



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

JANUARY 7, 2026

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Paula Summers, Kelvin M. Huger,
Diandre Sunner

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

NOTES: 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: APPROVED

MOTION: Approval

MADE BY: Diandre Sunner SECOND: Jeff Webb

VOTE: FOR: 4 AGAINST: 0

NOTES: Paula Summers abstained from the vote because she was not present at the November 5, 2025 meeting.

3. Review of Minutes from the December 3, 2025 Meeting

DECISION: DEFERRED

NOTES: A quorum of members was not present to vote on approving the minutes from the December 3, 2025 meeting.

B. New Applications

1. 411 Meeting St.

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

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

Owner: Bennett Meeting Street, LLC

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

DECISION: APPROVED

MOTION: Approval

MADE BY: Kelvin M. Huger SECOND: Paula Summers

VOTE: FOR: 5 AGAINST: 0

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

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

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

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

Owner: Battery Island Community, LLC

Applicant: Robinson Design Engineers – Joshua Robinson

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Jeff Webb SECOND: Kelvin M. Huger

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

- 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.
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3. 883 Mikell Dr.

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

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

Owner: Charleston County School District

Applicant: ADC Engineering – Chris Cook, PE

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Diandre Sunner SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Jeff Webb was recused and did not vote on this item.

NOTES: This request was modified to: “Request a special exception from Sec. 54-327 to allow the removal of 1 grand tree (Water Oak). Request variances from Sec. 54-327 to allow the removal of 1 grand tree (Laurel Oak) and to reduce the 15 protected trees per acre requirement.”

CONDITIONS:

- 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.

4. 1796 Carolina Bay Dr.

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

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

Owner: Red Apple Development, LLC

Applicant: Seamon Whiteside – Betsy Ellingson

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Jeff Webb SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Diandre Sunner was recused and did not vote on this item.

NOTES: To address neighboring property owner concerns about the buffer along the shared property line with the apartment buildings, the Board added Condition #4 below.

CONDITIONS: *continued on Page 4*

CONDITIONS:

- 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.
 - 4) An appropriate buffer, as determined by City staff, must be provided along the playground and along the entire shared property line with the apartment buildings, and existing natural vegetation must be maintained where possible and supplemented with native species as needed.
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5. 2307 Etiwan Ave.

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

Request a special exception from Sec. 54-327 to allow the removal of 1 grand tree. Request a variance from Sec. 54-327 to allow the removal of 1 grand tree. Request a variance from Sec. 54-343 to provide no landscape islands (1 island per 5 parking spaces required).

Owner: Yonce Living Trust

Applicant: Adam Sheridan

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Jeff Webb SECOND: Diandre Sunner

VOTE: FOR: 3 AGAINST: 2

Jeff Webb, Diandre Sunner, and Joel Adrian voted in favor; Paula Summers and Kelvin M. Huger voted against.

CONDITIONS:

- 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.
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