the owner's permission,
 - d. a portion of the inches as a contribution to the City's Street Tree Program.
 2. Must use 4' chain-link fence as tree protection barricade.
 3. Must have a Certified Arborist prune and treat the grand trees to be preserved on the project site.
 4. Must study the interior space, as per the city sketch, to possibly preserve two Red oaks and the surrounding protected trees in a 'park-like' setting.
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2. River Road

Johns Island | TMS # 312-00-00-050 | Zoned C (ND)

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

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

Owner: Charleston County School District

Applicant: ADC Engineering

DECISION: APPROVED

MOTION: Approval for variance to remove 5 grand trees and other variance with conditions recommended by staff.

MADE BY: Amanda Barton SECOND: Paula Summers VOTE: FOR: 4 AGAINST: 0
Recused: Jeff Webb

CONDITIONS:

Staff recommendations & conditions: Approval:

1. Must plant 194.5 caliper inches of native canopy trees on the project site.
 2. Must preserve tree #5, 6, & 204.
 3. Must use 4' chain-link fence as tree protection barricades.
 4. Must have a Certified Arborist treat both the grand and protected tree to be preserved within 25' of any construction activity, to include necessary root pruning for the grand trees with small encroachments.
 5. Must provide a landscape plan for both DRB and TRC review and approval.
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3. 1656 Savannah Highway

Ardmore/Sherwood Forest | TMS# 350-07-00-202 | Zoned GB

Request a variance from Sec 54-237 to allow the removal of two grand trees.

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

Owner: PMSC, LLC
Applicant: Kim Rickman

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Jeff Webb VOTE: FOR: 4 AGAINST: 1
Kelvin Huger

CONDITIONS:

Staff recommendations & conditions: Approval:

1. Must plant 28 caliper inches of native canopy trees on the project site.
 2. Must preserve the 26" Willow oak and the adjacent curb line as per staff's direction.
 3. Must meet parking lot landscape requirements with the use of native tree species.
 4. Must use 4' chain-link fence as tree protection barricades.
 5. Must submit a landscape plan for both DRB and TRC approval.
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