



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, ANDREW HARGETT, KELVIN HUGER,
RUTHIE RAVENEL, JEFF WEBB
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, SCOTT VALENTINE, BETHANY WHITAKER

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

FEBRUARY 3, 2021

5:00 P.M.

“virtually via Zoom Webinar”

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

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| <p>1. Review of minutes of the January 6, 2021 BZA-SD Board Meeting.</p> <p>APPROVED XX</p> <p>DISAPPROVED 0</p> | <p>APP. NO. 2102-03-A1</p> <p>WITHDRAWN 0</p> <p>DEFERRED 0</p> |
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MOTION: Approval.

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

B. New applications.

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| <p>1. 310 HIDDEN BOTTOM LANE (Daniel Island) (TMS#271-11-01-069)</p> <p>Request a variance from Sec. 54-327 to allow the removal of one grand tree.
Owner: Michael & Caroline Walkley
Applicant: Lowcountry Premier Custom Homes
Zoned DI-R</p> <p>APPROVED XX</p> <p>DISAPPROVED 0</p> | <p>APP. NO. 2102-03-B1</p> <p>WITHDRAWN 0</p> <p>DEFERRED 0</p> |
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MOTION: Approval with staff recommendations & conditions:

1. Must plant 33 caliper inches of recommended native canopy trees on the project site in the form of four (4) – 3” (12”) caliper trees in addition to the DI ARB landscape requirements.
2. Must make a monetary contribution to the City’s Street Tree Program in the form \$2,360.00 (33” – 12” = 21” / 2.5” = 8.4 (8 trees) x \$295.00 = \$2,360)
3. Must use 4’ chain-link fence as tree protection barricades.
4. Must maintain the grand and non-grand trees as shown on the site plan.
5. Must provide a landscape plan for staff review and approval at the time of the SF site plan review

MADE BY: A.Hargett SECOND: R.Ravenel VOTE: FOR 6 AGAINST 0

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| <p>2. 56 CANNON STREET (Cannon/Elliottborough) (TMS#460-08-03-040)</p> <p>Request a special exception from Sec. 54-327 to allow the removal of two grand trees.
Owner: Charleston STR 56 LLC
Applicant: Cline Engineering, Inc.
Zoned LB.</p> <p>APPROVED XX</p> <p>DISAPPROVED 0</p> | <p>APP. NO. 2102-03-B2</p> <p>WITHDRAWN 0</p> <p>DEFERRED 0</p> |
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MOTION: Approval with staff recommendations & conditions:

1. Must plant 16 caliper inches of recommended native canopy trees on the project site.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a landscape plan for staff review and approval.

MADE BY: J.Webb SECOND: R.Ravenel VOTE: FOR 6 AGAINST 0

**3. 411 MEETING STREET (Cannon/Elliottborough)
(TMS#459-09-03-114)**

APP. NO. 2102-03-B3

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

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.