



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

January 7, 2026
5:00 PM

DEPARTMENT OF PLANNING & PRESERVATION
www.charleston-sc.gov/bza-sd

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City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian	Ruthie Ravenel
George Schneidmuller	Kelvin Huger
Paula Summers	Jeff Webb
Diandre Sunner	

Your City of Charleston Staff are:

Eric Schultz, Principal Planner/Board Administrator
Matt Slagel, Senior Planner
Elianna Toppercer, Planner

DEPARTMENT OF PLANNING & PRESERVATION
www.charleston-sc.gov/bza-sd

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Meeting Protocol

Order on Each Application:

- Chair announces each application.
- Staff presents application and City's recommendation. Staff will control slide presentation.
- If recommendation is favorable and no one objects to the application, the Board may approve it.
- For all applications, the Board reserves the right to ask questions of the staff, applicant, or others in attendance prior to rendering a decision.
- If there is an objection, applicant and anyone else in favor will be allowed to speak on the application. Each speaker must be sworn in before speaking. Each speaker should state their name and address for the record.
- Next, opponents, after being sworn in, can speak followed by a short rebuttal from the applicant.
- The Chair then closes the public hearing on the application and opens discussion for Board Members.
- The Board may vote to approve, approve with conditions, deny, or defer the application.

Board of Zoning Appeals-Site Design

The Board of Zoning Appeals-Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact-finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Agenda Item #A-1

APPROVAL OF THE AUGUST 6, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

AUGUST 6, 2025

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Kelvin M. Huger (chair), George Schneidmuller, Ruthie Ravenel, Jeff Webb

STAFF MEMBERS PRESENT: Eric Schultz, Elianna Topperc, Matt Slagel

START: 5:00 p.m. END: 5:15 p.m.

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

1. Review of Minutes from the May 7, 2025 Meeting

DECISION: DEFERRED

NOTES: No quorum for item.

2. Review of Minutes from the July 2, 2025 Meeting

DECISION: DEFERRED

NOTES: No quorum for item.

B. New Applications

1. 551 Shem Butler Court

Schieving Plantation | TMS #358-14-00-048 | Zoned: PUD | Council District 10
Request a variance from Sec 54-327 to allow the removal of one grand tree.

Owner: Dan B & Pamela H Horton
Applicant: Titan PMC, LLC

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with staff conditions

MADE BY: Ruthie Ravenel SECOND: Jeff Webb

VOTE: FOR: 4 AGAINST: 0

Board of Zoning Appeals – Site Design
Meeting Results | August 6, 2025

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CONDITIONS:

1. Must plant 29 caliper inches of native canopy trees on the site in the form of two (2) - 2 1/2" caliper trees on the lot.
2. Must make a monetary contribution to the city's street tree program in the form of 2 trees in the amount of \$590.00.
3. Must provide a landscape plan for SF house review and approval.

Agenda Item #A-2

APPROVAL OF THE NOVEMBER 5, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

NOVEMBER 5, 2025

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Diandre Sunner, Kelvin M. Huger

STAFF MEMBERS PRESENT: Eric Schultz, Matt Slagel

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

1. Review of Minutes from the August 6, 2025 Meeting

DECISION: DEFERRED

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR: _____ AGAINST: _____

2. Review of Minutes from the October 1, 2025 Meeting

DECISION: APPROVED

MOTION: Approval of minutes.

MADE BY: Jeff Webb SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

NOTES: Amanda Barton abstained.

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

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3. **106 Coming St. & 99 St. Philip St.**
Radcliffeborough | TMS #460-16-03-001 & 017 | Zoned: PUD | Council District 6
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.
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: College of Charleston
Applicant: ADC Engineering

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with conditions

MADE BY: Diandre Sunner SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

NOTES: Jeff Webb was recused for this item.

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must plant 61 caliper inches of native canopy trees on the project site; any residual inches that cannot be satisfied on-site can be in the form of a contribution to the city's Street Tree Program.
2. Provide landscape plan for staff review and approval.
3. Trees to be cut to stump ONLY (flush with ground); no land disturbance until the project is permitted for land disturbance.

4. Southwick Drive

Johns Island | TMS #279-00-00-018 | Zoned: DR-6 & C | Council District 3
Request a variance from Sec 54-327 to allow the removal of 18 grand trees.
Request a special exception from Sec 54-327 to allow the removal of 12 grand trees.

Owner: HCAP JI 2024, LLC
Applicant: HCAP JI 2024, LLC

1st Motion:

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions of the request for a special exception from Sec 54-327 to allow the removal of 12 grand trees and a modification to condition #1 with applicant's exhibit dated 11/5/2025.

MADE BY: Jeff Webb SECOND: Amanda Barton

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

Agenda Item #A-2 (continued)

APPROVAL OF THE NOVEMBER 5, 2025 BOARD MEETING MINUTES

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

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1. Must preserve tree # 30406 (Hickory) & 32452 (Water oak) at the pond perimeter; (revised on application exhibits).
2. Must plant 599.5 caliper inches of native canopy trees on the project in the form of 240 – 2 1/2" trees.
3. Must use 4' chain-link fence as tree protection barricades.
4. If non-grand trees at the perimeter of the site adjacent to Southwick Drive cannot be preserved due to grading then a robust reforestation plan utilizing the mitigation trees must be provided, reviewed and approved by staff.
5. A tree mitigation plan must be submitted and reviewed and approval by TRC.
6. Must place a public access easement on the private drives as shown on the applicant's exhibit and to be recorded prior to the CCC being issued for the last 'pod' of units.

2nd Motion:

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions of the request for a variance from Sec 54-327 to allow the removal of 17 grand trees. Tree #1 shown on the applicant's exhibit dated 11/5/2025 must be saved, as shown in added condition #7.

MADE BY: Diandre Sunner SECOND: Amanda Barton

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must preserve tree # 30406 (Hickory) & 32452 (Water oak) at the pond perimeter; (revised on application exhibits).
2. Must plant 599.5 caliper inches of native canopy trees on the project in the form of 240 – 2 1/2" trees.
3. Must use 4' chain-link fence as tree protection barricades.
4. If non-grand trees at the perimeter of the site adjacent to Southwick Drive cannot be preserved due to grading then a robust reforestation plan utilizing the mitigation trees must be provided, reviewed and approved by staff.
5. A tree mitigation plan must be submitted and reviewed and approval by TRC.
6. Must place a public access easement on the private drives as shown on the applicant's exhibit and to be recorded prior to the CCC being issued for the last 'pod' of units.
7. Tree #1 shown on the applicant's exhibit dated 11/5/2025 must be saved.

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

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B. New Applications

1. **3097 South Shore Drive**
Battery Haig | TMS #310-00-00-029 | Zoned: PUD | Council District 5
Request a variance from Sec 54-327 to allow the removal of one grand tree.
Owner: Edward Cook
Applicant: Atlantic Management LLC (Scott Stamps)
DEFERRED BY APPLICANT

2. **126 Romney Street**
North Central | TMS #463-12-03-111 | Zoned: CT | Council District 4
Request a variance from Sec 54-347 to reduce the five-foot landscape area and wall required adjacent to incompatible zoning.
Request a special exception from Sec 54-511 to allow a non-hard parking surface.
Owner: Marquee Moon LLC
Applicant: Tyler A. Smyth

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions and the addition of condition #4 to require an 8' fence with rail at bumper height and staff to review and approve.

MADE BY: Amanda Barton SECOND: Diandre Sunner

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must plant the landscape plan as presented.
2. Must add one Everclear lacebark elm to the front parking lot island as shown on the city's exhibit and the sideline planting is to alternate elm – palm.
3. If the existing Hackberry is in decline the parking lot island is to be planted with a 'Cathedral or Highrise' Live oak.
4. Require an 8' fence with rail at bumper height and staff to review and approve.

Agenda Item #A-3

APPROVAL OF THE DECEMBER 3, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

DECEMBER 3, 2025

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, George Schneidmuller, Paula Summers, Kelvin M. Huger

STAFF MEMBERS PRESENT: Eric Schultz, Matt Slagel, Elianna Toppercer

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

1. Review of Minutes from the August 6, 2025 Meeting

DECISION: DEFERRED

A quorum of members was not present to vote on approving the minutes from the August 6, 2025 meeting.

2. Review of Minutes from the November 5, 2025 Meeting

DECISION: DEFERRED

A quorum of members was not present to vote on approving the minutes from the November 5, 2025 meeting.

3. 3097 South Shore Dr.

Battery Haig | TMS# 310-00-00-029 | Zoned: PUD | Council District 5

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

Owner: Edward Cook

Applicant: Atlantic Management LLC – Scott Stamps

DECISION: DENY

MOTION: Deny

MADE BY: Paula Summers SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Notes: Recommend a study of an alternative house plan/footprint and working with staff and an arborist to potentially allow a small encroachment into the TPZ if necessary.

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

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B. New Applications

1. 2925 Maybank Hwy.

Johns Island | TMS# 313-00-00-089, 091, 092, 198, 274, 275

Zoned: PUD | Council District 3

Request a variance from Sec 54-327 to allow the removal of 2 grand trees. Request a special exception from Sec 54-327 to allow the removal of 4 grand trees. ~~Request a variance from Sec 54-330 to allow a reduction in the impervious construction setback near the bases of 8 grand trees.~~

Owner: Jubilee Development Company, LLC
Applicant: Synchronicity – Todd Richardson, PLA

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: George Schneidmuller SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Notes: The request for a variance from Sec. 54-330 to allow the reduction in the impervious construction setback near the bases of 8 grand trees was deferred by the applicant prior to the meeting.

CONDITIONS:

- 1) Must plant 108.75 caliper inches of native canopy trees on the project site; there shall be no monetary contribution option.
- 2) Must preserve the Live Oak cluster shown in the Food & Beverage area.
- 3) Must provide 4' chain-link fence as tree protection barricades.
- 4) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.
- 5) Must provide a tree mitigation plan for staff review and approval.

Agenda Item #A-3 (continued)

APPROVAL OF THE DECEMBER 3, 2025 BOARD MEETING MINUTES

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

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2. **103, 105 & 107 Cannon St., 209 Rutledge Ave.**
Cannonborough/Elliottborough | TMS# 460-15-02-003, 004, 005, 006 & 163
Zoned: PUD | Council District 6
Request a variance from Sec 54-327 to allow the removal of 1 grand tree. Request a special exception from Sec 54-327 to allow the removal of 2 grand trees.
Owner: Urban Pioneers of Charleston LLC; 107 Cannon Street LLC
Applicant: Synchronicity – Todd Richardson, PLA

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Paula Summers SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 61.5 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must provide a tree mitigation plan for staff review and approval.
- 3) Must demonstrate a good faith effort to repurpose the wood in lieu of landfilling.

3. **295 Calhoun St.**
Harleston Village | TMS# 457-02-02-001 | Zoned: MU-1/WH | Council District 8
Request variance from Sec 54-329 to allow the removal of 4 protected trees within 25' of the property line.
Owner: SE Calhoun, LLC – Jason Long
Applicant: Thomas & Hutton – Domonic Jones

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Kelvin M. Huger SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 20 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must relocate the palms on the project site and/or contribute the equivalent number of palms not relocated via a monetary contribution to the City's Street Tree Program (cost per palm to be determined by the Parks Department).
- 3) Must provide a tree mitigation plan for staff review and approval.

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

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4. **1820 Wallace School Rd.**
West Ashley | TMS# 351-10-00-099 | Zoned: LB | Council District 7
Request variances from Sec 54-347 to reduce Type B buffer widths (15' required).
Owner: Jim Southard, Jr.
Applicant: Davis McNair

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: George Schneidmuller SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must provide a robust landscape plan developed by a landscape architect using native plant material for the buffer areas to be approved by staff.
- 2) Must make a monetary contribution to the City's Street Tree Program in the form of \$4,720.00 (5" per protected tree x 2 = 40" / 2.5" = 16 trees x \$295) to mitigate the unauthorized removal of the four protected trees.

5. **158 Spring St.**
Cannonborough/Elliottborough | TMS# 460-11-02-088 | Zoned: DR-2F | Council District 6
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
Owner: 158 Spring Street 2 LLC
Applicant: CKC Properties – Colin Knight Colbert

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Kelvin M. Huger SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 40 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must provide 4' chain-link fence as tree protection barricades.
- 3) Must continue to have Bartlett Tree Experts manage the Live Oak; pre-, during, and post-construction.
- 4) Must stake out the structures adjacent to the Live Oak and have a meeting on-site with staff and Bartlett Tree Experts to verify that there will be no adverse impacts to the tree.
- 5) Must maintain the green space as depicted on the site plan.

Agenda Item #B-1

411 MEETING STREET

(Cannonborough/Elliottborough)

TMS # 459-09-03-114

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.

Zoned: MU-2, Accommodations Overlay A-1



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 Tree Removal Landscaping/buffers Parking Surface Other: _____
 Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
 Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	411 Meeting Street	TMS #:	459-09-03-114
Zoning of Property:	MU-2, Accommodations Overlay A-1		
Property Owner(s):	Bennett Meeting Street, LLC	Phone #:	843-722-8169
Applicant:	Womble Bond Dickinson (US) LLC, James M. Wilson		
Applicant's Mailing Address:	5 Exchange Street, Charleston, SC 29401		
Applicant's Email:	james.wilson@wbd-us.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Attorney		

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested
 Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
 For requests to remove trees, evaluations/reports from certified or qualified arborists
 City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
 YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: _____

James M. Wilson

Date: 11/17/25

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
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VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See Exhibit A attached hereto.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

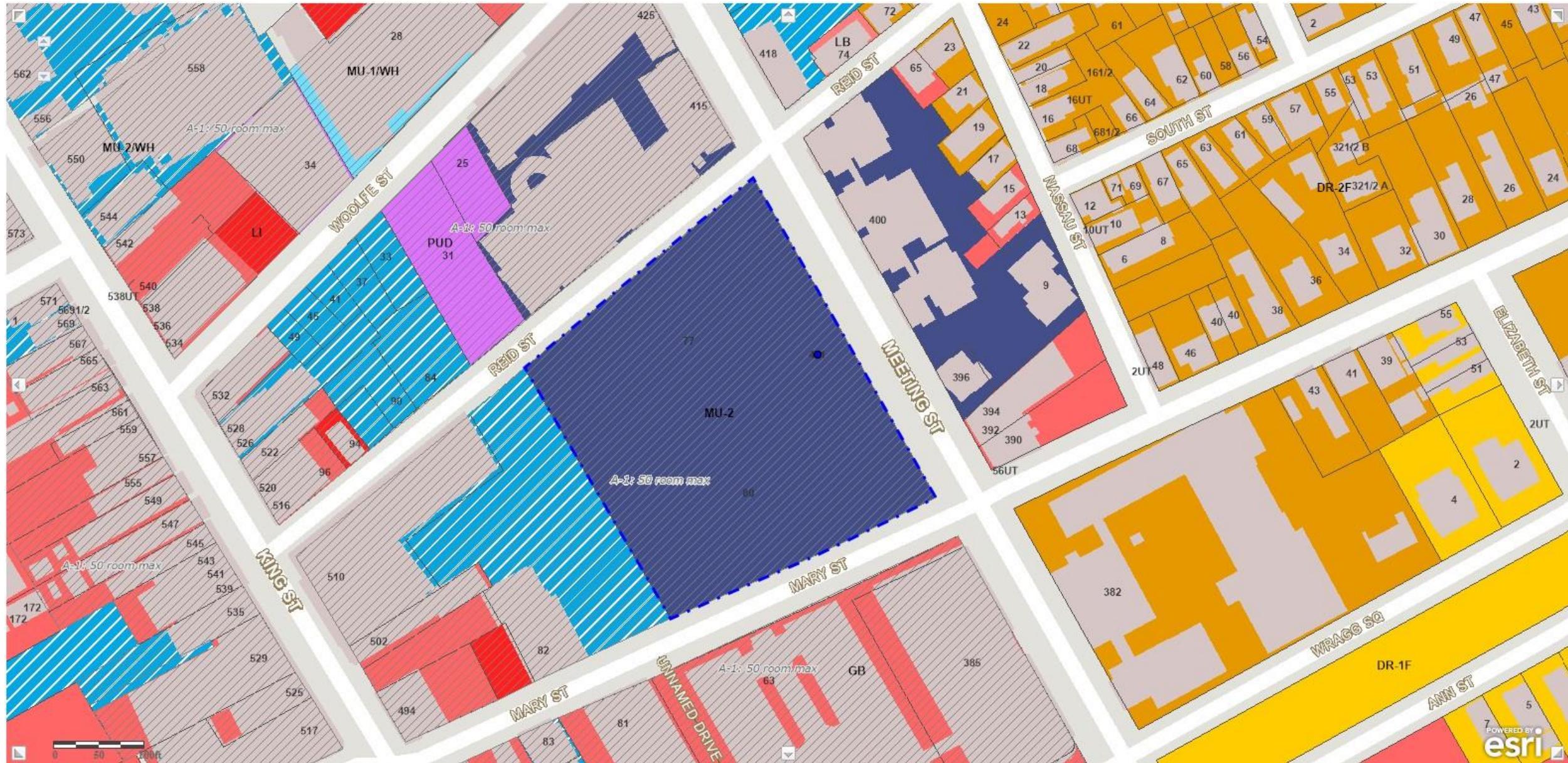




EXHIBIT A
to
Application for Extension of Variance

Pursuant to Section 54-962 of the Ordinances of the City of Charleston, the Owner hereby requests a one-year extension of the previously approved variances granted by the BZA-SD on June 3, 2020 and February 3, 2021 for the removal of trees in connection with a hotel project to be constructed at 411 Meeting Street. This is the first one-year extension being requested.

The initial two-year vested right period for the variances was suspended by operation of law from January 1, 2020 through December 31, 2023 under the Permit Extension Joint Resolution of 2023, as a result of which the vested period under the initial two-year period extends through December 31, 2025. This first one-year extension period should commence on January 1, 2026, and extend through December 31, 2026.

B. New applications.

- 1. 411 MEETING STREET (CANNON/ELLIOTTBOROUGH) APP. NO. 2006-03-B1
(TMS# 459-09-03-114)**

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

Request a variance from Sec 54-327 to allow the removal of 14 protected trees.

Zoned MU-2

Owner: Meeting Street Ventures

Applicant: Meeting Street Ventures

APPROVED XX

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

Board of Zoning Appeals – Site Design

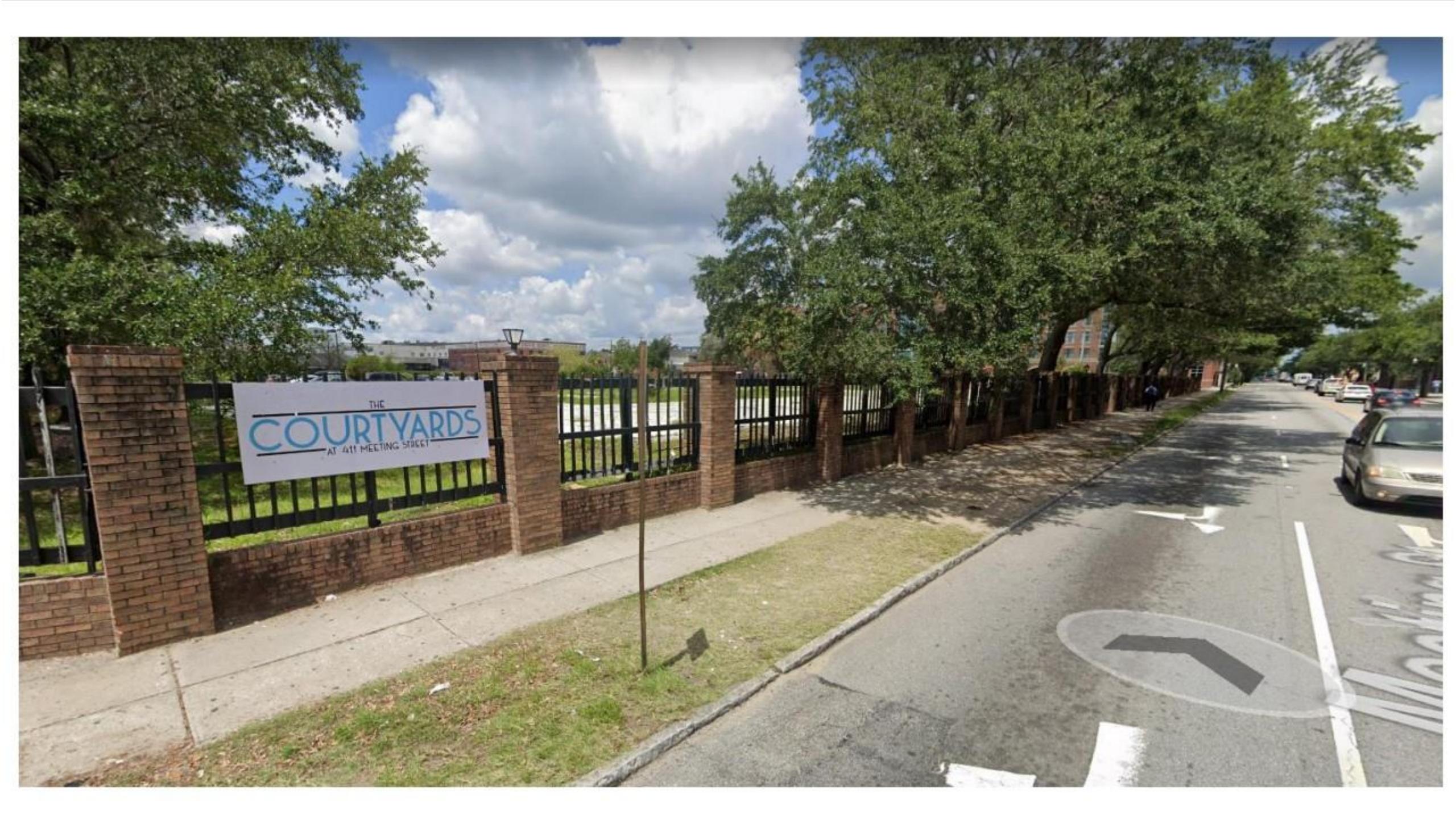
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**BOARD OF ZONING APPEALS - SITE DESIGN/JUNE 3, 2020
PAGE 2**

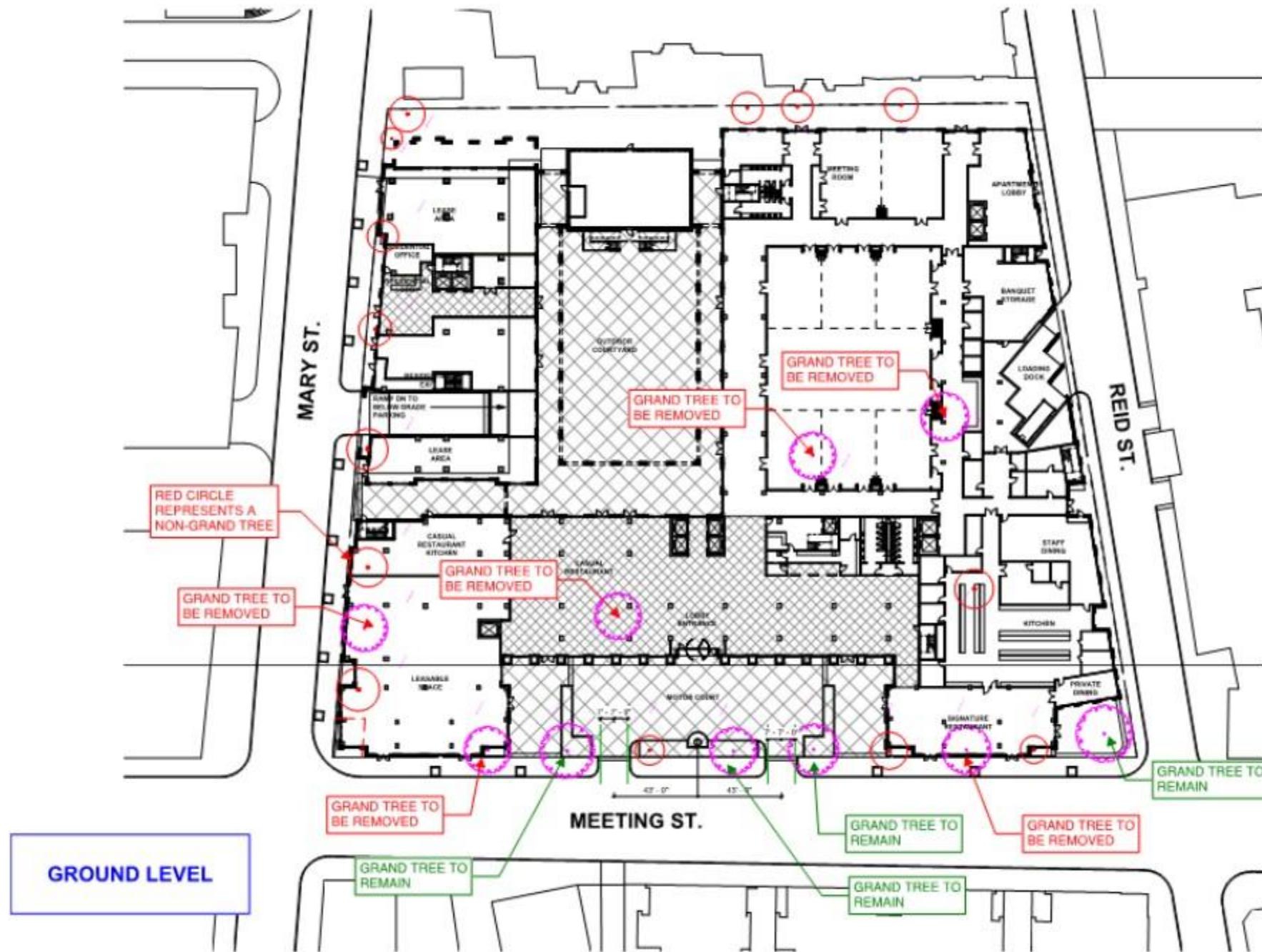
MOTION: Allow removal of three grand trees interior to the site, protected tree inside parking lot and three protected trees internal to low line area but all trees along Meeting Street and Mary Street shall be preserved, staff condition one to be recalculated, and keep 2-5.

MADE BY: A.Hargett SECOND: E.Ferguson VOTE: FOR 4 AGAINST 3

*J.Webb, A.Barton, N.Postell



THE
COURTYARDS
AT 411 MEETING STREET







Request a variance from Sec. 54-327 to allow the removal of two grand trees.
Request a variance from Sec. 54-327 to allow the removal of 10 protected trees.

Owner: Meeting Street Ventures, LLC

Applicant: Troy Miller

Zoned MU-2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

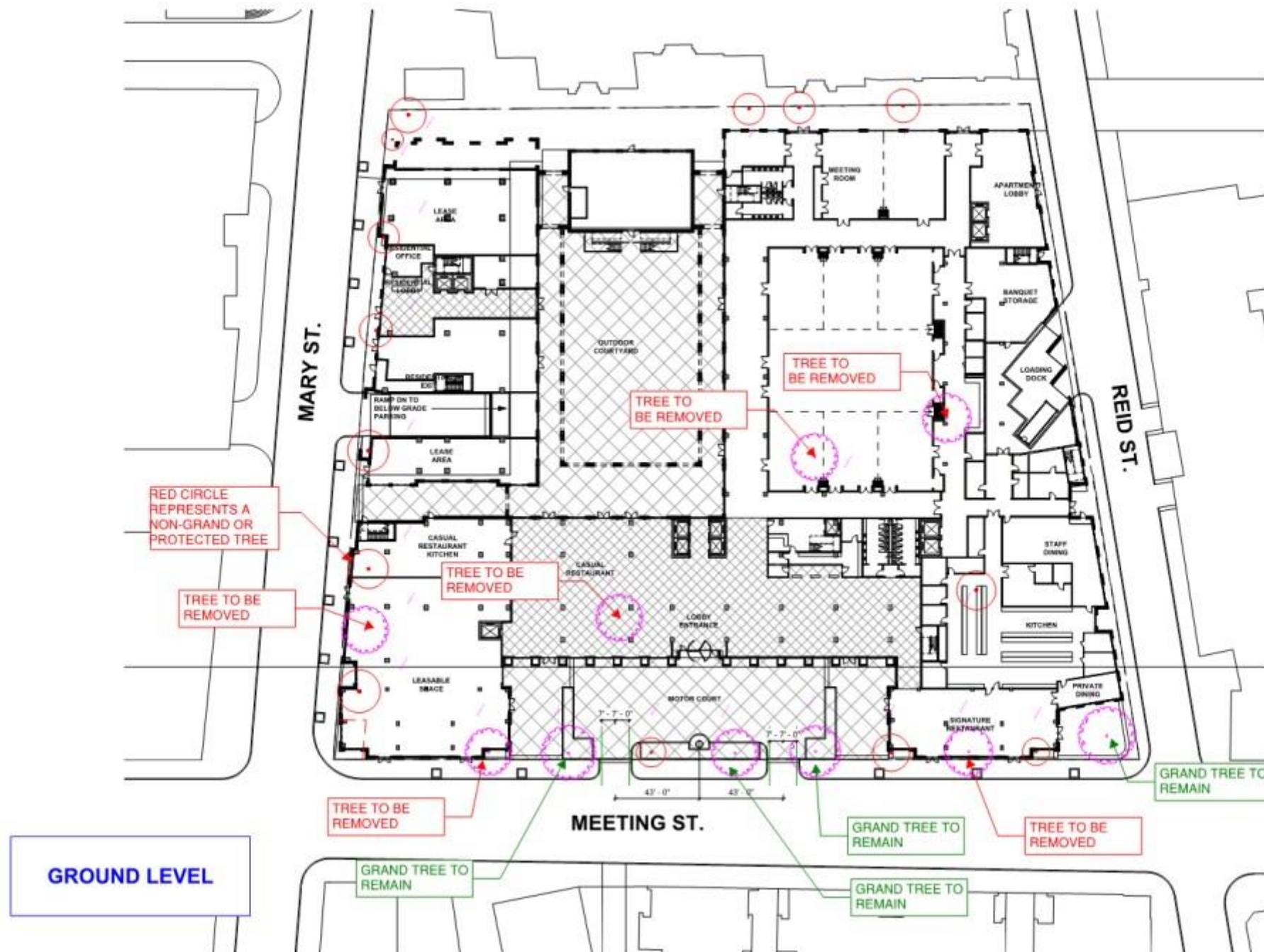
MOTION: Approval with staff recommendations & conditions and additional conditions listed below as item 6:

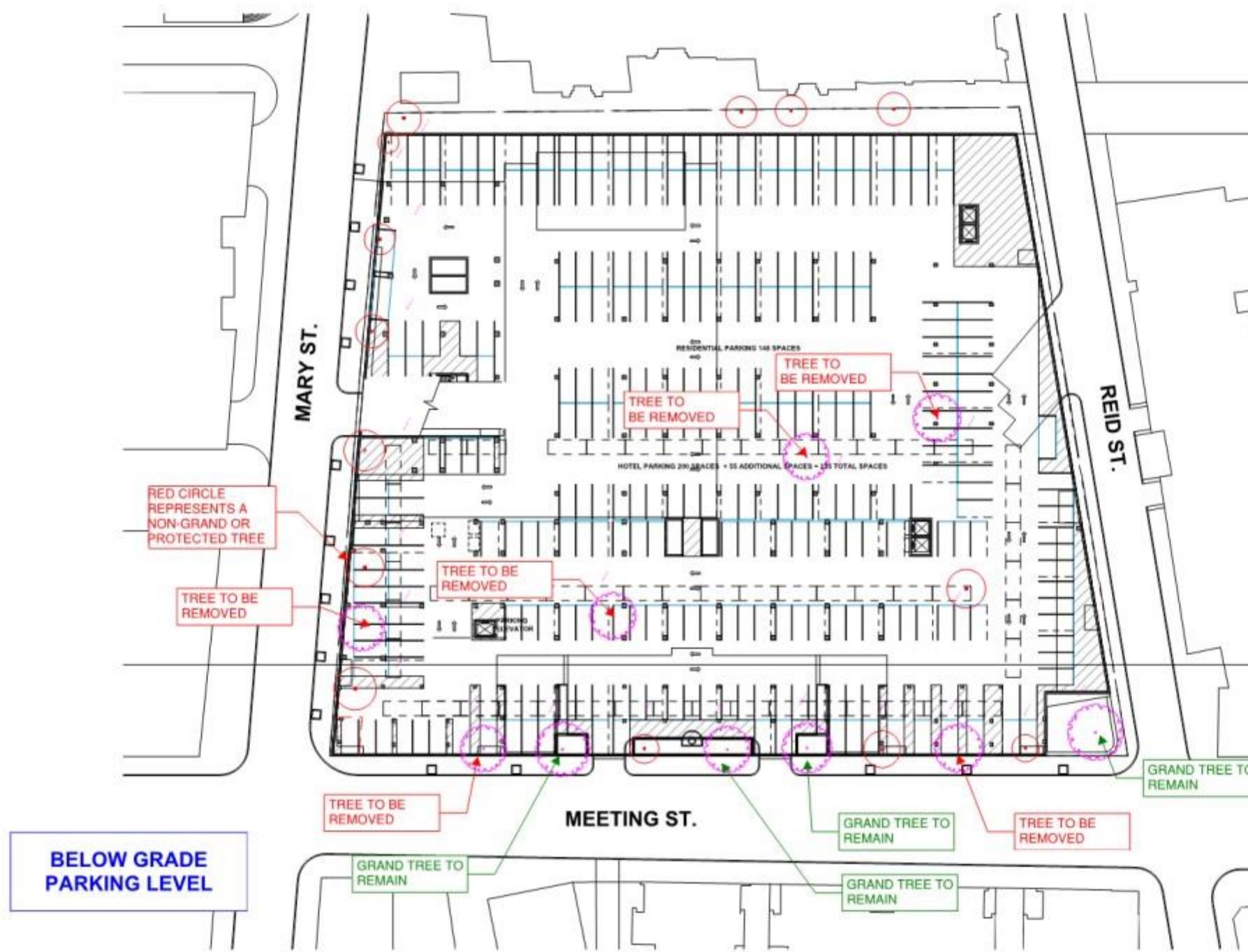
1. Must plant 100 caliper inches of recommended canopy trees on the project site; if it is determined that not all the inches can be provided on-site then the residual inches can be in the form a monetary contribution to the City's Street Tree Program.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a detailed tree preservation plan for each of the trees to be preserved for staff review and approval and to be part of the TRC approved plans.
4. Must conduct an on-site meeting with the design engineer and Certified Arborist to review the plans for breaching the retaining wall near the existing trees at the hotel entrance drives.
5. The design team must continue to work with the appropriate City staff on the Lowline area & design.
6. Additional conditions to a) require 11" and 18" DBH live oaks at SW corner of site adjacent to lowline to be preserved and b) to have staff request that continuous tree lawns be provided along Meeting and Mary Streets instead of tree wells.

MADE BY: A.Barton SECOND: R.Ravenel VOTE: FOR 4 AGAINST 2

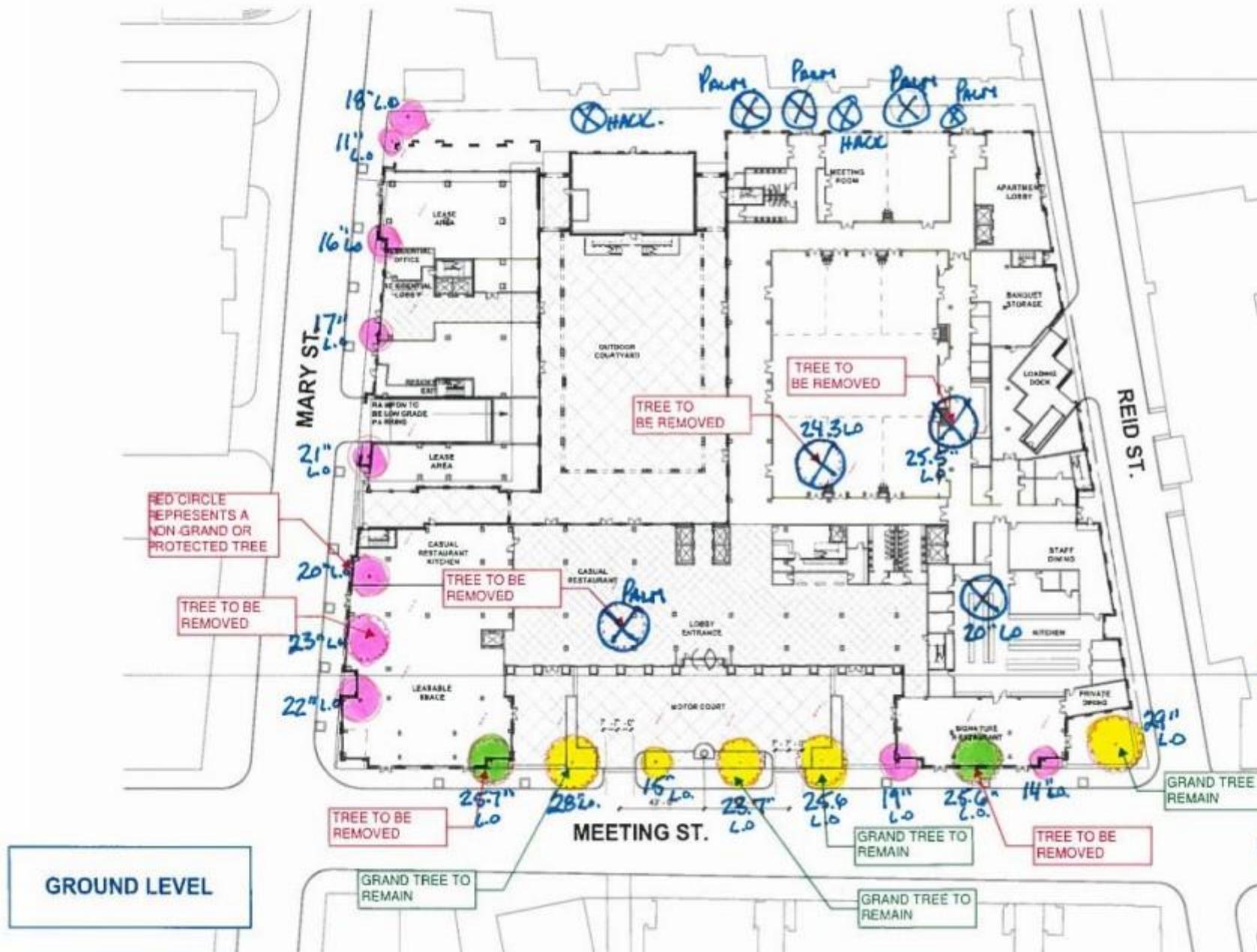
*A.Hargett

*K.Huger





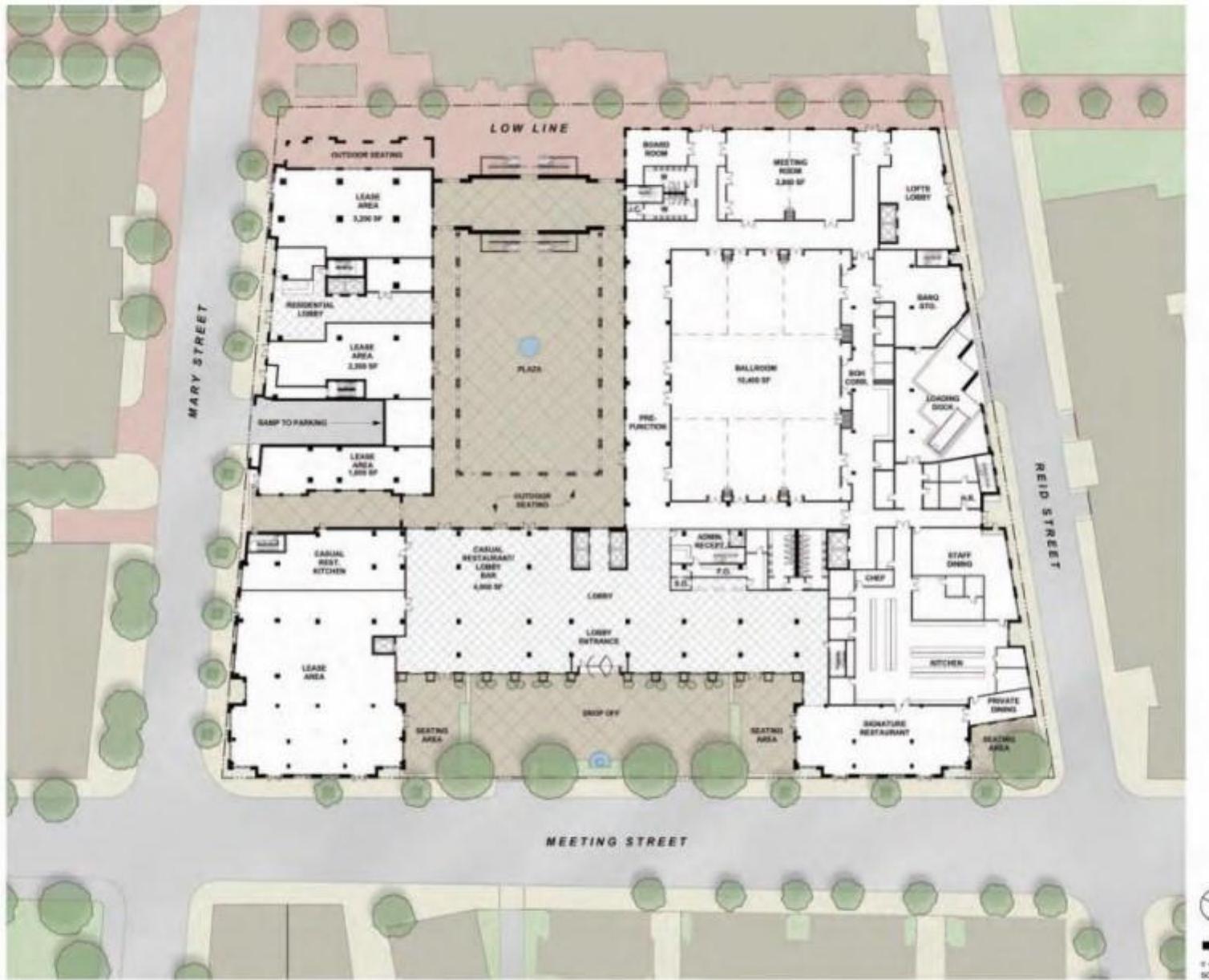
City provided exhibit based on staff field visit on 1/8/21



(X) = PREVIOUSLY APPLIED
6/5/20

A. GRAND TREES TO BE REMOVED 2021
1. 25.6" LIVE OAK
2. 25.7" LIVE OAK

B. 10 PROTECTED TREES TO BE REMOVED.



Relevant Case History

Case #	Description	Date	Resolution
2006-03-B1	Removal of 3 grand trees interior to the site, protected tree inside parking lot, and 3 protected trees internal to low line area. All trees along Meeting Street and Mary Street shall be preserved.	June 3, 2020	Approval
2102-03-B3	Removal of 2 grand trees and 10 protected trees. The 11" and 18" DBH live oaks at the SW corner of the site adjacent to the lowline must be preserved.	February 3, 2021	Approval

Staff Recommendation and “If approved” Conditions

- Staff Recommendation:

Request:	Recommendation:
First one-year extension of vested rights for two prior approvals that expire on December 31, 2025 pursuant to Sec. 54-962.	Approval

Agenda Item #B-2

OLD FOLLY BEACH ROAD AT BATTERY ISLAND DRIVE

(James Island)

TMS # 334-05-00-022, -023 & -055

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.

Zoned: PUD



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
- Tree Removal Landscaping/buffers Parking Surface Other: _____
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	Old Folly Beach Road at Battery Island Drive	TMS #:	334-05-00-022,-023,-055
Zoning of Property:	RR-1		
Property Owner(s):	Battery Island Community, LLC	Phone #:	843-864-4392
Applicant:	Joshua Robinson, Robinson Design Engineers		
Applicant's Mailing Address:	10 Daniel Street, Charleston 29407		
Applicant's Email:	jr@rde.us		
Relationship of Applicant to Owner (same, representative, buyer, other): consulting engineer			

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested
- Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- For requests to remove trees, evaluations/reports from certified or qualified arborists
- City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Joshua Robinson

Date: December 8, 2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
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BZA-SD APPLICATION (continued): Page 2 of 2

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Sec. 54-327. - Tree removal restrictions, prohibits the removal of any grand tree (24" or greater DBH)

lot in a location that will require the removal of a grand tree for construction of a dwelling unit. For the are requested for removal. One tree, a Pecan (Category II, 11" + 19" DBH) has been graded 'C' by a l between the V-shaped double trunk. The tree is flanked by several other live oak Grand Trees. The lot 40+ Grand Trees and numerous smaller trees on the site. This removal request is for the exceptional to remove the tree to provide water & sewer utility access to a residential lot and to allow protection of

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

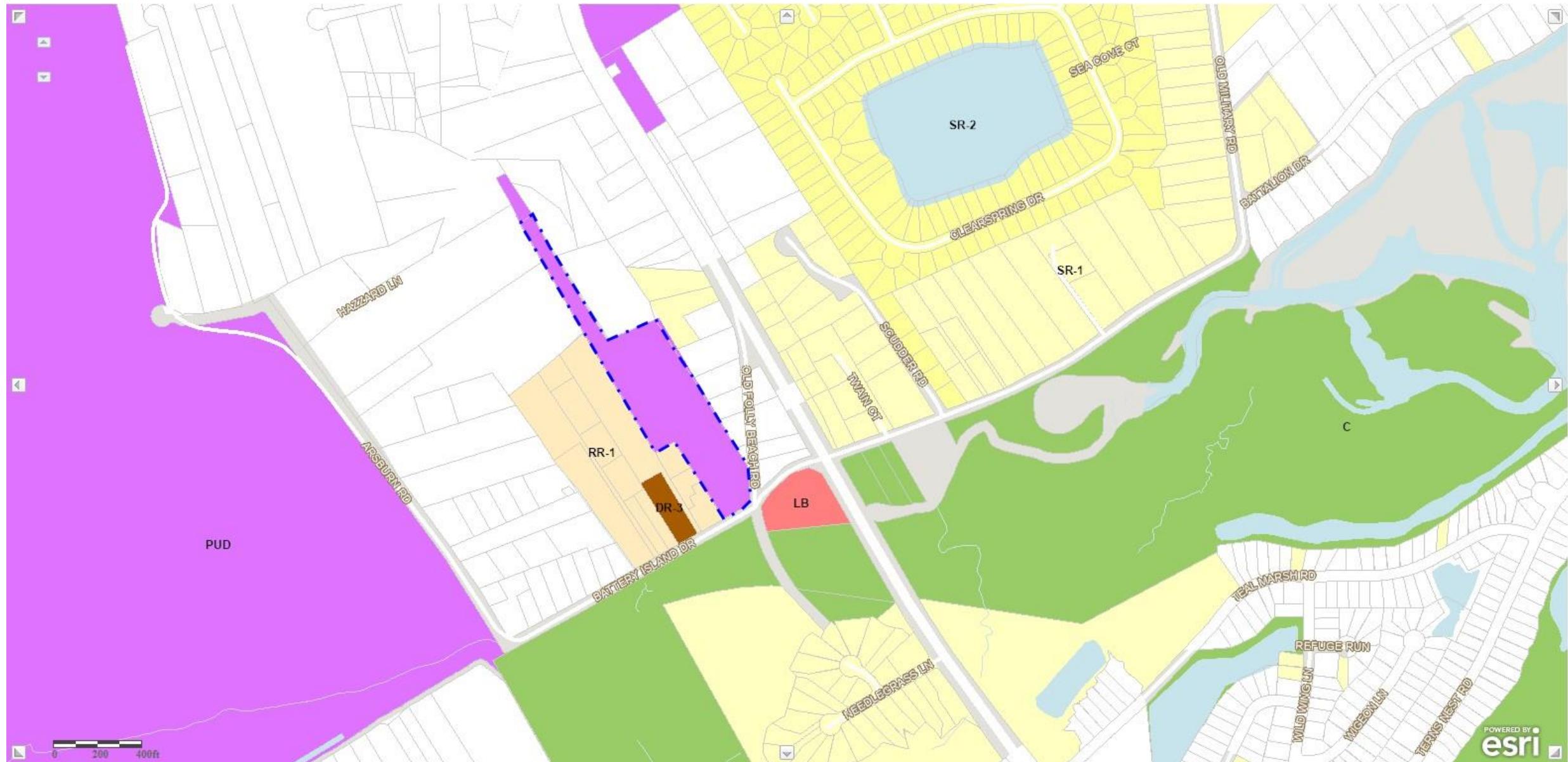
SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

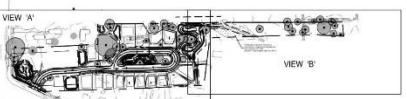
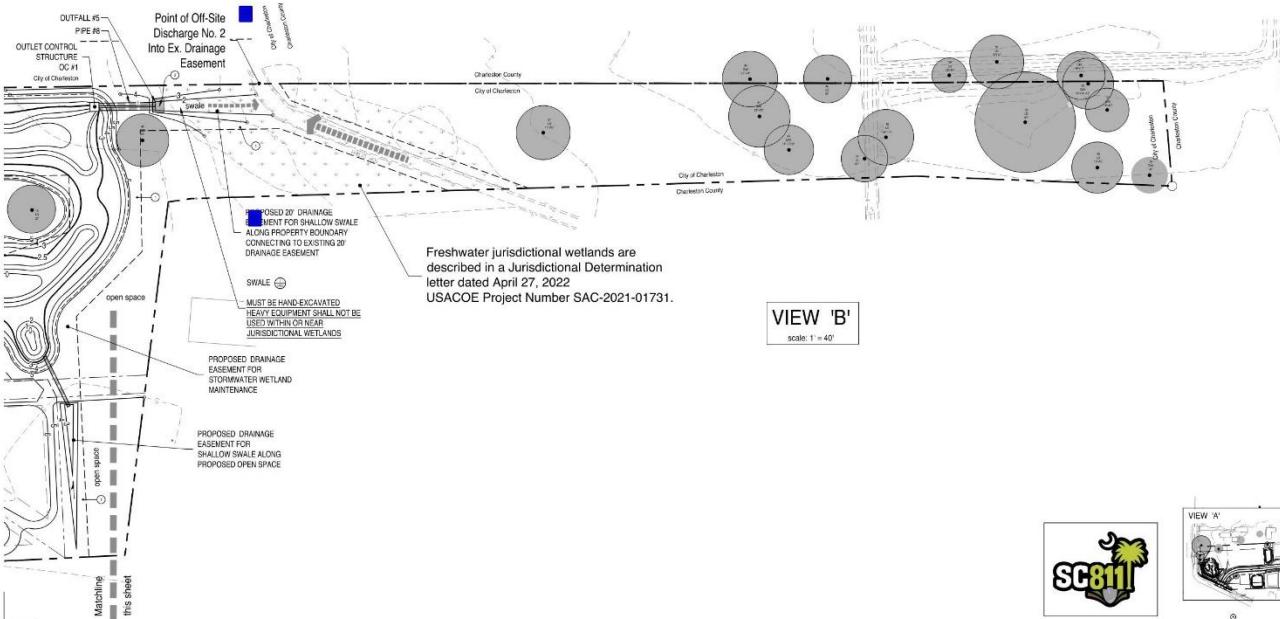
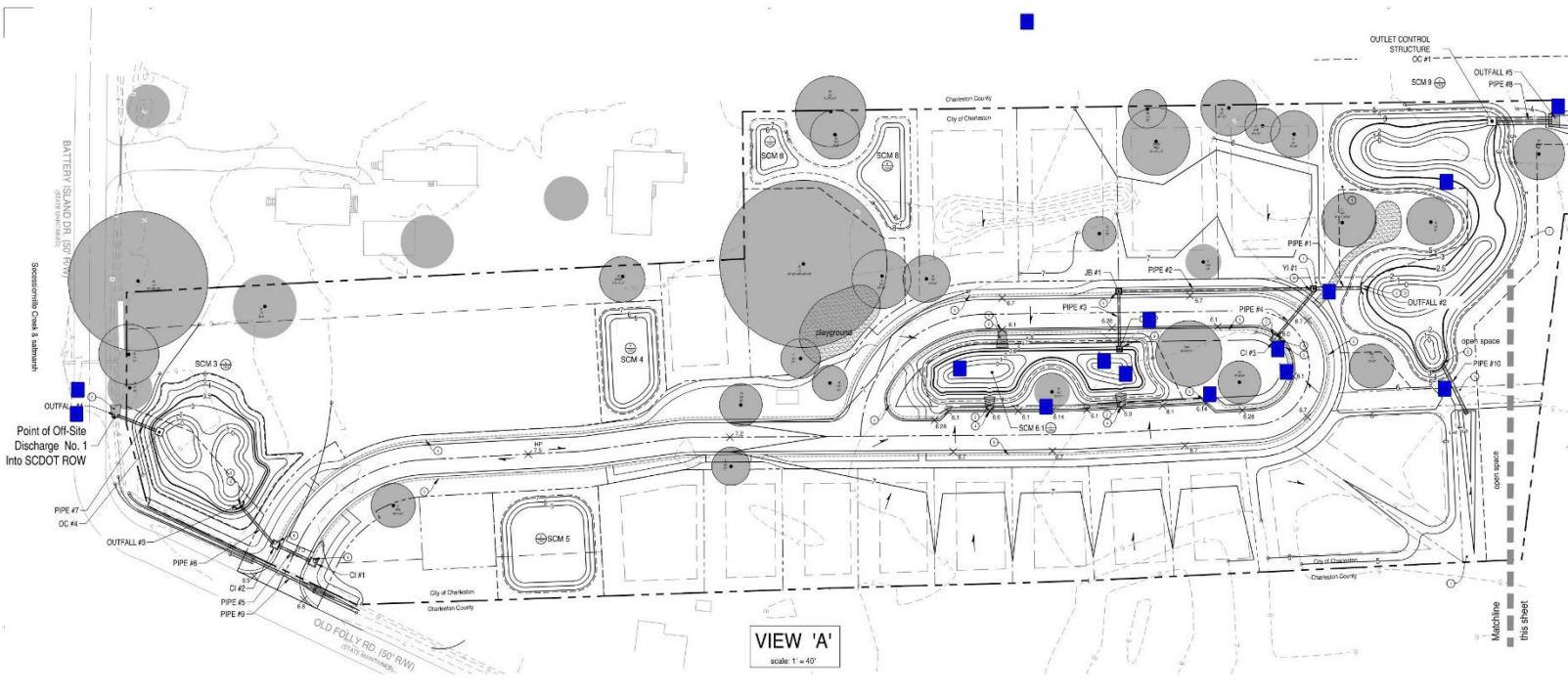
Sec. 54-327. - Tree removal restrictions, prohibits the removal of any grand tree (24" or greater DBH)

lot in a location that will require the removal of a grand tree for construction of a dwelling unit. For the are requested for removal. One tree, a Black Cherry (Category IV, 12.5" + 14" DBH) has been grade and not structurally stable. Removal of the tree will allow protection of other live oak Grand Trees or

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.







PURPOSE NOTE

The purpose of this project is to create single-family detached homes and a boutique inn. The design closely follows the principles of low-impact development, and it exemplifies the water management methods presented in the Land & Water Analysis of the City Comprehensive Plan.

GENERAL NOTES

1. Population is increasing in Zone AE (10, 11, and 12) per FEMA flood insurance map Number 0400100876K, Community Panel 465412, 0679 K Map Revision January 2007. Limit of Moderate Wave Action (LWMA)
 2. The AE Zone category has been divided by a Limit of Moderate Wave Action. The LWMA represents the approximate landward limit of the 1.5 foot breaking wave. The effects of wave hazards between the VE Zone and the LWMA (or between the shoreline and the LWMA for areas where VE zone are not identified) will be similar, but less severe than those in the VE Zone.
 3. For references to previous plans, see Survey of Existing Conditions by HLA on Sheet C002 of this set
 4. Public water will be provided by Charleston Public System and public sewerage will be provided by James Island Public Service District.

GRADING & DRAINAGE NOTES

1. PROPOSED CONTOUR ELEVATIONS ARE PAVED GRADE ELEVATIONS. THE CONTRACTOR SHALL EDDIE PAVING / TOPSOIL, THICKNESS FOR GRADE ELEVATION IS 4 INCHES.
 2. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 3. ALL PROPOSED HOUSES SHALL BE SOILED THAT THE FINISHED FLOOR ELEVATION IS 12 INCHES ABOVE THE PROPOSED FLOOD ELEVATION (FE) IN ACCORDANCE WITH CITY OF CHARLESTON BUILDING CODE REQUIREMENTS. POSITIVE DRAINAGE SHALL BE PROVIDED FOR ALL GARAGE S. ABS.
 4. FOR ALL GRADE ELEVATIONS, THE CONTRACTOR SHALL REFER TO THE MOST CURRENT EDITION OF THE SCOT STANDARD DRAWINGS AT THE TIME OF CONSTRUCTION.
 5. ANY CHANGES TO THE PROPOSED SWPPP OR CHANGES THAT WOULD IMPACT SWDOWNT ROW WILL REQUIRE WRITTEN SCOT APPROVAL PRIOR TO CHANGES BE IMPLEMENTED IN THE FIELD.

GRADING & DRAINAGE KEY NOTES

1. PROPOSED DRAINAGE EASEMENT SEE PLAT.
 2. INSTALL OUTLET PROTECTION PER DETAIL C822D.
 3. INSTALL CONCRETE HEADWALL/FLARED END SECTION PER DETAIL C822G.
 4. CURB CUT PER DETAIL C812J.
 5. ROADSIDE UNDERCHAIN PER DETAIL C822F.
 6. CONNECT ROADSIDE UNDERCHAIN TO STORMWATER STRUCTURE.

PIPE SCHEDULE

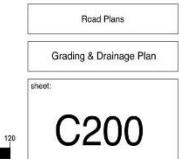
THE CIRCLE		PIPE SIZES			INVERT ELEV.		
NAME	FROM	TO	LENGTH (LF)	DIAMETER	IN	OUT	SLOPE (%)
PIPE #1	C#1	C#1	0.50	24" RD	9.0	10.0	0.00
PIPE #2	C#1	C#1	120.00	18" RD	9.0	10.0	0.00
PIPE #3	C#2	C#1	75.00	18" RD	10.0	11.0	0.45
PIPE #4	C#3	C#1	30.00	18" RD	2.2	3.0	0.45
PIPE #5	C#4	C#1	24.00	18" RD	3.54	4.00	0.45
PIPE #6	C#2	C#1	31.00	18" RD	3.45	3.60	0.30
PIPE #7	C#4	C#1	28.00	18" RD	3.2	3.00	0.30
PIPE #8	C#1	C#1	38.00	2" RD	2.25	2.1	0.30

PIPE #10 (driveway outlet)
**Pipe outlets to be fitted with WaStop In-line Check Valve (stainless steel), to be approved by the Engineer

STORMWATER STRUCTURE SCHEDULE

STRUCTURE	TOP ELEV.	INV ELEV.	TYPE
YI#1	5.8	1.10	Yard Inlet per Detail C821/A
BU#1	6.7	1.48	Junction Box
CH#1	6.7 [Inlet]	2.5	Curb Inlet per Detail C821/A
CH#2	6.7 [Inlet]	2.4	Curb Inlet per Detail C821/A
CH#3	6.9 [Inlet]	1.6	Curb Inlet per Detail C821/A
DC#1	SEE DETAIL C823B		
DC#2	SEE DETAIL C823B		
DC#4	SEE DETAIL C823B		

Note:
Materials & construction for all stormwater structures shall be in accordance with Section 719 of the most recent SCDDOT



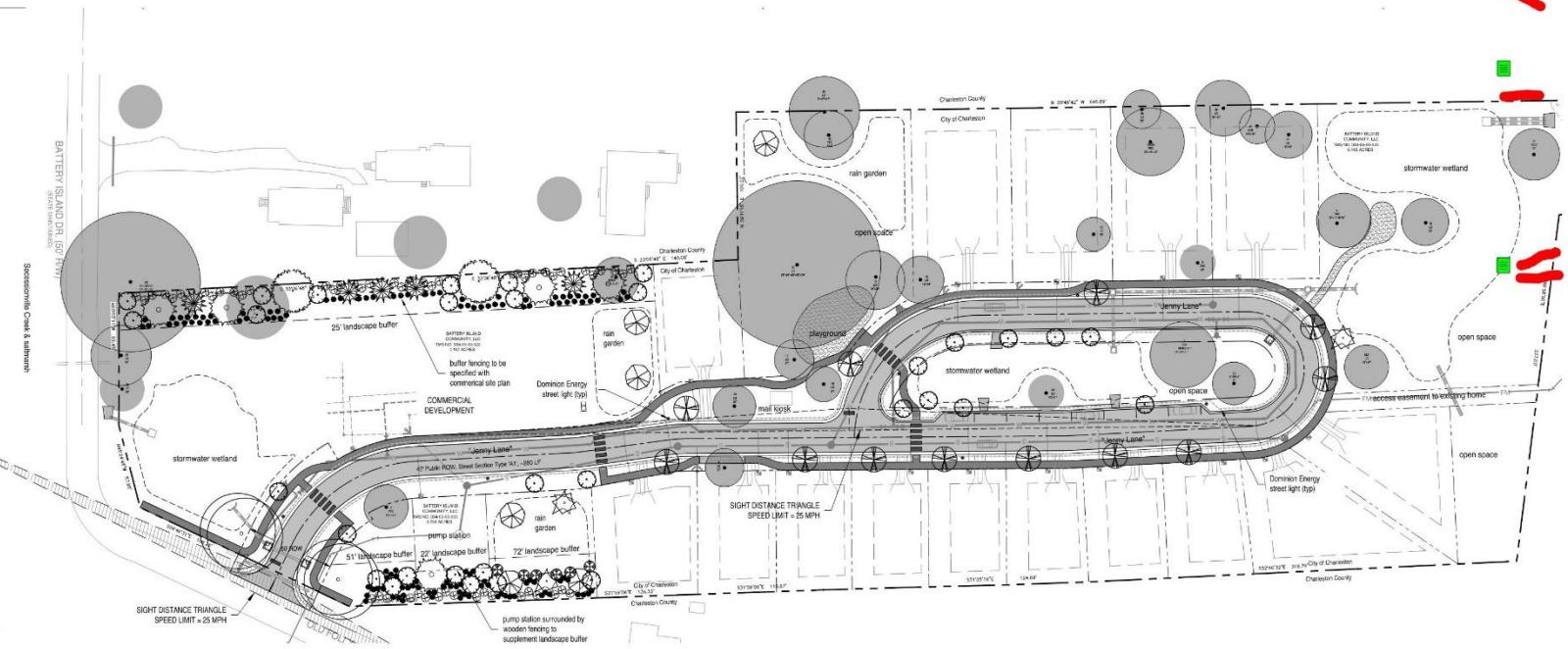
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drawings are the property of
Robinson Design Engineers and may not
be copied or reproduced without the express
written consent of Robinson Design Engineers.



Battery Island PUD

Permit Drawings submitted to



25' BUFFER (TYPE D) SCHEDULE - INN BUILDING						
Key	Quantity	Botanical name	Common name	Height	Spread	Planting Notes
1	4	Juniperus virginiana	Eastern red cedar	40ft	20ft	8' ft. ht, no-sheared appearance
2	2	Magnolia grandiflora	Southern magnolia	40ft	20ft	2.5' caliper, 8' ft
3	5	Illicium verum	Daikon holly	20ft	8ft	8-10' ft, full plant
4	11	Magnolia virginiana	Sweetbay magnolia	15ft	10ft	2.5' caliper, 8-10' ft, full plant
5	36	Rhododendron atlanticum	Coastal azalea	4ft	3ft	3 gallon pot, full plant
6	65	Sorosia repens	Sea grape	5ft	5ft	5 gallon pot, full plant

STORMWATER WETLAND SCHEDULE

SEE SHEET C083, DETAIL C AND DETAIL D FOR PLANTING ZONES, SCHEDULE, AND REQUIREMENTS

PLANTING ZONES

LOW MARCH - WATER DEPTH 5 INCHES TO 18 INCHES

SPRING - WATER DEPTH 18 INCHES TO 24 INCHES

SUMMER - WATER DEPTH 24 INCHES TO 30 INCHES

FALL - WATER DEPTH 30 INCHES TO 36 INCHES

WINTER - WATER DEPTH 36 INCHES TO 42 INCHES

SPRING - WATER DEPTH 42 INCHES TO 48 INCHES

SUMMER - WATER DEPTH 48 INCHES TO 54 INCHES

FALL - WATER DEPTH 54 INCHES TO 60 INCHES

WINTER - WATER DEPTH 60 INCHES TO 66 INCHES

SPRING - WATER DEPTH 66 INCHES TO 72 INCHES

SUMMER - WATER DEPTH 72 INCHES TO 78 INCHES

FALL - WATER DEPTH 78 INCHES TO 84 INCHES

WINTER - WATER DEPTH 84 INCHES TO 90 INCHES

SPRING - WATER DEPTH 90 INCHES TO 96 INCHES

SUMMER - WATER DEPTH 96 INCHES TO 102 INCHES

FALL - WATER DEPTH 102 INCHES TO 108 INCHES

WINTER - WATER DEPTH 108 INCHES TO 114 INCHES

SPRING - WATER DEPTH 114 INCHES TO 120 INCHES

SUMMER - WATER DEPTH 120 INCHES TO 126 INCHES

FALL - WATER DEPTH 126 INCHES TO 132 INCHES

WINTER - WATER DEPTH 132 INCHES TO 138 INCHES

SPRING - WATER DEPTH 138 INCHES TO 144 INCHES

SUMMER - WATER DEPTH 144 INCHES TO 150 INCHES

FALL - WATER DEPTH 150 INCHES TO 156 INCHES

WINTER - WATER DEPTH 156 INCHES TO 162 INCHES

SPRING - WATER DEPTH 162 INCHES TO 168 INCHES

SUMMER - WATER DEPTH 168 INCHES TO 174 INCHES

FALL - WATER DEPTH 174 INCHES TO 180 INCHES

WINTER - WATER DEPTH 180 INCHES TO 186 INCHES

SPRING - WATER DEPTH 186 INCHES TO 192 INCHES

SUMMER - WATER DEPTH 192 INCHES TO 198 INCHES

FALL - WATER DEPTH 198 INCHES TO 204 INCHES

WINTER - WATER DEPTH 204 INCHES TO 210 INCHES

SPRING - WATER DEPTH 210 INCHES TO 216 INCHES

SUMMER - WATER DEPTH 216 INCHES TO 222 INCHES

FALL - WATER DEPTH 222 INCHES TO 228 INCHES

WINTER - WATER DEPTH 228 INCHES TO 234 INCHES

SPRING - WATER DEPTH 234 INCHES TO 240 INCHES

SUMMER - WATER DEPTH 240 INCHES TO 246 INCHES

FALL - WATER DEPTH 246 INCHES TO 252 INCHES

WINTER - WATER DEPTH 252 INCHES TO 258 INCHES

SPRING - WATER DEPTH 258 INCHES TO 264 INCHES

SUMMER - WATER DEPTH 264 INCHES TO 270 INCHES

FALL - WATER DEPTH 270 INCHES TO 276 INCHES

WINTER - WATER DEPTH 276 INCHES TO 282 INCHES

SPRING - WATER DEPTH 282 INCHES TO 288 INCHES

SUMMER - WATER DEPTH 288 INCHES TO 294 INCHES

FALL - WATER DEPTH 294 INCHES TO 300 INCHES

WINTER - WATER DEPTH 300 INCHES TO 306 INCHES

SPRING - WATER DEPTH 306 INCHES TO 312 INCHES

SUMMER - WATER DEPTH 312 INCHES TO 318 INCHES

FALL - WATER DEPTH 318 INCHES TO 324 INCHES

WINTER - WATER DEPTH 324 INCHES TO 330 INCHES

SPRING - WATER DEPTH 330 INCHES TO 336 INCHES

SUMMER - WATER DEPTH 336 INCHES TO 342 INCHES

FALL - WATER DEPTH 342 INCHES TO 348 INCHES

WINTER - WATER DEPTH 348 INCHES TO 354 INCHES

SPRING - WATER DEPTH 354 INCHES TO 360 INCHES

SUMMER - WATER DEPTH 360 INCHES TO 366 INCHES

FALL - WATER DEPTH 366 INCHES TO 372 INCHES

WINTER - WATER DEPTH 372 INCHES TO 378 INCHES

SPRING - WATER DEPTH 378 INCHES TO 384 INCHES

SUMMER - WATER DEPTH 384 INCHES TO 390 INCHES

FALL - WATER DEPTH 390 INCHES TO 396 INCHES

WINTER - WATER DEPTH 396 INCHES TO 402 INCHES

SPRING - WATER DEPTH 402 INCHES TO 408 INCHES

SUMMER - WATER DEPTH 408 INCHES TO 414 INCHES

FALL - WATER DEPTH 414 INCHES TO 420 INCHES

WINTER - WATER DEPTH 420 INCHES TO 426 INCHES

SPRING - WATER DEPTH 426 INCHES TO 432 INCHES

SUMMER - WATER DEPTH 432 INCHES TO 438 INCHES

FALL - WATER DEPTH 438 INCHES TO 444 INCHES

WINTER - WATER DEPTH 444 INCHES TO 450 INCHES

SPRING - WATER DEPTH 450 INCHES TO 456 INCHES

SUMMER - WATER DEPTH 456 INCHES TO 462 INCHES

FALL - WATER DEPTH 462 INCHES TO 468 INCHES

WINTER - WATER DEPTH 468 INCHES TO 474 INCHES

SPRING - WATER DEPTH 474 INCHES TO 480 INCHES

SUMMER - WATER DEPTH 480 INCHES TO 486 INCHES

FALL - WATER DEPTH 486 INCHES TO 492 INCHES

WINTER - WATER DEPTH 492 INCHES TO 498 INCHES

SPRING - WATER DEPTH 498 INCHES TO 504 INCHES

SUMMER - WATER DEPTH 504 INCHES TO 510 INCHES

FALL - WATER DEPTH 510 INCHES TO 516 INCHES

WINTER - WATER DEPTH 516 INCHES TO 522 INCHES

SPRING - WATER DEPTH 522 INCHES TO 528 INCHES

SUMMER - WATER DEPTH 528 INCHES TO 534 INCHES

FALL - WATER DEPTH 534 INCHES TO 540 INCHES

WINTER - WATER DEPTH 540 INCHES TO 546 INCHES

SPRING - WATER DEPTH 546 INCHES TO 552 INCHES

SUMMER - WATER DEPTH 552 INCHES TO 558 INCHES

FALL - WATER DEPTH 558 INCHES TO 564 INCHES

WINTER - WATER DEPTH 564 INCHES TO 570 INCHES

SPRING - WATER DEPTH 570 INCHES TO 576 INCHES

SUMMER - WATER DEPTH 576 INCHES TO 582 INCHES

FALL - WATER DEPTH 582 INCHES TO 588 INCHES

WINTER - WATER DEPTH 588 INCHES TO 594 INCHES

SPRING - WATER DEPTH 594 INCHES TO 600 INCHES

SUMMER - WATER DEPTH 600 INCHES TO 606 INCHES

FALL - WATER DEPTH 606 INCHES TO 612 INCHES

WINTER - WATER DEPTH 612 INCHES TO 618 INCHES

SPRING - WATER DEPTH 618 INCHES TO 624 INCHES

SUMMER - WATER DEPTH 624 INCHES TO 630 INCHES

FALL - WATER DEPTH 630 INCHES TO 636 INCHES

WINTER - WATER DEPTH 636 INCHES TO 642 INCHES

SPRING - WATER DEPTH 642 INCHES TO 648 INCHES

SUMMER - WATER DEPTH 648 INCHES TO 654 INCHES

FALL - WATER DEPTH 654 INCHES TO 660 INCHES

WINTER - WATER DEPTH 660 INCHES TO 666 INCHES

SPRING - WATER DEPTH 666 INCHES TO 672 INCHES

SUMMER - WATER DEPTH 672 INCHES TO 678 INCHES

FALL - WATER DEPTH 678 INCHES TO 684 INCHES

WINTER - WATER DEPTH 684 INCHES TO 690 INCHES

SPRING - WATER DEPTH 690 INCHES TO 696 INCHES

SUMMER - WATER DEPTH 696 INCHES TO 702 INCHES

FALL - WATER DEPTH 702 INCHES TO 708 INCHES

WINTER - WATER DEPTH 708 INCHES TO 714 INCHES

SPRING - WATER DEPTH 714 INCHES TO 720 INCHES

SUMMER - WATER DEPTH 720 INCHES TO 726 INCHES

FALL - WATER DEPTH 726 INCHES TO 732 INCHES

WINTER - WATER DEPTH 732 INCHES TO 738 INCHES

SPRING - WATER DEPTH 738 INCHES TO 744 INCHES

SUMMER - WATER DEPTH 744 INCHES TO 750 INCHES

FALL - WATER DEPTH 750 INCHES TO 756 INCHES

WINTER - WATER DEPTH 756 INCHES TO 762 INCHES

SPRING - WATER DEPTH 762 INCHES TO 768 INCHES

SUMMER - WATER DEPTH 768 INCHES TO 774 INCHES

FALL - WATER DEPTH 774 INCHES TO 780 INCHES

WINTER - WATER DEPTH 780 INCHES TO 786 INCHES

SPRING - WATER DEPTH 786 INCHES TO 792 INCHES

SUMMER - WATER DEPTH 792 INCHES TO 798 INCHES

FALL - WATER DEPTH 798 INCHES TO 804 INCHES

WINTER - WATER DEPTH 804 INCHES TO 810 INCHES

SPRING - WATER DEPTH 810 INCHES TO 816 INCHES

SUMMER - WATER DEPTH 816 INCHES TO 822 INCHES

FALL - WATER DEPTH 822 INCHES TO 828 INCHES

WINTER - WATER DEPTH 828 INCHES TO 834 INCHES

SPRING - WATER DEPTH 834 INCHES TO 840 INCHES

SUMMER - WATER DEPTH 840 INCHES TO 846 INCHES

FALL - WATER DEPTH 846 INCHES TO 852 INCHES

WINTER - WATER DEPTH 852 INCHES TO 858 INCHES

SPRING - WATER DEPTH 858 INCHES TO 864 INCHES

SUMMER - WATER DEPTH 864 INCHES TO 870 INCHES

FALL - WATER DEPTH 870 INCHES TO 876 INCHES

WINTER - WATER DEPTH 876 INCHES TO 882 INCHES

SPRING - WATER DEPTH 882 INCHES TO 888 INCHES

SUMMER - WATER DEPTH 888 INCHES TO 894 INCHES

FALL - WATER DEPTH 894 INCHES TO 900 INCHES

WINTER - WATER DEPTH 900 INCHES TO 906 INCHES

SPRING - WATER DEPTH 906 INCHES TO 912 INCHES

SUMMER - WATER DEPTH 912 INCHES TO 918 INCHES

FALL - WATER DEPTH 918 INCHES TO 924 INCHES

WINTER - WATER DEPTH 924 INCHES TO 930 INCHES

SPRING - WATER DEPTH 930 INCHES TO 936 INCHES

SUMMER - WATER DEPTH 936 INCHES TO 942 INCHES

FALL - WATER DEPTH 942 INCHES TO 948 INCHES

WINTER - WATER DEPTH 948 INCHES TO 954 INCHES

SPRING - WATER DEPTH 954 INCHES TO 960 INCHES

SUMMER - WATER DEPTH 960 INCHES TO 966 INCHES

FALL - WATER DEPTH 966 INCHES TO 972 INCHES

WINTER - WATER DEPTH 972 INCHES TO 978 INCHES

SPRING - WATER DEPTH 978 INCHES TO 984 INCHES

SUMMER - WATER DEPTH 984 INCHES TO 990 INCHES

FALL - WATER DEPTH 990 INCHES TO 996 INCHES

WINTER - WATER DEPTH 996 INCHES TO 1002 INCHES

SPRING - WATER DEPTH 1002 INCHES TO 1008 INCHES

SUMMER - WATER DEPTH 1008 INCHES TO 1014 INCHES

FALL - WATER DEPTH 1014 INCHES TO 1020 INCHES

WINTER - WATER DEPTH 1020 INCHES TO 1026 INCHES

SPRING - WATER DEPTH 1026 INCHES TO 1032 INCHES

SUMMER - WATER DEPTH 1032 INCHES TO 1038 INCHES

FALL - WATER DEPTH 1038 INCHES TO 1044 INCHES

WINTER - WATER DEPTH 1044 INCHES TO 1050 INCHES

SPRING - WATER DEPTH 1050 INCHES TO 1056 INCHES

SUMMER - WATER DEPTH 1056 INCHES TO 1062 INCHES

FALL - WATER DEPTH 1062 INCHES TO 1068 INCHES

WINTER - WATER DEPTH 1068 INCHES TO 1074 INCHES

Tree Removal Request
December 8, 2025

Tree #13

Species: Pecan

Diameter: 18 + 11 inches at 4.5' above grade

Condition: according to arborist—Decay, V-shaped crotch, FAIR condition, C-grade

Reason for removal: House construction and tree condition



Tree #14

Species: Black Cherry

Diameter: 13 + 14 inches at 4.5' above grade

Condition: according to arborist—Poor form, lean, FAIR condition, C-grade

Reason for removal: House construction and tree condition



Additional Information for staff:

The attached map locates the trees on site, including their grade and condition, as determined by the arborist.

The tree survey was performed by certified arborist Michael Russell in 2021.



Relevant Case History

Case #	Description	Date	Resolution
PUD2021-000021	PUD Master Plan	12/1/2022	Approved

Staff Recommendation and “If approved” Conditions

- Staff Recommendation:

Request:	Recommendation:
Special Exception to allow the removal of 1 grand tree.	Approval w/ conditions
Variance to allow the removal of 1 grand tree.	Approval w/ conditions

- If approved conditions are as follows:

- 1) Must plant 28.5 caliper inches of native canopy trees on the project site in the form of 12 – 2 ½” trees; the residual inches in the form of a monetary contribution to the City’s Street Trees Program.
- 2) Must use 4’ chain-link fence as tree protection barricades.
- 3) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.

Agenda Item #B-3

883 MIKELL DRIVE

(James Island)

TMS # 454-09-00-001

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

Zoned: SR-1



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

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REQUESTED BZA-SD MEETING DATE: January 7, 2026

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 Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
 Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	883 Mikell Dr., Charleston	TMS #:	454-09-00-001
Zoning of Property:	SR-1		
Property Owner(s):	Charleston County School District	Phone #:	843-566-1975
Applicant:	Chris Cook, PE. - ADC Engineering	Phone #:	843-735-5141
Applicant's Mailing Address:	1226 Yeamans Hall Rd, Hanahan, SC 29410		
Applicant's Email:	chrisc@adcengineering.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Representative - Engineer		

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested
 Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
 For requests to remove trees, evaluations/reports from certified or qualified arborists
 City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
 YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant:

C.B. Cook

Date: December 8, 2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
-----------------	---------------------------------	------	--------

BZA-SD APPLICATION (continued): Page 2 of 2

VARIANCE REQUESTS:

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We are requesting a variance for tree removal. See attached for specific information.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

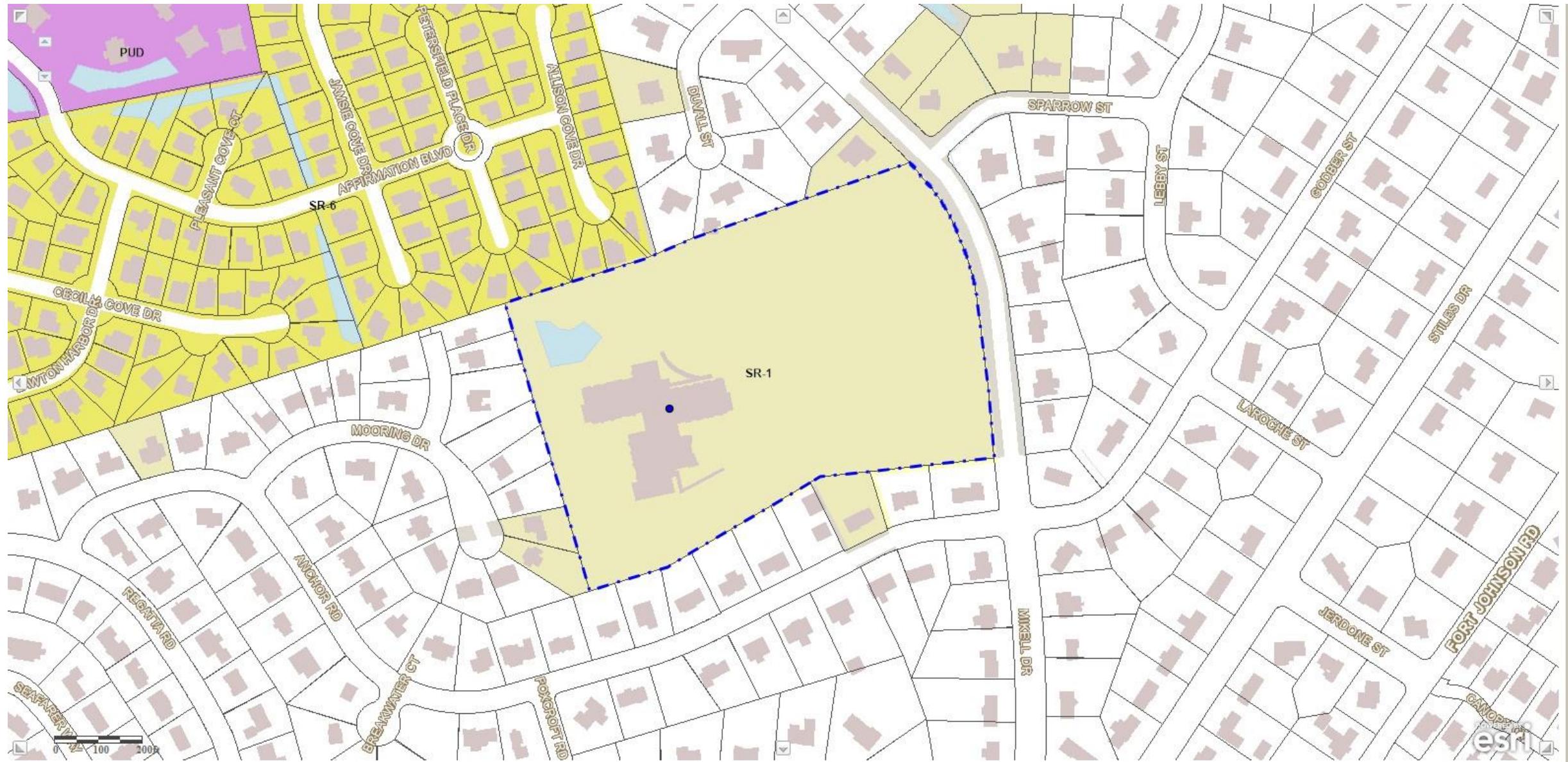
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





VARIANCE REQUEST: Grand Tree Removal

Trees #137 (30" White Oak, Grade C) and #175 (25" White Oak, Grade C) are to be removed for the expansion of the stormwater management pond to prevent overtopping, to improve pond maintenance and to reduce runoff.

VARIANCE TEST:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The property is unique and has the extraordinary and exceptional conditions of

1. Existing stormwater management pond is overtopping and needs improvements to meet current stormwater requirements.
2. The school has a very high rate of car-riders, walkers and bicycle riders and a very low volume of bus riders. This results in a very large number of students arriving and departing by car. This requires a much longer drop-off/pick-up lane than normal.

2. These conditions do not generally apply to other property in the vicinity;

1. These conditions do not generally apply to other properties in the vicinity because the property has a pond designed to previous stormwater standards and the improvements to increase the on-site stacking require additional stormwater management area.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

1. The application of the ordinance would prevent the ability to make the needed stormwater improvements needed.
2. Additionally, the application of the ordinance would prevent the ability to improve the amount of car-stacking provided on the property; and, therefore, prevent improvements that will reduce the impact on the adjacent roads

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance

1. The authorization of the variance will not be a detriment to adjacent properties or to the public good. It will, in fact, be an improvement to the area because of reduced stormwater runoff and a reduction in the number of cars stacking within the public roadway.

VARIANCE REQUEST: Protected Tree Removal

The project site is currently 15.1 acres. There are 3.0 acres of water, sewer and storm drainage easements. The number of required protected trees is 182. After tree removals required for the installation of the new car stacking drives, fire access, new parking, school addition and new playgrounds, the number of protected trees remaining is 170. A variance is requested for the removal of protected trees to less than 15 trees/acre.

VARIANCE TEST:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The property is unique and has the extraordinary and exceptional conditions of

1. Existing stormwater management pond is overtopping and needs improvements to meet current stormwater requirements.
2. The school has a very high rate of car-riders, walkers and bicycle riders and a very low volume of bus riders. This results in a very large number of students arriving and departing by car. This requires a much longer drop-off/pick-up lane than normal.

2. These conditions do not generally apply to other property in the vicinity;

1. These conditions do not generally apply to other properties in the vicinity because this school has a very high percentage of students that arrive to school by car.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

1. The application of the ordinance would prevent the ability to make the needed stormwater improvements needed.
2. Additionally, the application of the ordinance would prevent the ability to increase the amount of car-stacking provided on the property by more than double; and, therefore, prevent the improvements that will reduce the impact on the adjacent roads.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance

1. The authorization of the variance will not be a detriment to adjacent properties or to the public good. It will, in fact, be an improvement to the area because of reduced stormwater runoff and a reduction in the number of cars stacking within the public roadway.



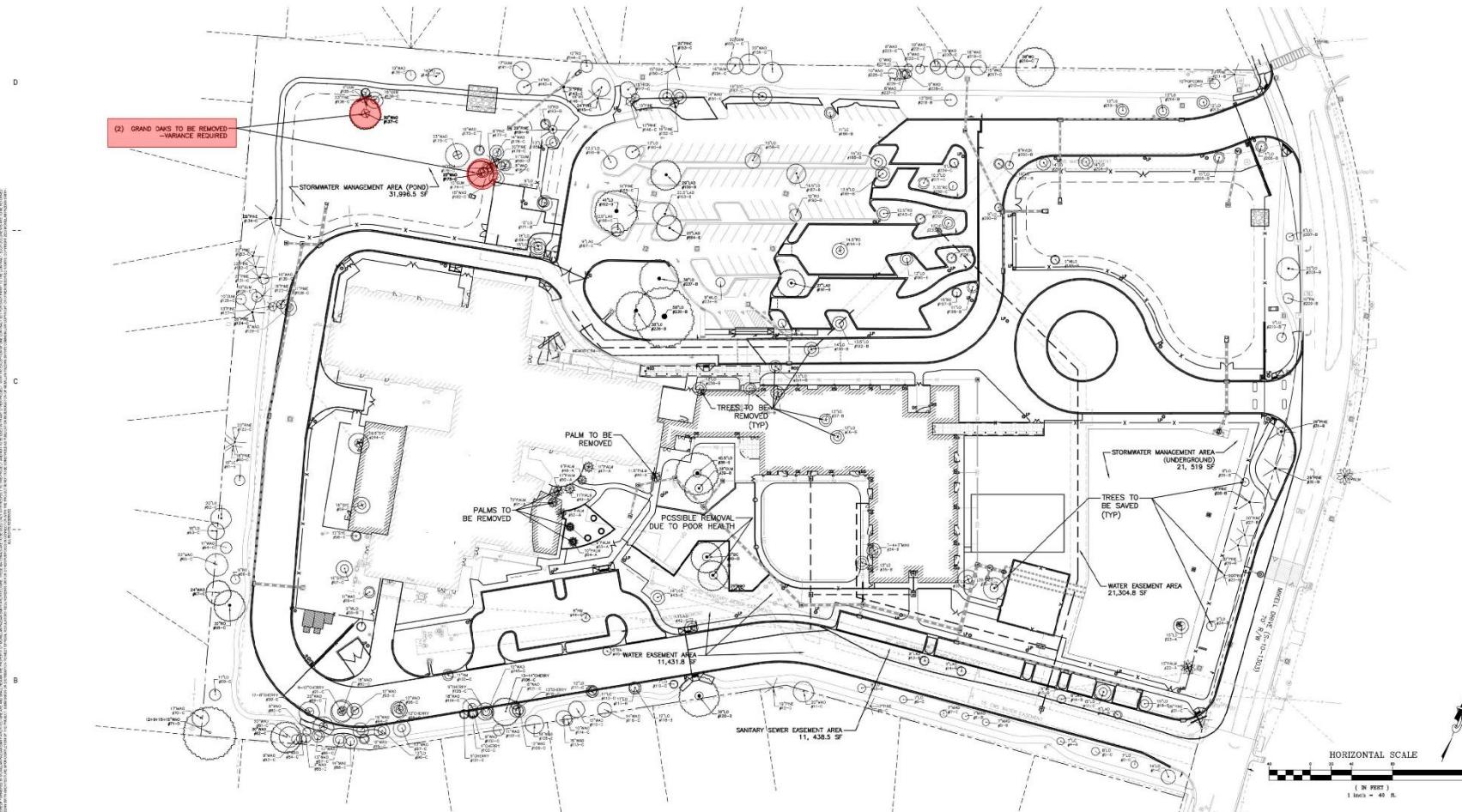
CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
880 MICKELL DRIVE, CHARLESTON, SC 29412

ISSUE DATE: 12/1/2012
PHASE: 80% CONSTRUCTION DOCUMENTS
SHEET ISSUE:
NO. DATE DESCRIPTION

PRINCIPAL IN-CHARGE:
PROFESSIONAL IN-CHARGE:
DRAWN BY:
CIVL - CSC LA - GES
AS - HSC
CIVL - CSC LA - GES

SHEET TITLE:
TREE REMOVAL
PLAN

SHEET NO.
L001



TREE INVENTORY AND MITIGATION BREAKDOWN

STOCK	COMMON NAME	SPECIES	SIZE	LOCATION	STATUS	MITIGATION
A-1	1	1	1	1	1	1
A-2	1	1	1	1	1	1
A-3	1	1	1	1	1	1
A-4	1	1	1	1	1	1
A-5	1	1	1	1	1	1
A-6	1	1	1	1	1	1
A-7	1	1	1	1	1	1
A-8	1	1	1	1	1	1
A-9	1	1	1	1	1	1
A-10	1	1	1	1	1	1
A-11	1	1	1	1	1	1
A-12	1	1	1	1	1	1
A-13	1	1	1	1	1	1
A-14	1	1	1	1	1	1
A-15	1	1	1	1	1	1
A-16	1	1	1	1	1	1
A-17	1	1	1	1	1	1
A-18	1	1	1	1	1	1
A-19	1	1	1	1	1	1
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A-21	1	1	1	1	1	1
A-22	1	1	1	1	1	1
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A-203	1	1	1	1	1	



GENERAL NOTES:

1. THIS SHEET, CO07, IS NOT INTENDED FOR ANY SITE STAKE OUT OR CONSTRUCTION PURPOSES. THE AERIAL IMAGE IS TAKEN FROM GOOGLE EARTH AND IS NOT TO SCALE.
 2. SEE SHEETS CO01 AND CO02 FOR CIVIL NOTES AND ABBREVIATIONS.
 3. HORIZONTAL COORDINATES ARE BASED ON SG STATE PLANE COORDINATES. ELEVATION DATUM IS BASED ON NAV 88.
 4. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
 5. CONTRACTOR SHALL MAST THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
 6. CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 866-885-7877 OR THE APPROPRIATE LOCAL CONTRACTOR FOR INFORMATION ON FEED LOCATIONS AND PROTECTION OF UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH THE PROPOSED WORK.
 7. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALARS, DIMENSIONS, AND COORDINATES SHOWN ON THE DRAWINGS, SYMBOL LEGENDS, KEYNOTES, AND REFERENCED DETAILS. USE CORRECT SURVEYING METHODS.
 8. ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS SHOWN AND DESCRIBED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

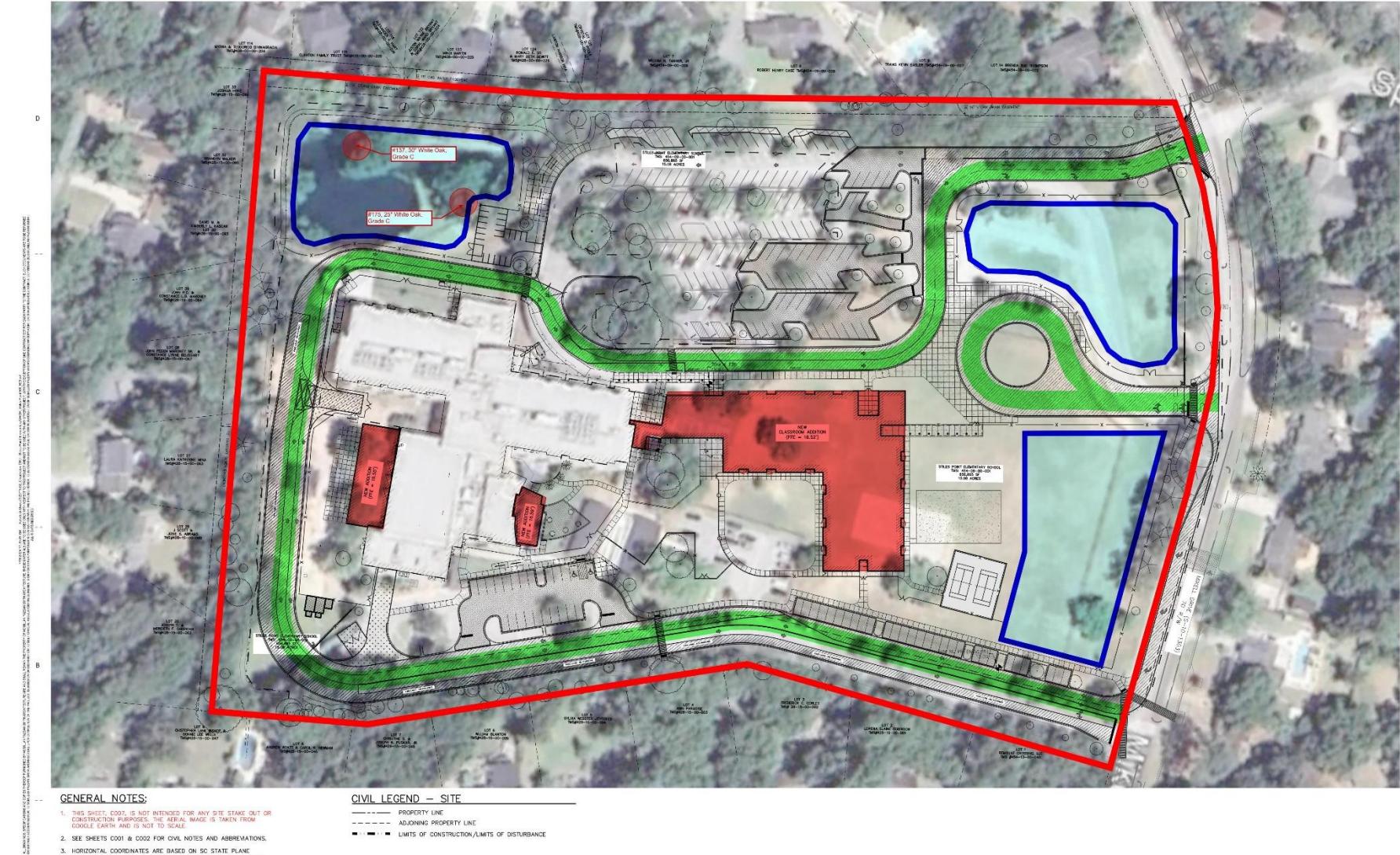
CIVIL LEGEND – SITE

- PROPERTY LINE
- - - - ADJOINING PROPERTY LINE
■ ■ ■ ■ LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE

OPNL IN CHARGE: CIVL-CBC-LA-068
ECT ARCHITECT: AIA-BR
IN BY: CIVL-CBC-LA-068

EXISTING

PROJ. NO.
ADC 24029



GENERAL NOTES:

1. THIS SHEET, C007, IS NOT INTENDED FOR ANY SITE STAKE OUT OR CONSTRUCTION PURPOSES. THE AERIAL IMAGE IS TAKEN FROM GOOGLE EARTH AND IS NOT TO SCALE.
2. SEE SHEETS C001 & C002 FOR CIVIL NOTES AND ABBREVIATIONS.
3. COORDINATES ARE IN FEET AND ARE IN STATE PLANE NAD 83 COORDINATES NAD 83. VERTICAL DATUM IS BASED ON NAVD 88.
4. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF THE PROJECT.
6. CONTRACTOR SHALL CONTACT PAMETTO UTILITY SERVICE AT 1-800-442-4444 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTRACTOR ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
7. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR ALL STAKEOUT AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, NOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
8. ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL STATE, LOCAL, AND FEDERAL ENVIRONMENTAL PROTECTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

CIVIL LEGEND - SITE

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE

CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
880 MCKELL DRIVE, CHARLESTON, SC 29412

NOT FOR CONSTRUCTION

mcmillan
pazdan
smith
ARCHITECTURE

ADC
ENGINEERING
120 YEAMANS HALL ROAD ADC PROJECT
HANAHAN, SC 29410 #24030
843.884.0419 ADCEngineering.com

ISSUE DATE: 12/11/2015
PHASE: 95% CONSTRUCTION DOCUMENTS
SHEET ISSUE
NO. DATE DESCRIPTION

PRINCIPAL IN-CHARGE: OHL, CSC LA - GBS
PROJECT ARCHITECT: AM, CSC LA - GBS
DRAWN BY: CSC LA - GBS

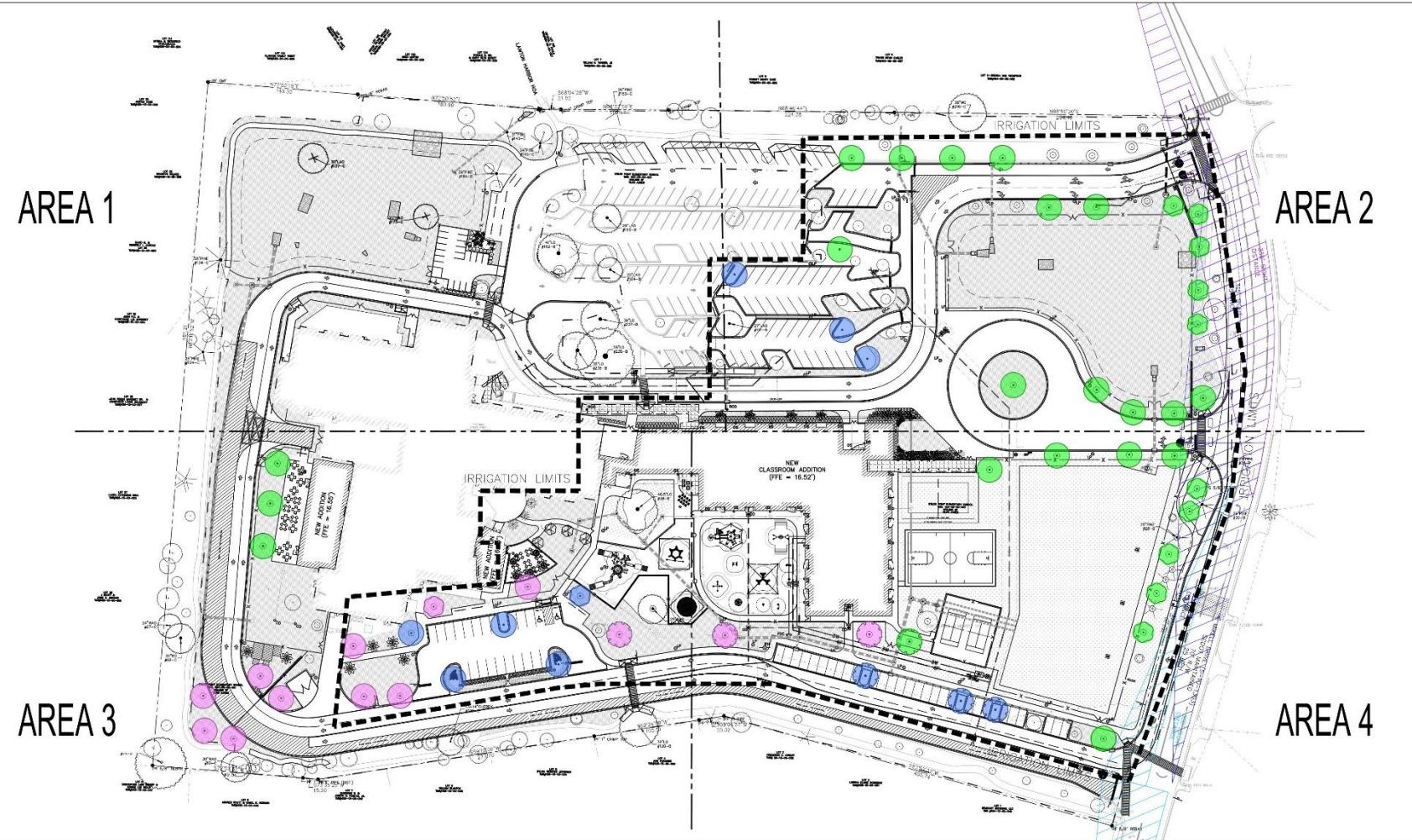
AERIAL SITE PLAN
PROPOSED

SHEET NO. F001 NO. ADC 24030
C004





CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
860 MILL DRIVE, CHARLESTON, SC 29412

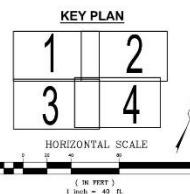


LANDSCAPE PLANTING PLAN - OVERALL
SCALE: 1"=40'

TREE MITIGATION NOTES
TREE MITIGATION REQUIRED, AS NOTED ON LO01, IS 13 TREES
AT 3" CALIPER.

- (PINK CIRCLE) MITIGATION TREE LOCATIONS (TOTAL: 13)
- (GREEN CIRCLE) TREES ADDED TO SITE (TOTAL: 29)
- (BLUE CIRCLE) TREES FOR PARKING ISLANDS (TOTAL: 12)

TOTAL TREES PLANTED ON SITE: 55
TOTAL PALMS PLANTED ON SITE: 16



HORIZONTAL SCALE
0 10 20 30 40 50 60 70 80 90
(1 IN = 40' FT)

PRINCIPAL IN-CHARGE:
PROJECT ARCHITECT:
DRAWN BY:
SHEET TITLE:
LANDSCAPE
PLANTING PLAN -
OVERALL
SHEET NO.:
PROJ. NO.:
L200

041 - GSC LA - 669
041 - GSC LA - 668
041 - GSC LA - 667

TREE REQUIREMENTS FOR SITE ARE 15 TREES PER ACRE: 15 x 15.08 - 3AC (12.08 X 15) = 181 TREES REQUIRED TO REMAIN					
TOTAL SITE ACRES: 15.08 AC - 3 AC FOR EASEMENTS = 12.08					
TOTAL ACRES IN EASEMENTS: 3 AC (130643.6 SF)					
TOTAL TREES SAVED: 168					
TOTAL TREES REQUIRED TO BE PLANTED: 13 @ 2.5" CALIPER					
TOTAL INCHES REMAINING ON SITE: 2628.75					
TOTAL INCHES REMOVED: 561.95					
GRAND TREES REMOVED: 2			City Staff Approved Removal at Site Visit		
30" WO			28" Gum		
			30" Hickory		

Relevant Case History

Case #	Description	Date	Resolution
None			

Staff Recommendation and “If approved” Conditions

- Staff Recommendation:

Request:	Recommendation:
Variance to allow the removal of 2 grand trees.	Approval w/ conditions
Variance to reduce the 15 protected trees per acre requirement.	Approval w/ conditions

- If approved conditions are as follows:

- 1) Must plant 100 caliper inches of native canopy trees on the project site in the form of 40 – 2 ½" trees; the residual inches in the form of a monetary contribution to the City’s Street Trees Program.
- 2) Must use 4' chain-link fence as tree protection barricades.
- 3) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.

Agenda Item #B-4

1796 CAROLINA BAY DRIVE

(West Ashley)

TMS # 307-00-00-005

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

Zoned: PUD



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: 01/07/2026

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 Tree Removal Landscaping/buffers Parking Surface Other: _____
 Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
 Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	1796 Carolina Bay Drive	TMS #:	307-00-00-005
Zoning of Property: PUD			
Property Owner(s):	Red Apple Development, LLC	Phone #:	
Applicant:	Seamon Whiteside, Betsy Ellingson	Phone #:	(843) 530-0577
Applicant's Mailing Address: 712 N. Cedar Street, Summerville, SC 29483			
Applicant's Email: bellingson@seamonwhiteside.com			
Relationship of Applicant to Owner (same, representative, buyer, other): representative			

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested
 Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
 For requests to remove trees, evaluations/reports from certified or qualified arborists
 City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
 YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Betsy Ellingson

Date: 12/08/2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
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BZA-SD APPLICATION (continued): Page 2 of 2

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Grand tree removal is requested for 6 trees (non-F graded) on the attached plans, for the following reasons:

The site in question is long and narrow, greatly driving the design for the planned childcare facility, leaving larger clusters of trees

along the rear of the site, providing buffer for the adjacent multi-family housing while concentrating development along Carolina Bay Drive.

Tree #9 was noted by staff to possibly have rot that needs further investigation by the arborist - since it is located in the play area,

Tree #7 removal necessary due to narrowness of site, play areas behind building, and saving of multiple good trees and clusters of trees.

Three trees graded as "F" by staff or by Natural Directions (arborist) are additionally requested for removal as depicted on the attached plans.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

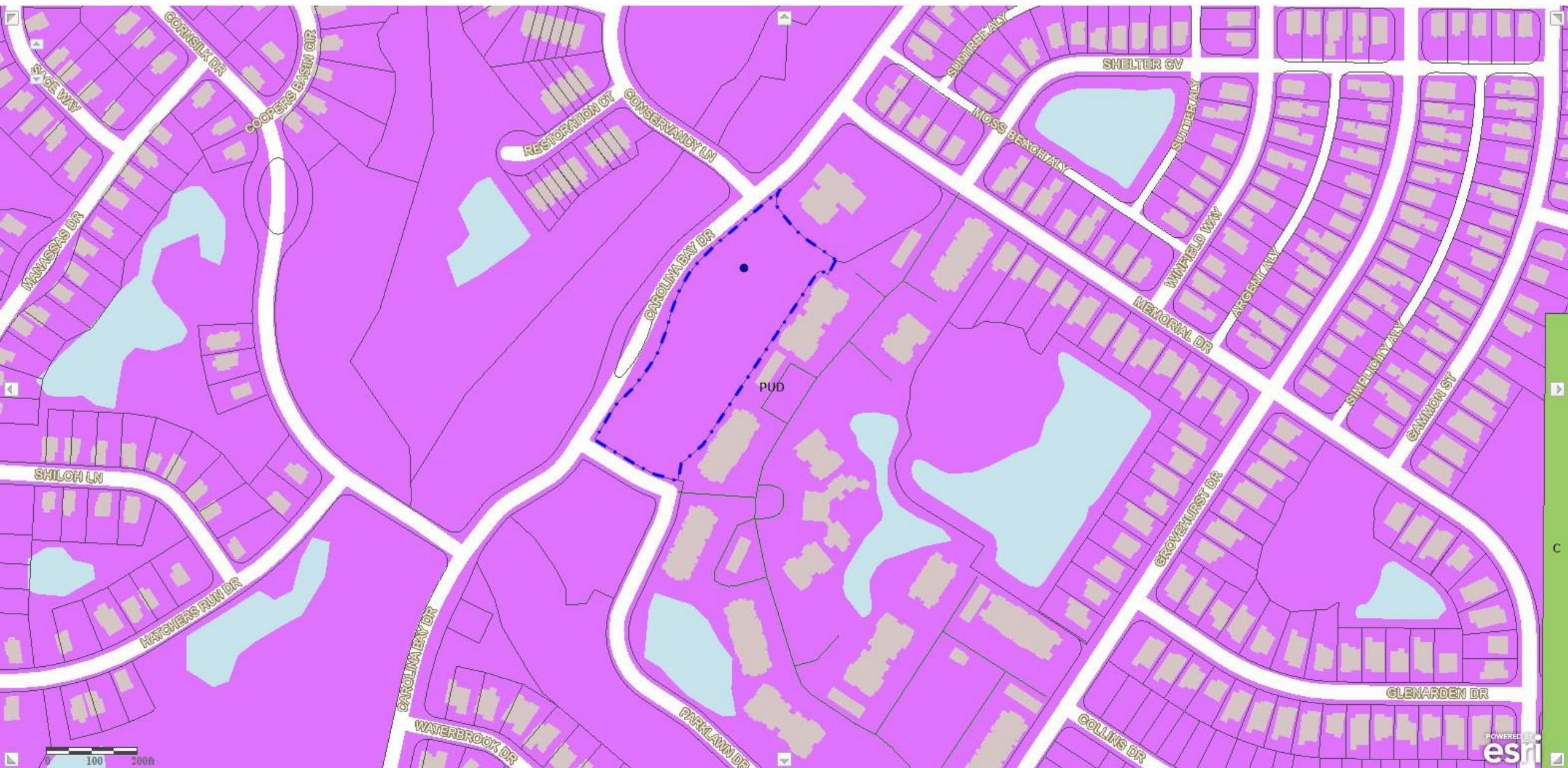
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.







December 8, 2025

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

Early Learning Center
BZA-SD Request
City of Charleston, South Carolina
TMS#: 307-00-00-005

Variance Request: The intent of this application is to seek the removal 6 (non-F rated) grand trees and 3 (F-rated) grand trees, to allow for an Early Learning Center, located in Carolina Bay. Please note this information includes notes from a site walk and tree review by yourself with one of our staff, Weston McBee, on 11/21/2025. The attached plans include information on each tree requested for removal, photos and comments as well as location on the plan as currently designed.

Variance Criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

This site is quite long and narrow, with designated drive entry locations pre-determined to align with driveways across the adjacent roads, and dictating much of the layout of the design. Nice, large trees and larger clusters of trees, have been avoided with the current plan. The stormwater detention pond must be located near the intersection, as this location is the lowest part of the site, necessitating the need for the bulk of the plan to be located elsewhere on the site.

2. These conditions do not generally apply to other property in the vicinity;

Other properties in the vicinity are predominantly developed, and do not share the same odd shape (long and narrow) including dictated access points to largely drive the design. In particular, tree #7 requires removal as moving the building to provide for additional space would require the elimination of a required play area to the rear of the building and/or reduce the buffer to the rear multi-family residential development.

Tree #9 is requested for removal due to its possible cavity requiring additional investigation, due to its location within a children's play area.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Due to the size and shape and location of grand trees and required throughout the site, it would be undevelopable without the approval of these tree removals. Further, the dictated location of the entrances dictates the layout of the site.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The current plan allows for the maintenance of large groups of good trees on the site and provide for buffering to the adjacent multi-family tract.

Special Exception Request: This application seeks a special exception from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

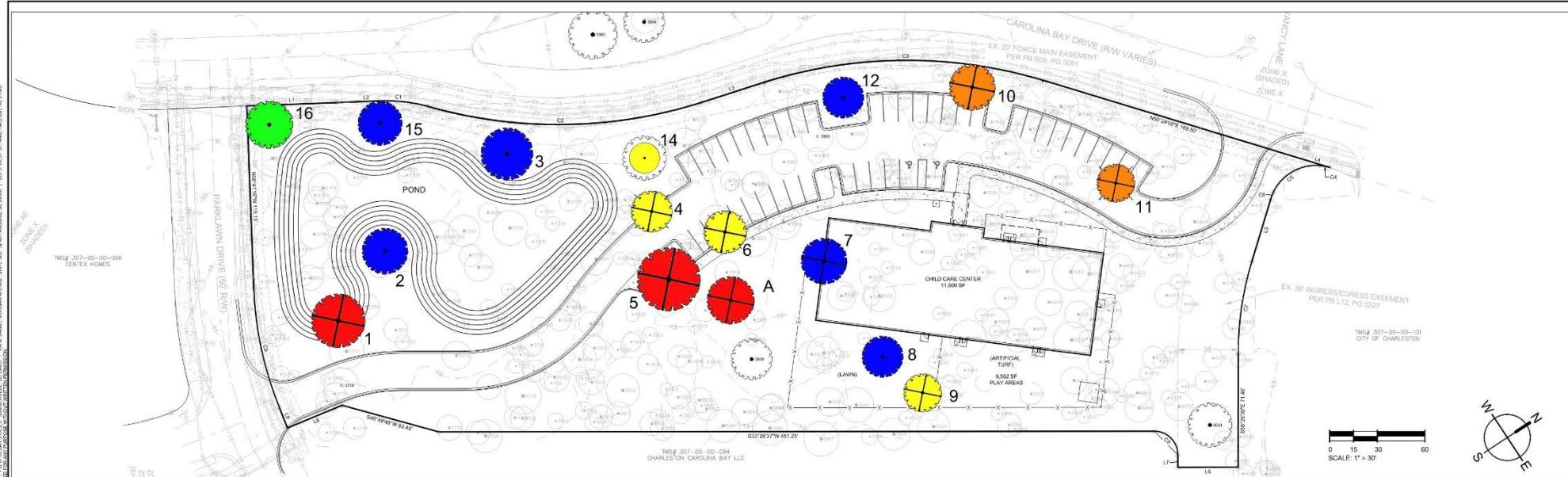
- #1 F-rated 16/10/8" Tulip Poplar (condition)
- #4 C-rated 26" Red Oak (driveway)
- #5 D/F-rated 31/9" Tulip Poplar (condition)
- #6 C-rated 27" Red Oak (parking)
- #7 B-rated 29" Red Oak (building location)
- #9 C-rated 24" Red Oak (condition/safety)
- #10 D-rated 20/9" Tulip Poplar (condition/grading)
- #11 D-rated 24" Tulip Poplar (condition/parking)
- #18 F-rated 30" Tulip Poplar (condition)

Thank you for your consideration. If you have any questions regarding this request, please feel free to contact me at (843) 884-1667.

Sincerely,

A handwritten signature in black ink, appearing to read 'Betsy Ellingson'.

Betsy Ellingson, RLA



SW SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1687
GREENVILLE, SC
864.255.5554
SUMMERTIME, SC
843.972.0710
SPARTANBURG, SC
864.587.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
www.seamonwhite.com
DISCLAIMER:
PLAN SETS ARE INTENDED TO BE
VIEWED AND PRINTED IN COLOR.



NOT FOR CONSTRUCTION

TMS NO: 307-00-00-005
ACREAGE: 3.03 AC
ZONING: PUD (CAROLINA BAY)

PROPOSED USE: EARLY LEARNING CENTER

OWNER: RED APPLE DEVELOPMENT, LLC
800 CORPORATE DRIVE, #124
FORT LAUDERDALE, FL 33334
CONTACT: JIM LONERGAN

ENGINEER/LANDSCAPE ARCHITECT:
SEAMON WHITE SIDE
712 NORTH CEDAR STREET
SUMMERTIME, SOUTH CAROLINA 29483
CONTACT: BETSY ELLINGSON
PHONE: (843) 530-0577

REQUESTED GRAND TREE REMOVALS

TREE	GRADE/SIZE	SPECIES	REASON
1	F 16/108	TULIP POPLAR	CONDITION
4	C 26	RED OAK	DRIVE
5	D/F 31/9	TULIP POPLAR	CONDITION
6	C 27	RED OAK	PARKING
7	B 29	RED OAK	BUILDING
9	C 24	RED OAK	CONDITION/SAFETY
10	D 20/9	TULIP POPLAR	CONDITION/GRADING
11	D 24	TULIP POPLAR	CONDITION/PARKING
18	F 30	TULIP POPLAR	CONDITION

***NOTES**

- GRADE BASED ON SITE WALK AND TREE ANALYSIS WITH E. SCHULTZ 11/21/2025.
- NUMBERED TREES (WITH THE EXCEPTION OF #18) GRADED "F" ASSUMED AS APPROVED FOR REMOVAL BY E. SCHULTZ.
- TREE 18 GRADED AS "F" BY ARBORIST MIKE RUSSELL AT NATURAL DIRECTIONS ON 08/14/2025, NOT REVIEWED BY E. SCHULTZ.

POOR TREES (GRADED F)

SW SEAMONWHITESIDE

12661 Carolina Bay Private School
Tree Review With City Zoning #12025-11-21

Action Items

1 Tulip Poplar Observation
Created by: Weston McBee Nov 21, 2025 at 2:42 pm EST
Pin Type: General Categories: Landscape
Location: 

Worklog:
Weston McBee November 21, 2025 2:42 PM EST
D rating maybe an F, hollow.



SW SEAMONWHITESIDE

12661 Carolina Bay Private School
Tree Review With City Zoning #12025-11-21

5 Tulip Poplar Observation
Created by: Weston McBee Nov 21, 2025 at 2:52 pm EST
Pin Type: General Categories: Landscape
Location: 

Worklog:
Weston McBee November 21, 2025 2:52 PM EST
D rating maybe an F, hollow.



TREE #18 (EVALUATED BY M. RUSSELL/NATURAL DIRECTIONS ARBORIST 08/14/2025)

Tree Number	DBH	Species	Grade	Comments	Comments	Condition
10	30	poplar	F	Hollow base		POOR



EARLY LEARNING CENTER
RED APPLE DEVELOPMENT, LLC
CAROLINA BAY DRIVE
CHARLESTON, SOUTH CAROLINA

SW+ PROJECT: 12651
DATE: 12/08/2025
DRAWN BY: BAE | XXX
CHECKED BY: XXX | AS

REVISION HISTORY

##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####

BZA-SD SUBMITTAL

SITE PLAN

C1.0

Action Items

1 **Buffer Potential.** **Observation**

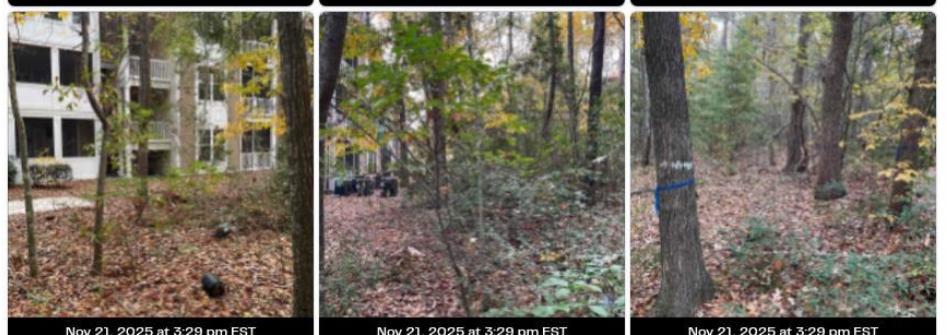
Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 3:30 PM EST



Prepared by Weston McBee

- 3 -

Created with SiteMarker

1

Buffer Potential.

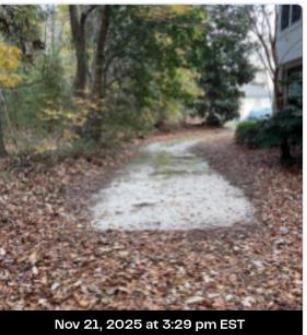
Observation (continued)

Created by:

Weston McBee

Nov 21, 2025 at 3:30 pm EST

Pin Type: General



Prepared by Weston McBee

- 4 -

Created with SiteMarker

Relevant Case History

Case #	Description	Date	Resolution
None			

Staff Recommendation and “If approved” Conditions

- Staff Recommendation:

Request:	Recommendation:
Variance to allow the removal of 6 grand trees.	Approval w/ conditions

- If approved conditions are as follows:

- 1) Must plant 119.25 caliper inches of native canopy trees on the project site in the form of 48 – 2 ½" trees; the residual inches in the form of a monetary contribution to the City’s Street Trees Program.
- 2) Must use 4' chain-link fence as tree protection barricades.
- 3) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.

Agenda Item #B-5

2307 ETIWAN AVENUE

(West Ashley)

TMS # 310-06-00-132 & -018

Request a special exception from Sec. 54-327 to allow the removal of 3 ~~one~~ grand trees. Request variances from Sec. 54-327 to allow the removal of 5 ~~one~~ 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).

Zoned: Pending GB Zoning



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026. - Deadline is December 8th.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 Tree Removal Landscaping/buffers Parking Surface Other: 15 tree per acre sec 54-327
 Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
 Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	2307 Etiwan Ave, Charleston, SC 29414	TMS #:	3100600132 & 3100600018
Zoning of Property:	VAC - COMM - LOT		
Property Owner(s):	Yonce Living Trust	Phone #:	843-577-8595 ext. 12
Applicant:	Adam Sheridan	Phone #:	9086011805
Applicant's Mailing Address:	1626 Cole Blvd, Suite 125, Lakewood, CO 80401		
Applicant's Email:	asheridan@centerpoint-is.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Representative of Buyer		

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested
 Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
 For requests to remove trees, evaluations/reports from certified or qualified arborists
 City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
 YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Adam Sheridan

Date: 11/11/2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
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BZA-SD APPLICATION (continued): Page 2 of 2

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Tree report included with submittal. This will show size, assessed condition and location of all trees.

Narrative included with submittal, please see included attachments.

Variance request for the reduction of the 15 protected tree per acre requirement, Sec 54-327.

Variance request for relief from parking lot landscape island requirement, Sec 54-343.1

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





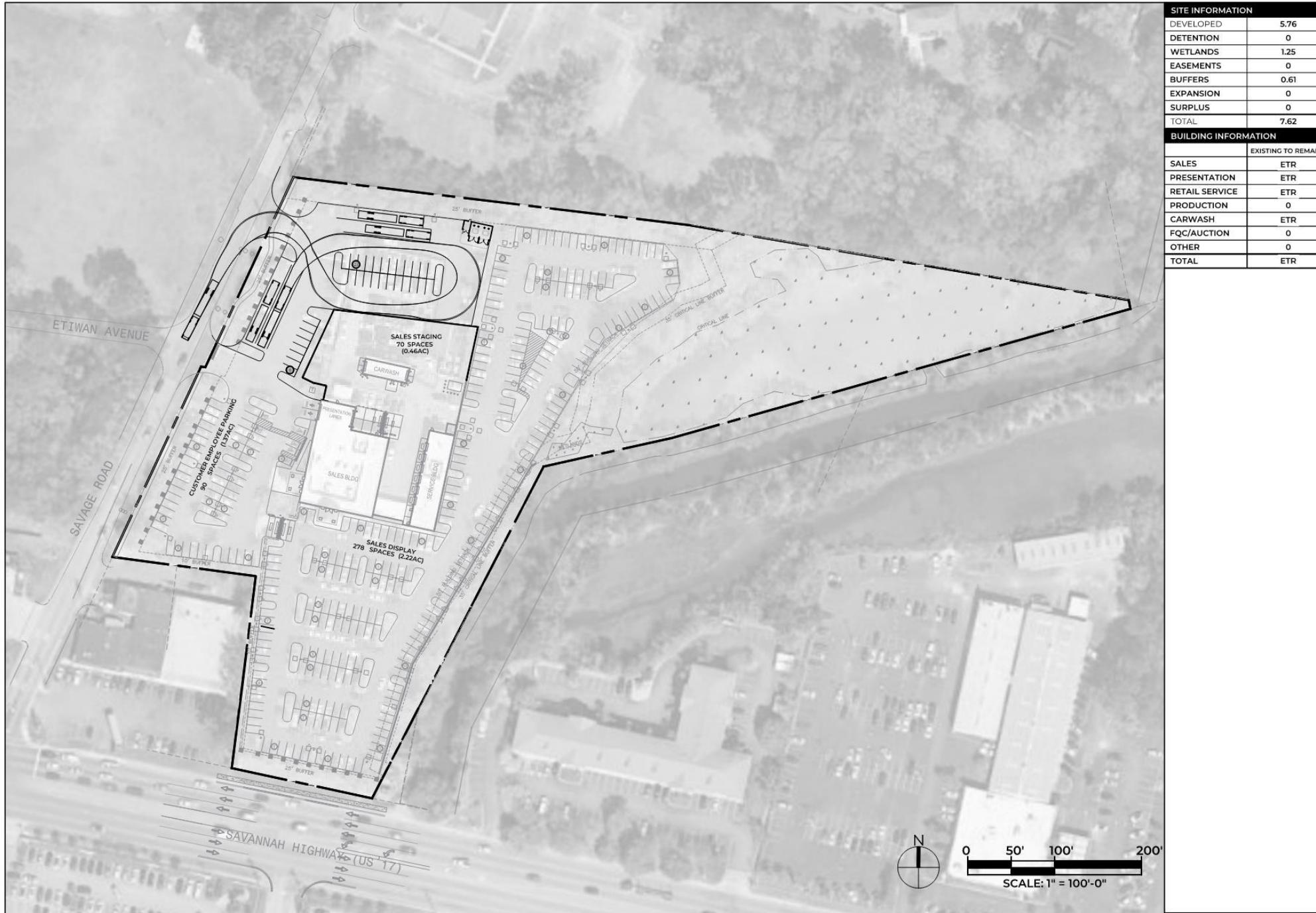
Board of Zoning Appeals – Site Design (BZA-SD) Application Exhibit A

As a response to Sections 54-343.1, 54-924, and 54-327 of the City of Charleston Zoning Ordinance, the applicant has prepared the following justification of unnecessary hardship for the Board of Zoning Appeals to consider:

- a. There are extraordinary and exceptional conditions pertaining to the subject properties. These lots were subdivided prior to passage of the current versions of the City of Charleston and County of Charleston tree ordinances. The corner lot is odd-shaped. Further, both lots are densely wooded, with many mature trees; wetlands, easements, buffer requirements, and required stormwater infrastructure also impede usable area. Both lots abut a gas station and convenience store with extended hours, limiting their use to commercial, nonresidential uses.
- b. These conditions do not generally apply to other properties in the vicinity of the subject parcels as most of the properties in the vicinity are fully developed and are square or rectangular in shape. Those properties lack the wetlands, stormwater, and buffer demands that impair the subject properties.
- c. Because of these conditions, the application of the ordinance would unreasonably restrict or effectively prohibit utilization of the property. The seven (7) grand trees identified in green and yellow highlighting on the site plan, attached as Exhibit B, are either in poor form or decay, or are in the limited buildable area on the properties. As such, these trees unreasonably restrict the utilization of the property for any use and effectively prohibit use of the subject site for the applicant's proposed use. Certain specified trees pose a threat to property and safety. The trees that are within the operational area will reduce the useable space on the subject site and constrain the effective utilization of the parcel.

For the purposes of relief from the landscape island requirement, the proposed use of vehicle storage and staging does not require a traditional parking layout. The area will be contained with security gates and there will not be parking space striping within the secured area. Landscape islands would significantly reduce the usable area of the vehicle staging and storage area. This area will not be seen by customers or adjacent property owners, therefore there will be no visual impact of not installing landscape islands.
- d. The authorization of this variance will not be of substantial detriment to the adjacent properties or to the public good. Landscape buffers consistent with the zoning

ordinance requirements will be installed to buffer residential properties. The plantings in this landscape buffer will be designed to be consistent with the neighborhood character and allow for sufficient screening of the commercial use. The authorization of the variance will allow for an ingress/egress along Etiwan Road. It will also allow sufficient stormwater infrastructure on the subject site to ensure adequate water retainage. Lastly, authorization of the variance will allow for utilization of these properties.



CARMAX®
12800 TUCKAHOE CREEK PKWY, RICHMOND, VA 23238
804-747-0422 | CARMAX.COM



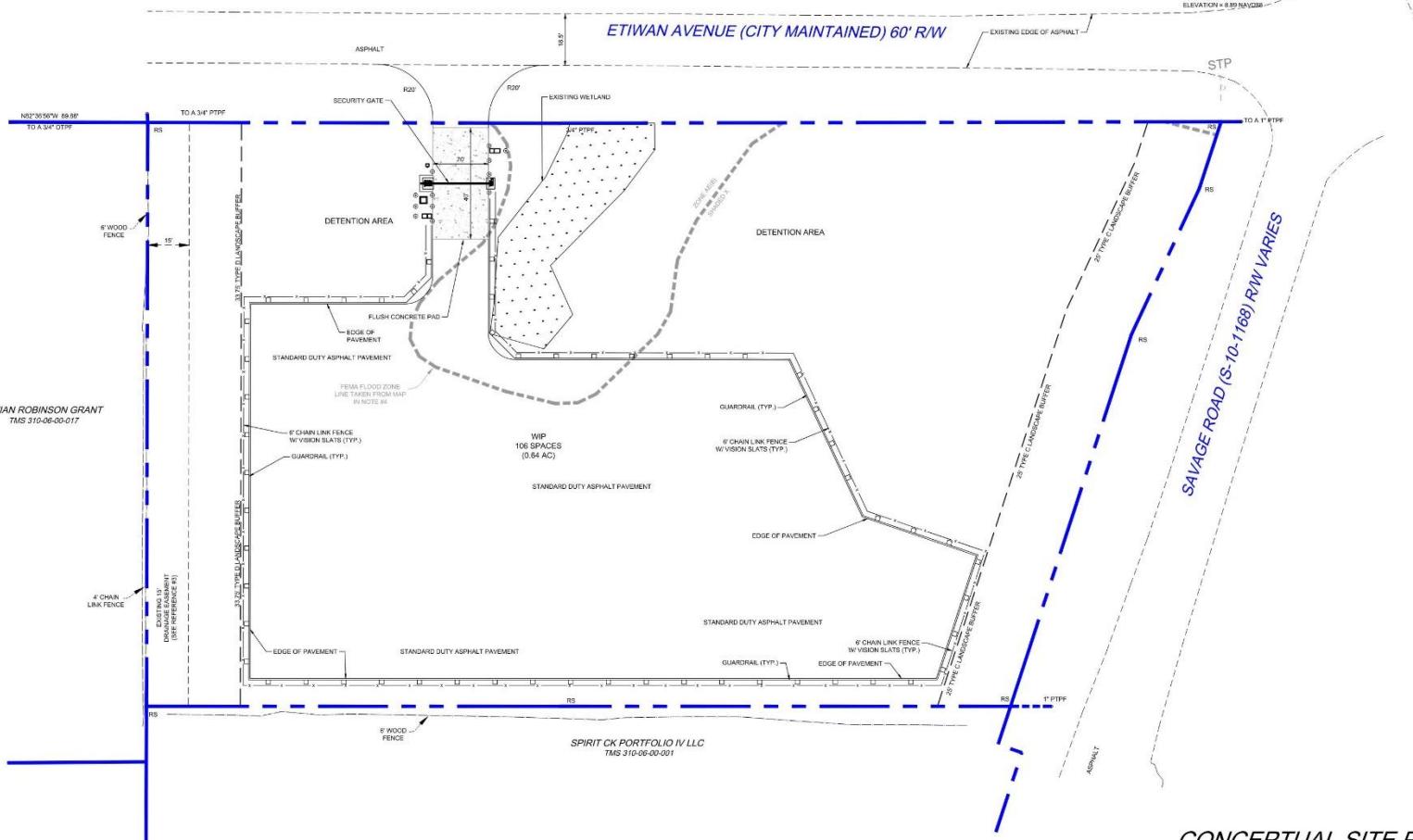
LOCATION MAP



CHARLESTON
CARMAX
LOT
EXPANSION

LATEST DA/PC			
DRAWN BY:	JCM	CHECKED BY:	JCM
REVISIONS			
REV#	DATE	DESCRIPTION	BY

CARmax	
THE AUTO SUPERSTORE	
STORE NO. xxxx	712 SAVAGE ROAD
CHARLESTON, SC 29414	
PROJECT NO	
DATE	12/17/2025
SHEET TITLE	CONCEPTUAL SITE PLAN
SHEET NO	SP-2.0



CONCEPTUAL SITE PLAN

GRAPHIC SCALE
SCALE: 1" = 20'

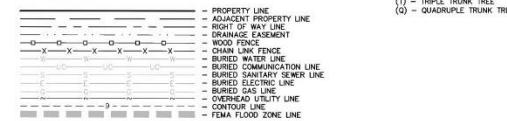
NOTES

1. TMS # 310-06-00 PARCELS 018 (LOT B-1) AND 132 (LOT B-2).
2. THE PROPERTY IS OWNED BY YONCE LIVING TRUST (LOT B-1) AND YONCE (LOT B-2).
3. THE TOTAL AREA = 1.670 ACRES.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP A5019C 0491 K DATED JANUARY 29, 2021 THESE PARCELS LIE IN ZONES SHADED X AND AE (8).
5. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD 83). THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
6. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND OTHERS ARE ESTIMATES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE LOCATED EXACTLY. THIS SURVEY IS NOT A SURVEY CALLED "PAMMUT" (UTILITY PROTECTION SURVEY) AS DEFINED IN 811. A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
7. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
9. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.
10. THERE ARE NO PAINTED PARKING SPACES ON THE PROPERTY.

REFERENCES

1. PLAT BY V. OLEAN SANDERS, JR. DATED MAY 25, 1954 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 2, PAGE 108.
2. PLAT BY EDWARD C. CUTTING, JR. DATED FEBRUARY 14, 1977 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 18, PAGE 80.
3. PLAT BY G.E. LOHR DATED OCTOBER 12, 1978 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 2, PAGE 138.
4. PLAT BY KEVIN THEMES DATED FEBRUARY 5, 2018 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 118, PAGE 0389.
5. DEED RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON NOVEMBER 15, 2016 IN BOOK 0679 PAGE 899.
6. SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION HIGHWAY DOCKET NO. 10-013 SHEET NUMBER 32.

LINE LEGEND



LEGEND

- PTFP - PINCH TOP PIPE FOUND
 OTR - OPEN TOP PIPE FOUND
 RS - 5/8" REBAR SET
 TBM - TERRAIN MODEL
 CHH - COMMUNICATION HOLE
 DP - COMMUNICATION PEDESTAL
 PPF - PIPE
 GUY - GUY WIRE
 DTH - DRAINAGE HOLE
 WV - WATER VALVE
 SP - SPUR
 DI - DROP INLET
 E - INLET
 RCP - REINFORCED CONCRETE PIPE
 SSCO - SANITARY SEWER CLEANOUT
 SMC - SANITARY MAIN CLEA
 STR - STOP SIGN
 1H - 100' ELEVATION (PREVIOUS SURFACE)
 x 9H - SPOT ELEVATION (IMPERVIOUS SURFACE)
 BP - BURIED PEARL
 HAC - HAZARDOUS AREA
 (D) - DOUBLE TRUNK TREE
 (T) - TRIPLE TRUNK TREE
 (Q) - QUADRUPLE TRUNK TREE

LEGAL DESCRIPTION PER TITLE COMMITMENT

PARCEL 1:
ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN ST. ANDREWS PARISH, IN THE COUNTY OF CHARLESTON, SOUTH CAROLINA AND LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVAGE ROAD AND ETIWA AVENUE, BEING SHOWN AND DESCRIBED AS FOLLOWS: ON A PLAT ENTITLED "PLAT LOT B-2, CHEROKEE PLANTATION BEING SUB-DIVIDED ON LOTS B-1 & B-2, SAINT ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA," DATED OCTOBER 12, 1978 AND RECORDED IN PLAT BOOK S, AT PAGE 138; RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA.

INFORMATIONAL PURPOSES: TMS# 310-06-00-018

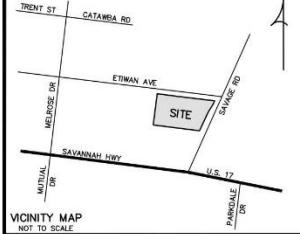
PARCEL 2:

ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN ST. ANDREWS PARISH, IN THE COUNTY OF CHARLESTON, SOUTH CAROLINA AND LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVAGE ROAD AND ETIWA AVENUE, BEING SHOWN AND DESCRIBED AS LOT B-2 ON A PLAT ENTITLED "PLAT LOT B-2, CHEROKEE PLANTATION BEING SUB-DIVIDED ON LOTS B-1 & B-2, SAINT ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA," DATED OCTOBER 12, 1978 AND RECORDED IN PLAT BOOK S, AT PAGE 138; RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA.

INFORMATIONAL PURPOSES: TMS# 310-06-00-012



The South Carolina STATE LAW requires that excavators give a 72-hour notice, (5 working days) excluding weekends and holidays, for the locators to get out to mark the area. After a ticket has been issued, the excavator must contact the locators to proceed with the digging work and which utilities in the area p 123 are in the way for you to avoid. If you do not notify us, you will be responsible for notigies directly. The Utility Companies ask that you leave a 2 1/2' foot margin on each side of a marked utility line. Also note that your request is good for 10 working days after it has been processed by our system.

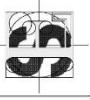


VICINITY MAP
NOT TO SCALE

SCHEMATIC B, PART II - EXCEPTIONS

1. ANY DEED, LIEN, ENCROACHMENT, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS LOCATED BETWEEN THE COMMITMENT DATE AND THE DATE OF THIS SURVEY, WHICH IS NOT SHOWN IN THE PUBLIC RECORDS.
2. (e) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (b) PROCEEDINGS, WHETHER OR NOT CONCLUDED, FOR THE SETTLEMENT OF ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, SUCH AS EJECTMENT, OR THE PUBLIC RECORDS.
3. ANY FAIR, FAIRLY, EQUITABLY, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ESTABLISHED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4. EASEMENTS, LIENS OR ENCROACHMENTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ENROACHMENT, ENCROACHMENT, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OWNERS OF THE LAND.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2024, CURRENTLY DUE AND PAYABLE, BUT NOT PAST DUE, AND SUBSEQUENT YEARS.
8. (310-06-00-018-PARCEL 1) TAXES AND ASSESSMENTS FOR THE YEAR 2024, CURRENTLY DUE AND PAYABLE, AND SUBSEQUENT YEARS, (310-06-00-013-PARCEL 2) AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
9. THIS POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE WHICH MIGHT ARISE OUT OF ROLL-BACK TAXES AS CONVENTED UNDER SECTION 12-13-10 of the South Carolina Code of Laws.
10. ANY RIEN, OR RIGHT TO A LEIN FOR SERVICES, LABOR OR MATERIAL, OR RENTAL EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS.
11. RIGHTS OF PARTIES IN POSSESSION.
12. ANY INACCURACY IN THE PUBLIC RECORDS, THE STATE FOOTAGE OR ACREAGE OF THE LAND.
13. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS, SETBACKS, RIGHTS OF PARTIES, POSSUMS, INTERESTS OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND, ANY INACCURACY AS TO THE STATEMENT OF QUANTITY OF LAND CONTAINED IN THE PUBLIC RECORDS.
14. EASEMENTS AND IN ENCROACHMENTS IN ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS OR OTHERS WAYS.
15. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK S, PAGE 138, CHARLESTON COUNTY REGISTRY, (GRANITE LAKE ROAD) SHOWN, ZONING REPORT NOT PROVIDED FOR CURRENT BUILDING SETBACKS).
16. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK AH, PAGE 80, CHARLESTON COUNTY REGISTRY. (NO EASEMENTS ON PLAT).
17. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK J, PAGE 109, CHARLESTON COUNTY REGISTRY. (NO EASEMENTS ON PLAT).
18. GENERAL INDENTURE OF CONVEYANCE, ASSIGNMENT AND TRANSFER RECORDED IN BOOK G294, PAGE 923, CHARLESTON COUNTY REGISTRY.
19. RIGHT OF WAY AND/OR EASEMENT TO CHARLESTON COUNTY COUNCIL, DEPARTMENT OF PUBLIC WORKS RECORDED IN BOOK B74, PAGE 356, CHARLESTON COUNTY REGISTRY.
20. RIGHT OF WAY AND/OR EASEMENT TO CHARLESTON COUNTY COUNCIL, DEPARTMENT OF PUBLIC WORKS RECORDED IN BOOK J64, PAGE 619, CHARLESTON COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY).
21. GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY FOR TELEPHONE LINES RECORDED IN BOOK 119, CHARLESTON COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY).
22. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
23. TITLE TO REAL ESTATE RECORDED IN BOOK 0679, PAGE 869, CHARLESTON COUNTY REGISTRY. (PLAT ATTACHED - TRACT B-2 ONLY).

FORSBERG ENGINEERING AND SURVEYING, INC.
1087 SAVANNAH HIGHWAY SUITE B
P.O. BOX 302771, 2022 SAVANNAH, GA 31407-2771
(912) 771-2022 FAX: (912) 771-2447
CIVIL ENGINEERING, SURVEYING
AND LANDSCAPE ARCHITECTURE

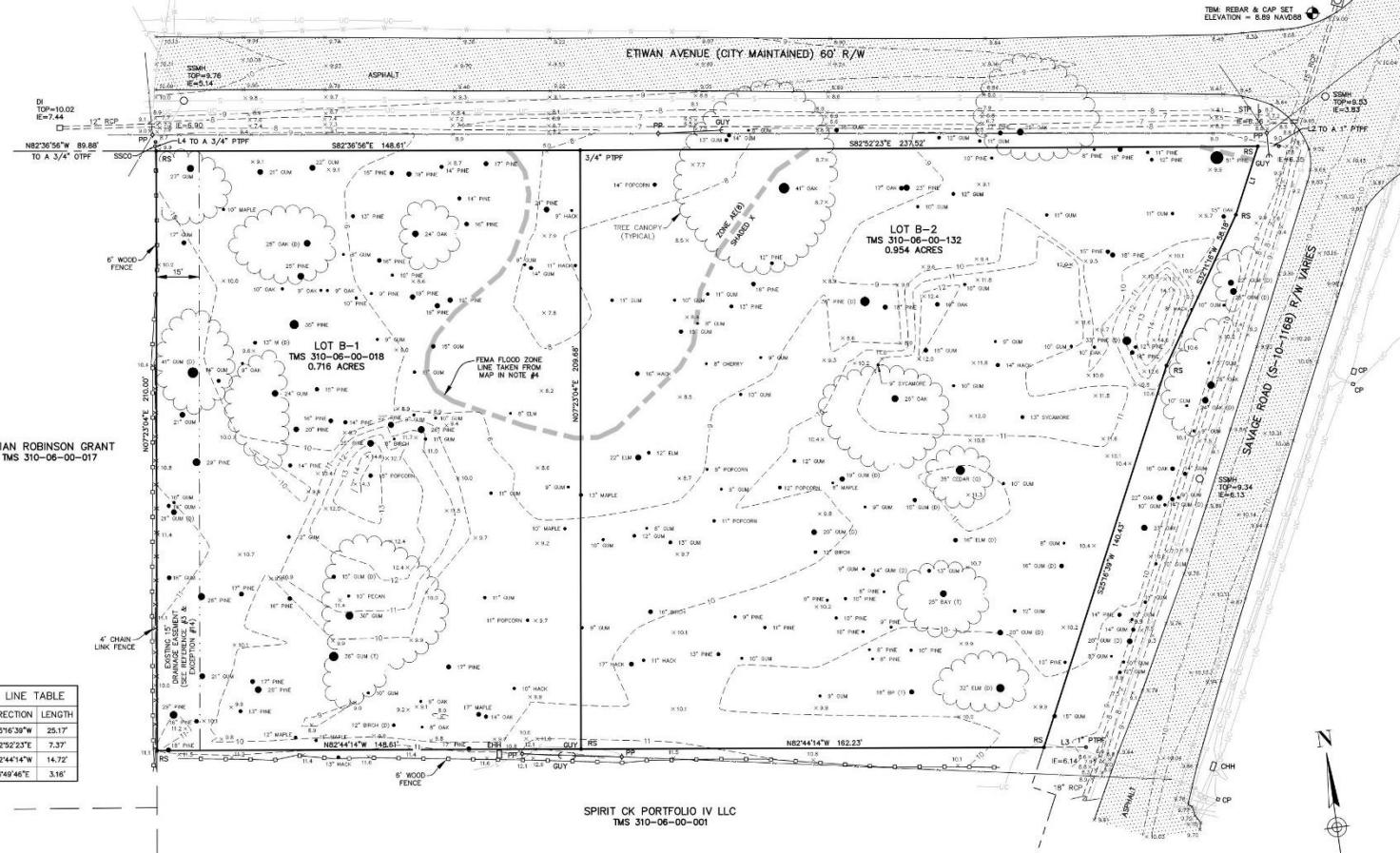


ALTA/NSPS LAND TITLE SURVEY
LOTS B-1 & B-2 CHEROKEE PLANTATION
ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: DECEMBER 4, 2024
DRAWN/CHECKED: JSC/LSM
LAST REVISED: MARCH 3, 2025
APPROVED: JSC
SCALE: 1" = 20'
PROJECT NO.: 6443
SHEET NUMBER: 1 OF 1



DATE: DECEMBER 4, 2024
DRAWN/CHECKED: JSC/LSM
LAST REVISED: MARCH 3, 2025
APPROVED: JSC
SCALE: 1" = 20'
PROJECT NO.: 6443
SHEET NUMBER: 1 OF 1



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JEFFREY STEVEN COOPER, S.C. PLS #12516

DATE OF MAP OR PLAT: DECEMBER 4, 2024, LAST REVISED MARCH 3, 2025

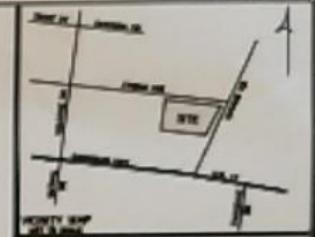
REFERENCES

1140

LEADS



Know what's below.
Call before you dig.



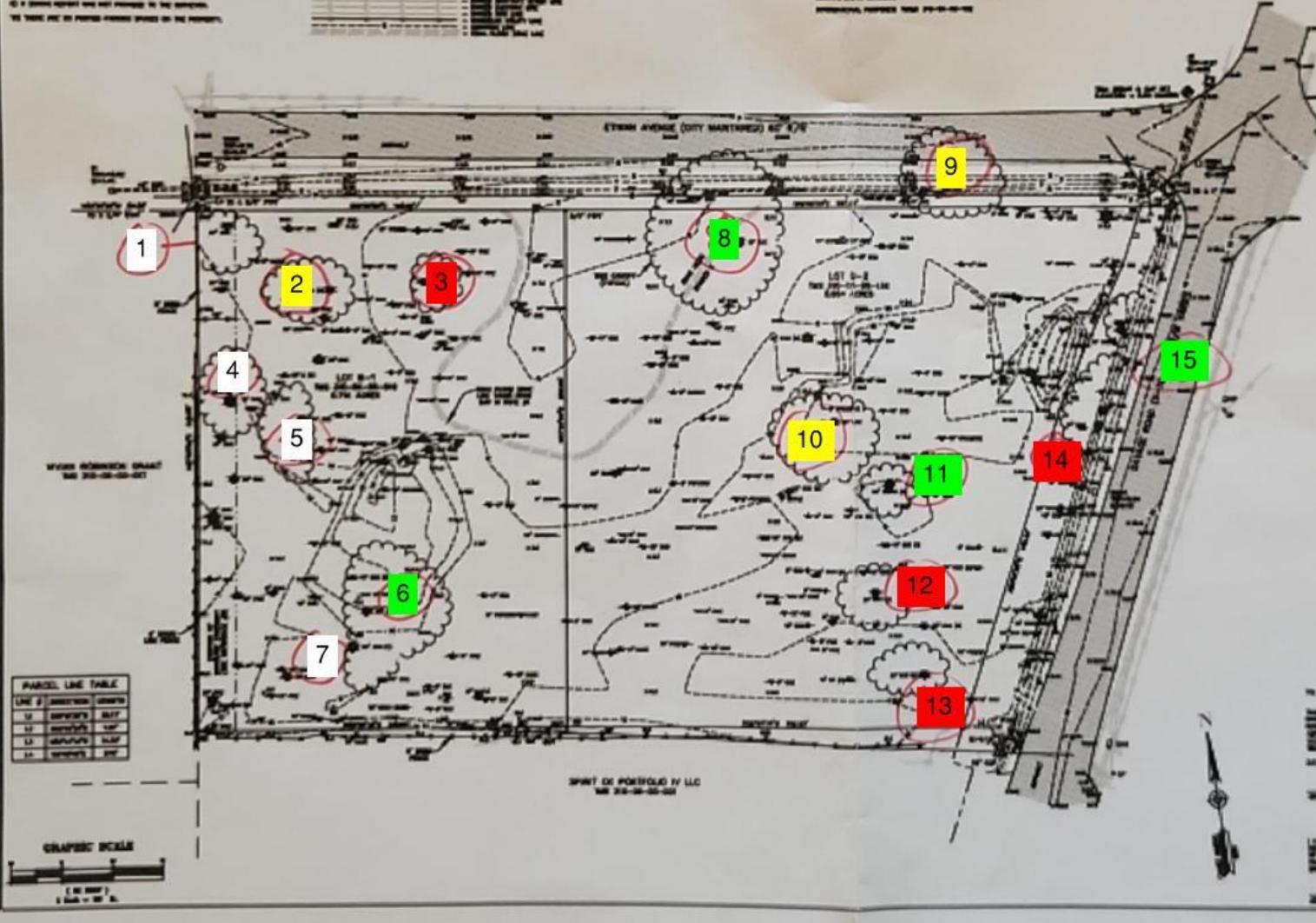
SEARCHED: NO, PART 3 - CRYPTO

THE JEWISH LIBRARY OF THE UNIVERSITY OF TORONTO

— 1 —

הַמִּזְבֵּחַ וְהַמִּזְבֵּחַ

1990 RELEASE UNDER E.O. 14176



- An 'A' rated tree is one that is healthy, has no obvious structural issues and is a species that performs well in this area. **Trees highlighted green are graded A (good).**
- 'B' graded trees have only minor defects and/or may be a species that is somewhat prone to health or structural problems. **Trees highlighted green are graded B (good).**
- A 'C' rated tree is one that has a moderate defect or a structural issue that may need a more in-depth evaluation to determine its severity. 'C' graded trees may also be a species that is not desirable as a shade tree. **Trees highlighted yellow are graded C (fair).**
- 'D' rated trees have major defects and should be seriously considered for removal. **Tree highlighted red are graded D (poor).**
- An 'F' rated tree is one that is either dead or dying or has structural problems that make it a hazard. **Tree highlighted red are graded F (poor).**
- The white labeled trees are unprotected trees due to the species and do not require BZA approval for removal.

Tree Number	DBH (inches)	Species	Grade	Comments	Comments	Condition			
1		sweetgum		Not protected		#N/A			A Good
2	7-16.5	red oak	C	Poor form		Fair			B Good
3	23.9	maple	D	Decay	Decline	Poor			C Fair
4		sweetgum		Not protected		#N/A			D Poor
5		sweetgum		Not protected		#N/A			F Poor
6	29.5	red oak	B			Good			
7		Tallow		Not protected	Invasive	#N/A			
8	39.5	red oak	B			Good			
9	26.5	red oak	C	Included bark	Forked	Fair			
10	26	water oak	C			Fair			
11	6-11-13	cedar	B			Good			
12	7-7-9.5	Japanese privet	F	Invasive		Poor			
13	13.5-18	elm	D	Included bark	Stump sprouts	Poor			
14	10.5-14	water oak	D	Included bark	Leaning	Poor			
15	27	red oak	B			Good			

Relevant Case History

Case #	Description	Date	Resolution
City Council – 2 nd Reading	Annexation into City with GB Zoning	December 16, 2025	Pending

Staff Recommendation and “If approved” Conditions

- Staff Recommendation:

Request:	Recommendation:
Special Exception to allow the removal of one grand tree.	Approval w/ conditions
Variance to allow the removal of one grand tree.	Approval w/ conditions
Variance to provide no landscape islands.	Approval w/ conditions

- If approved conditions are as follows:

- 1) Must plant 30 caliper inches of native canopy trees on the project site in the form of 12 – 2 ½" trees; the residual inches in the form of a monetary contribution to the City’s Street Trees Program.
- 2) Must use 4’ chain-link fence as tree protection barricades.
- 3) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.