



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

AGENDA JANUARY 7, 2026

A meeting of the BZA-SD will be held on **Wednesday, January 7, 2026, at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#). Detailed information on agenda items is available at www.charleston-sc.gov/bza-sd. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Tuesday, January 6, 2026,** at <http://innovate.charleston-sc.gov/comments/> or delivered to: 2 George Street, Suite 3100, Charleston, SC 29401. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

For additional information, please contact:
Department of Planning & Preservation | 843-724-3781

The following applications will be considered.

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

- 1. Review of Minutes from the August 6, 2025 Meeting**
- 2. Review of Minutes from the November 5, 2025 Meeting**
- 3. Review of Minutes from the December 3, 2025 Meeting**

B. New Applications

1. 411 Meeting St.

**Cannonborough/Elliottborough | TMS# 459-09-03-114 | Zoned: MU-2,
Accommodations Overlay A-1 | Council District 4**

Request the first one-year extension of vested rights for two prior approvals that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for removal of trees in connection with a hotel project.

Owner: Bennett Meeting Street, LLC

Applicant: Womble Bond Dickinson (US) LLC – James M. Wilson

2. Old Folly Beach Rd. at Battery Island Dr.

James Island | TMS# 334-05-00-022, -023 & -055 | Zoned: PUD | Council District 12

Request a special exception from Sec. 54-327 to allow the removal of 1 grand tree.

Request a variance from Sec. 54-327 to allow the removal of 1 grand tree.

Owner: Battery Island Community, LLC

Applicant: Robinson Design Engineers – Joshua Robinson

3. 883 Mikell Dr.

James Island | TMS# 454-09-00-001 | Zoned: SR-1 | Council District 12

Request variances from Sec. 54-327 to allow the removal of 2 grand trees and to reduce the 15 protected trees per acre requirement.

Owner: Charleston County School District
Applicant: ADC Engineering – Chris Cook, PE

4. 1796 Carolina Bay Dr.

West Ashley | TMS# 307-00-00-005 | Zoned: PUD | Council District 5

Request a variance from Sec. 54-327 to allow the removal of 6 grand trees.

Owner: Red Apple Development, LLC
Applicant: Seamon Whiteside – Betsy Ellingson

5. 2307 Etiwan Ave.

West Ashley | TMS# 310-06-00-132 & -018 | Pending GB Zoning | Council District 7

Request a special exception from Sec. 54-327 to allow the removal of 3 grand trees.

Request variances from Sec. 54-327 to allow the removal of 5 grand trees and to reduce the 15 protected trees per acre requirement. Request a variance from Sec. 54-343 to provide no landscape islands (1 island per 5 parking spaces required).

Owner: Yonce Living Trust
Applicant: Adam Sheridan

PUBLIC MEETING ACCOMMODATIONS:

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