AGENDA
BOARD OF ZONING APPEALS – SITE DESIGN
JANUARY 6, 2021 5:00 P.M. “virtually via Zoom Webinar”

A. Approval of Minutes and Deferred applications from previously advertised BZA-SD agendas. For information call 843-724-3765.

1. 98 WENTWORTH STREET (Harleston Village)  
   APP. NO. 2101-06-A1  
   (TMS#457-04-01-029)
   Request a variance from Sec. 54-327 to allow the removal of one grand tree.  
   Zoned LB & DR-1F  
   Owner: Grace Episcopal Church  
   Applicant: ADC Engineering
   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
   MOTION: Approval with conditions recommended by staff:  
   1. Must plant 27 caliper inches of native canopy trees on the project site.  
   2. Must provide a mitigation summary and a landscape plan for review and approval; mitigation may be in the form of a contribution to the City’s Street Tree Program.  
   3. Must put forth a good faith effort to have the large wood from the tree utilized in ‘re-purposed’ manner.
   MADE BY: P.Murphy  SECOND: A.Hargett VOTE: FOR 6 AGAINST 0  
   *J.Webb recused

2. 370 HUGER STREET (North Central)  
   APP. NO. 2101-06-A2  
   (TMS#460-03-02-099)
   Request a variance from Sec. 54-327 to allow the removal of two protected trees.  
   Zoned DR-2F  
   Owner: City of Charleston  
   Applicant: ADC Engineering
   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
   MOTION: Approval with conditions recommended by staff:  
   1. Must plant 10 caliper inches of native canopy trees on the site.  
   2. Must provide a mitigation summary and landscape plan for review and approval.
   MADE BY: A.Barton  SECOND: A.Hargett VOTE: FOR 6 AGAINST 0  
   *J.Webb recused

3. 171 MOULTRIE STREET (Citadel)  
   APP. NO. 2101-06-A3  
   (TMS#460-00-00-004)
   Request a variance from Sec. 54-327 to omit the 15 protected trees per acre requirement.  
   Zoned DR-1F  
   Owner: Citadel  
   Applicant: ADC Engineering
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APPROVED  XX          WITHDRAWN  0
DISAPPROVED  0          DEFERRED  0

MOTION: Approval with conditions recommended by staff:
1. Must plant 15 caliper inches of native canopy trees on the campus.
2. Must provide a landscape plan indicating the locations of the relocated palm
trees and mitigation summary for review and approval.

MADE BY: A.Hargett  SECOND: P.Murphy  VOTE: FOR 6 AGAINST 0  *J.Webb recused

B. New applications.

1. 2040 MAYBANK HIGHWAY (James Island)  APP. NO. 2101-06-B1
   (TMS#343-04-00-028)

   Request a variance from Sec. 54-347 to allow a reduced landscape buffer.
   Zoned GB
   Owner: Monterey, LLC
   Applicant: Earthsource Engineering

   APPROVED  XX          WITHDRAWN  0
   DISAPPROVED  0          DEFERRED  0

   MOTION: Approval with conditions recommended by staff.
   1. Must install a 6-foot minimum wooden fence along the common property line
      with an access gate; detail to be approved by the DRB.
   2. Must plant evergreen trees and shrubs in the provided 10' landscape buffer;
      landscape plan to be approved by both TRC and DRB.
   3. Must provide the 10' wide landscape strip as shown adjacent to N. Gevert
      Road.

   MADE BY: A.Barton  SECOND: K.Huger  VOTE: FOR 6 AGAINST 0  *A.Hargett abstains

2. 1165 FOLLY ROAD (James Island)  APP. NO. 2101-06-B2
   (TMS#337-08-00-119)

   Request a variance from Sec. 54-327 to allow the removal of one grand tree.
   Zoned LB
   Owner: Dill Ford
   Applicant: Hudson M. Rogers

   APPROVED  0          WITHDRAWN  0
   DISAPPROVED  0          DEFERRED  XX

   MOTION: Deferred by staff.

   MADE BY:  SECOND:  VOTE: FOR _____ AGAINST _____

3. 32 COUNCIL STREET (Charlestowne)  APP. NO. 2101-06-B3
   (TMS#457-11-02-017)

   Request a variance from Sec. 54-327 to allow the removal of one grand tree.
Zoned SR-2
Owner: Emil Emanuel
Applicant: Erin Stevens

APPROVED 0           WITHDRAWN 0
DISAPPROVED 0         DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: _______  SECOND: _______  VOTE: FOR _______ AGAINST _______

4. 79 COOPER STREET (Eastside)(TMS#459-05-04-124)  APP. NO. 2101-06-B4

Request a special exception from Sec. 54-327 to allow the removal of one grand tree.
Zoned DR-2F
Owner: City of Charleston
Applicant: City of Charleston

APPROVED XX           WITHDRAWN 0
DISAPPROVED 0         DEFERRED 0

MOTION: Approval with conditions recommended by staff:
1. Must plant 8 caliper inches of native canopy trees on the lot.
2. Must provide a landscape plan for staff review and approval.

MADE BY: P.Murphy    SECOND: J.Webb  VOTE: FOR 7 AGAINST 0

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 three business days prior to the meeting.