



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

MARCH 1, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Kelvin M. Huger, Paula Summers, Jennifer DeCiantis

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Omar Muhammad

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

1. Review of Minutes from the February 1, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Webb SECOND: Huger

VOTE: FOR: 4 AGAINST: 0
J. DeCiantis abstained

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 one grand tree.

Request a variance from Sec 54-330 to allow the reduction of the impervious construction setback near the base of one grand tree.

Owner: JI South Station, LLC

Applicant: HLA, Inc.

DECISION: APPROVED

MOTION: Approval with staff recommended conditions

MADE BY: Summers SECOND: DeCiantis

VOTE: FOR: 5 AGAINST: 0

STAFF RECOMMENDATIONS & CONDITIONS:

Approval

1. Must plant 31 caliper inches of canopy trees on the project site.
2. Must have a Certified Arborist submit a Tree Preservation Plan for the protected and grand trees to be preserved.

Conditions continued on Page 2

A-2: Maybank Highway – Conditions continued:

3. Must have a Certified Arborist implement the TPP.
 4. Must use 4' chain-link fence as Tree Protection Barricade.
 5. Must develop the tree save areas into appropriate 'groomed' landscape areas.
 6. Provide a landscape plan/open plan for both DRB and TRC review and approval.
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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

DECISION: APPROVED

MOTION: Approval

MADE BY: Huger SECOND: Summers

VOTE: FOR: 5 AGAINST: 0

NOTES: One-year extension

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

DECISION: APPROVED

MOTION: Approval with staff recommended conditions

MADE BY: DeCiantis SECOND: Webb

VOTE: FOR: 4 AGAINST: 0

Huger abstained

STAFF RECOMMENDATIONS & CONDITIONS:

Approval

1. Must plant 13.5 caliper inches of canopy trees on the house site in the form of two – 2 ½” caliper trees on the lot and the residual caliper inches in the form of a contribution to the City's Street Tree Program; 3 trees at \$295.00 = \$885.00.
 2. Must provide a landscape plan for staff review and approval.
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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.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Webb SECOND: Huger

VOTE: FOR: 4 AGAINST: 1

Summers against

STAFF RECOMMENDATIONS & CONDITIONS:

Approval

1. Must plant 70 caliper inches of canopy trees on the project site (or off-site as per below).
2. Must work with the Parks and T & T Departments to restore the right-of-way grass and no parking signs and to determine if some of the caliper inches can be planted in the right-of-way on Leinbach Drive through the TRC review process.
3. Must provide a new fence and/or a combination of canopy trees and shrubs in the 5' landscape strip adjacent to Leinbach Drive.
4. Must provide a landscape plan for both DRB and TRC review and approval.

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

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff and in addition must preserve tree #5.

MADE BY: DeCiantis SECOND: Summers VOTE: FOR: 5 AGAINST: 0

NOTES:

STAFF RECOMMENDATIONS & CONDITIONS:

Approval

1. Must modify the bus parking layout to preserve an additional 5 grand trees as per the City sketch. Trees #185, 186, 206, 149, 150 to be saved with Eric's recommendation.

Conditions continued on Page 4

B-4: River Road – Conditions continued:

2. Must plant 420.25 caliper inches of canopy trees on the project site(s).
 3. Must plant a number of 2 1/2" Live oaks in the River Road buffer to establish the next generation of Live oak canopy adjacent to the corridor.
 4. Must use 4' chain-link fence as tree protection barricades.
 5. Must have a Certified Arborist treat both the grand and protected tree to be preserved within 25' of any construction activity, to include necessary root pruning for the grand trees with small encroachments.
 6. Must provide a landscape plan for both DRB and TRC review and approval.
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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

NOTES: Deferred prior to meeting
