



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – SITE DESIGN

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### AGENDA

#### FEBRUARY 7, 2024

A meeting of the BZA-SD will be held on **Wednesday, February 7, 2024 at 5:00 p.m.** in the **Public Meeting Room, First Floor, 2 George Street**. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#). Detailed information on agenda items is available at [www.charleston-sc.gov/bza-sd](http://www.charleston-sc.gov/bza-sd). Please check the website on the meeting date to view any withdrawn or deferred agenda items.

#### **PUBLIC COMMENT:**

The public is encouraged to attend the meeting in person to speak for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Tuesday, February 6, 2024** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

For additional information, please contact:

**DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY**  
**2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781**

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The following applications will be considered:

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

##### **1. Review of Minutes from the January 3, 2024 Meeting**

#### **B. New Applications**

##### **1. 813 Dupont Road & 804 Orleans Road**

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

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

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

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

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

Owner: Palas Holdings, LLC

Applicant: Kellum Engineering

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**2. Bees Ferry Road & West Ashley Circle**

**West Ashley | TMS # 305-08-00-060 | Zoned: GP**

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

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

Request a variance from Sec 54-330 to allow a reduced impervious setback near the bases of 19 grand trees.

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

Owner: Whitfield Construction Company

Applicant: Kimley-Horn

**3. 806 Magnolia Road**

**Magnolia | TMS # 418-09-00-030 | Zoned: SR-2**

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

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

Owner: STYO Development

Applicant: Todd Richardson, PLA

**PUBLIC MEETING ACCOMMODATIONS:**

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