



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – SITE DESIGN

AGENDA

MARCH 1, 2023

A meeting of the BZA-SD will be held on **Wednesday, March 1, 2023 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 on the City website at www.charleston-sc.gov/bza-sd or by calling 843-724-3781. Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 28, 2023** 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

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 February 1, 2023 Meeting

2. Maybank Highway

Johns Island | TMS # 313-00-00-306, 307 & 031 | Zoned: PUD

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

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

Request a variance from Sec 54-330 to allow the reduction of the impervious construction setback near the bases of five grand trees.

Owner: JI South Station, LLC

Applicant: HLA, Inc.

B. New Applications

1. 411 Meeting Street

Cannon/Elliottborough | TMS # 459-09-03-114 | Zoned: MU-2

Request the first one-year extension of a vested right that expired 2/3/23 pursuant to Sec 54-962. Vested right pertains to variances granted under Sec 54-327 on 2/3/21 to allow the removal of protected and grand trees.

Owner: Bennett-Meeting St, LLC

Applicant: James Wilson

2. 857 Tripe Street

Maryville/Ashleyville | TMS # 418-11-00-241 | Zoned: SR-2

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

Owner: Nest Coastal, LLC
Applicant: Bradley Lipsmeyer

3. 1513 Savannah Highway

West Ashley | TMS # 349-01-00-018 | Zoned: GB

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

Owner: VCKH'S Magnolia, LLC
Applicant: Forsberg Engineering & Surveying, Inc.

4. River Road

Johns Island | TMS # 312-00-00-050 | Zoned: C (ND)

Request a variance from Sec 54-327 to allow the removal of 28 grand trees.

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

Owner: Charleston County School District
Applicant: Same

5. 1705 Ancient Oaks Lane

Johns Island | TMS # 311-00-00-296 | Zoned: RR-1

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

Owner: Crescent Homes CHS, LLC
Applicant: Phil Spitz

DEFERRED

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 three business days prior to the meeting.