



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – SITE DESIGN

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### MEETING RESULTS

**JANUARY 3, 2024**

**5:00 P.M.**

**2 GEORGE STREET**

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

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

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

##### 1. Review of Minutes from the December 6, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Jeff Webb SECOND: Amanda Barton VOTE: FOR: 4 AGAINST: 0  
(Note: Paula Summers abstained)

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##### 2. 813 Dupont Road & 804 Orleans Road

**West Ashley | TMS #351-13-00-047 & 067 | Zoned: GB**

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 five grand trees.

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

Owner: Pala Holdings LLC

Applicant: Kellum Engineering

DECISION: DEFERRED

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_\_ AGAINST: \_\_\_\_

CONDITIONS:

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## B. New Applications

### 1. 860 & 910 Morrison Drive

**Peninsula | TMS #459-02-00-002, 005 & 006 | Zoned: UP**

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

Owner: Commissioners of Public Works of the City of Charleston, ODP  
Hotel Owner, LLC & ODP Multifamily Owner, LLC  
Applicant: SeamonWhiteside+

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Paula Summers VOTE: FOR: 5 AGAINST: 0  
(Note: Ruthie Ravenel abstained)

CONDITIONS:

Staff recommendations & conditions: Approval

1. Must plant 35 caliper inches of native canopy tree on the site.
2. Must transplant (plant new) the 12 existing palm trees on the site; landscape plan to reference the new locations.
3. Must provide a landscape plan for staff review and approval.

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### 2. 551 Two Mile Run

**Grimball Gates | TMS #283-00-00-396 | Zoned: PUD**

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

Owner: Weekley Homes, LLC  
Applicant: M. Anthony Stith, Jr.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Amanda Barton VOTE: FOR: 6 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval

1. Must plant 25 caliper inches of native canopy tree on the lot in the form of 3 – 2 1/2” native canopy trees.
  2. Must make a monetary contribution to the city’s Street Tree Program in the form of \$1,000.00.
  3. Must provide a landscape plan for staff review and approval.
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