



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, ANDREW HARGETT,  
PAULA MURPHY, NELL POSTELL, JEFF WEBB  
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, SCOTT VALENTINE,  
BETHANY WHITAKER

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

NOVEMBER 4, 2020

5:00 P.M.

“virtually via zoom webinar”

**A. Deferred applications from previously advertised BZA-SD agendas. For information call 843-724-3765.**

**B. New applications.**

**1. 3467 MAYBANK HIGHWAY (Johns Is.) APP. NO. 2011-04-B1  
(TMS#279-00-00-309 & 677)**

Request a variance from Sec. 54-327 to allow the removal of one grand tree.  
Request a special exception from Sec. 54-327 to allow the removal of one grand tree.  
Zoned PUD  
Owner: Sea Island Comprehensive Health Care Corporation  
Applicant: Forsberg Engineering & Surveying, Inc

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with conditions recommended by staff.

MADE BY: A.Barton SECOND: A.Hargett VOTE: FOR 6 AGAINST 0

**2. 116 & 118 CANNON STREET (Cannon/Elliottborough) APP. NO. 2011-04-B2  
(TMS#460-11-04-163 & 164)**

Request a variance from Sec. 54-327 to allow the removal of two protected trees.  
Request a variance from Sec. 54-330 to allow a reduced impervious construction setback near the base of one grand tree.  
Zoned LB  
Owner: 118 Cannon Street, LLC  
Applicant: Cline Engineering, Inc

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with conditions recommended by staff and modification of Condition #3 to limit pervious surface to shredded mulch crushed shell or gravel.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 6 AGAINST 0

**3. 1800 PRODUCE LANE (Johns Is.) APP. NO. 2011-04-B3  
(TMS#313-00-00-152 & 158)**

Request a special exception from Sec. 54-327 to allow the removal of one grand tree.  
Request a variance from Sec. 54-327 to omit the 15 protected trees per acre requirement.  
Request a variance from Sec. 54-347 to allow the reduction in width of a required landscape buffer.  
Zoned GB  
Owner: AMH Produce Lane Development TRS, LLC  
Applicant: Hoyt + Berenyi, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff and additional condition requiring low fence along rear (south) property line of three or four feet in height, starting at screen wall and extending along 25-foot buffer, then transitioning to 6-foot fence to extend to wetland in southwest corner.

MADE BY: A.Barton SECOND: A.Hargett VOTE: FOR 6 AGAINST 0

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**4. 98 WENTWORTH STREET (Harleston Village)  
(TMS#457-04-01-029)**

**APP. NO. 2011-04-B4**

Request a variance from Sec. 54-327 to allow the removal of one grand tree.  
Request a variance from Sec. 54-327 to omit the 15 protected trees per acre requirement.  
Request a variance from Sec. 54-347 to allow the reduction in width of a required landscape buffer.  
Zoned LB & DR-1F  
Owner: Grace Episcopal Church  
Applicant: ADC Engineering

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Request restudy of grand Live Oak (defer Request #1) and have arborist evaluate tree.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 5 AGAINST 0 \*J.Webb recused

MOTION: Approval of #2 and #3 variance requests with conditions recommended by staff (20" of recommended nature canopy trees to be planted on site and/or inform of contribution to City Street Tree Program).

MADE BY: A.Barton SECOND: A.Hargett VOTE: FOR 5 AGAINST 0 \*J.Webb recused

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Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765 or view the website

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.