

MEMBERS PRESENT: JOEL ADRIAN, EMANUEL FERGUSON, AMANDA BARTON, NELL POSTELL,
ANDREW HARGETT, JEFF WEBB
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

OCTOBER 2, 2019

5:00 P.M.

2 GEORGE STREET

A. Deferred applications from previously advertised BZA-SD agendas.

1. 719 N Shore Dr (James Is)(TMS#4260700159) APP. NO. 1910-02-A1

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

Owner: Buxton Walker Pearce Maybank Trust/Applicant: Copegrand, LLC

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX (due to tie vote) DEFERRED 0

MOTION: Disapproval.

MADE BY: E.Ferguson SECOND: A.Barton VOTE: FOR 3 AGAINST 3

*N.Postell

*J.Webb

*A.Hargett

MOTION: Approval.

MADE BY: J.Webb SECOND: N.Postell VOTE: FOR 3 AGAINST 3

*J.Adrian

*A.Barton

*E.Ferguson

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2. Maybank Hwy (Johns Island)(TMS#3460000076 & 796) APP. NO. 1910-02-A2

Request a variance from Sec 54-327 to allow the removal of 13 grand trees.
Request a special exception from Sec 54-327 to allow the removal 6 grand trees.

Request a variance from Sec 54-330 to allow the reduction in the impervious construction setback near the bases of 32 grand trees.

Zoned PUD

Owner: 1776 LLC/Applicant: SeamonWhiteside + Assoc

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff and additional condition for developer/owner to have an arborist do annual inspections of trees in the development for four years after completion of construction.

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

B. New applications.

1. Cooper St (East Side)(TMS#4590504116, 192-195, 197, 198) APP. NO. 1910-02-B1

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

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

Zoned MU-1/WH

Owner: City of Charleston/Applicant: Same

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST _____

2. 3467 Maybank Hwy (Johns Island)(TMS#2790000309) APP. NO. 1910-02-B2

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

Zoned PUD (Angel Oak Village)

Owner: Sea Island Comprehensive/Applicant: Forsberg Engineering & Surveying, Inc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

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

3. 519 Savannah Hwy (Old Windemere)(TMS#4210600142) APP. NO. 1910-02-B3

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Zoned SR-1 (SHO)

Owner: Robert Morris/Applicant: Forsberg Engineering & Surveying, Inc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 6 AGAINST 0

4. Fairchild St (Daniel Is)(TMS#2750000296) APP. NO. 1910-02-B4

Request a variance from Sec 54-347 to allow a reduced landscape buffer.
Zoned DI-TC

Owner: Daniel Is. Co./Applicant: Thomas & Hutton

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: _____ SECOND: _____ VOTE: FOR ____ AGAINST _____

5. 237 Black Powder Ln (Daniel Is)(TMS#2720500030) APP. NO. 1910-02-B5

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Zoned DI-R

Owner: Brian Scheel/Applicant: Cline Construction, LLC

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APPROVED 0 WITHDRAWN 0
DISAPPROVED XX (due to tie vote) DEFERRED 0

MOTION: Approval.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 3 AGAINST 3
*J.Adrian
*E.Ferguson
*A.Barton

6. 106 Nobels Point St (Daniel Is)(TMS#2721001065) APP. NO. 1910-02-B6
Request a variance from Sec 54-327 to allow the removal of one grand tree.
Zoned DI-R
Owner: Cline Construction, LLC/Applicant: Same

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: A.Hargett SECOND: E.Ferguson VOTE: FOR 5 AGAINST 1
*J.Webb

7. 1074 Morrison Dr (Peninsula) APP. NO. 1910-02-B7
(TMS#4610903060 & 003)
Request a variance from Sec 54-327 to omit the 15 protected trees per acre
requirement.
Zoned UP
Owner: 1074 Morrison, LLC/Applicant: Cline Engineering, Inc.

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff.

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

8. 1185 Pinefield Dr (Cainhoy)(TMS#2710001191) APP. NO. 1910-02-B8
Request a variance from Sec 54-327 to allow the removal of four grand trees.
Zoned RR-1
Owner: Estate of Elizabeth Bellinger Rivers/Applicant: Faith Rivers James

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: E.Ferguson SECOND: J.Webb VOTE: FOR 6 AGAINST 0

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9. Henry Tecklenburg Dr(W Ashley)(TMS#3090000064) APP. NO. 1910-02-B9

Request a variance from Sec 54-327 to allow the removal of two grand trees.
Request a special exception from Sec 54-511 to allow a non-hard parking surface.

Zoned PUD

Owner: We Are Sharing Hope/Applicant: Forsberg Engineering & Surveying, Inc

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 6 AGAINST 0

10. 1124 Oak Overhang St(Daniel Island)(TMS#2770402035) APP. NO. 1910-02-B10

Request a one-year extension of a vested right that expires December 31, 2019, pursuant to Sec 54-962. Vested right pertains to a variance granted under Sec 54-327 on June 1, 2016 to allow the removal of one grand tree.

Zoned DI-R

Owner: Galloway Family Homes, LLC/Applicant: Same

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval of second one-year extension to December 31, 2020.

MADE BY: E.Ferguson SECOND: N.Postell VOTE: FOR 6 AGAINST 0

11. 1545 & 1551 Meeting St Rd (Peninsula) APP. NO. 1910-02-B11
(TMS# 4641000024, 025 & 093)

Request a variance from Sec 54-511 to allow a non-hard parking surface.
Request an after-the-fact variance from Sec 54-327 to allow the removal of protected trees.

Zoned UP

Owner: Chas. Fertilizer & Chemical Workers Local 863, Robert & Sharon Bruner
Applicant: Forsberg Engineering & Surveying Inc

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff.

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

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American 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 email to schumacherj@charleston-sc.gov three business days prior to the meeting.