MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, KELVIN HUGER, PAULA MURPHY
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ

AGENDA
BOARD OF ZONING APPEALS – SITE DESIGN
MARCH 2, 2022  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.

APPROVED XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION: Approval.

MADE BY: A.Barton  SECOND: P.Murphy  VOTE: FOR 4 AGAINST 0

B. New applications.

1. 4000 WEST WILDCAT BLVD.(West Ashley)  APP. NO. 2203-02-B1
   (TMS#306-00-00-012)
   Request a variance from Sec. 54-327 to allow the removal of four grand trees.
   Owner: The Spinx Company
   Applicant: HLA, Inc.
   Zoned GB

APPROVED XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 131 caliper inches of native trees on the project site in the form of:
   (a.) 16 – 10’-16’ palmetto trees to be planted on the south side of the project
   in addition to the approved Saw palmettos and canopy trees (landscape plan). (16 x 5’= 80’)
   (b.) 10 – 2 ½” Live oaks to be planted in the rear 1/3 (adjacent to the project)
   of the Glenn McConnell buffer. (25”)
   (c.) Make a monetary contribution to the City’s Street Tree Program in the
   amount of $3,245.00. (26”/2.5 = 10.4 (11) x $295 = $3,245)
2. Must provide a revised landscape plan for both DRB and Zoning (TRC)
   approval.
3. Must use 4’ chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat all trees to be preserved within
   25’ of any construction.
5. Must re-submit to TRC for the site plan modifications to be approved.

MADE BY: A.Barton  SECOND: P.Murphy  VOTE: FOR 4 AGAINST 0

2. 3527 MEEKS FARM ROAD(Johns Island)  APP. NO. 2203-02-B2
   (TMS#313-00-00-299)
   Request a special exception from Sec. 54-327 to allow the removal of one grand tree.
   Owner: Hooley Worldwide Inc
   Applicant: Cline Engineering Inc.
   Zoned BP

APPROVED XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0
MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 14 caliper inches of Live oaks on the project site.
2. Must provide a landscape plan for staff approval.
3. Must use 4’ chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat all trees to be preserved.

MADE BY: A.Barton  SECOND: K.Huger  VOTE: FOR 4 AGAINST 0

3. 275 HUGER STREET(East Central) APP. NO. 2203-02-B3
(TMS#460-16-04-054)

Request a variance from Sec 54-327 to allow the removal of four 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 a reduced impervious construction setback
near the bases of five grand trees.
Owner: Charleston Housing Authority
Applicant: Forsberg Engineering & Surveying Inc
Zoned GB & DR-2

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 199 caliper inches of native trees on the project site; residual
   inches may be in the form of a monetary contribution to the City’s Street Tree
   Program.
2. Must provide a landscape plan for staff approval.
3. Must use 4’ chain-link fence as a tree protection barricades.
4. Must have a Certified Arborist prune and treat the protected and grand trees
   to be preserved.

MADE BY: A.Barton  SECOND: P.Murphy  VOTE: FOR 4 AGAINST 0

4. 32 STOCKER DRIVE(Old Windemere) APP. NO. 2203-02-B4
(TMS#421-06-00-123)

Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: John and Mary Mulvey
Applicant: Same
Zoned SR-1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 19 caliper inches of native trees on the lot in the form of one 2 ½”
canopy tree on the lot and the remaining inches in the form of a monetary
contribution to the City’s Street Tree Program (16.5’/2.5 = 6.6 trees (7) x
$205.00 = $2,065.00)
2. Maintain and monitor the 29’ ‘side yard’ Water oak.

MADE BY: K.Huger  SECOND: P.Murphy  VOTE: FOR 4 AGAINST 0
5. 1325 FOLLY ROAD (James Island)  
(APP. NO. 2203-02-B5)  
(TMS#334-00-00-150)  
Request a special exception from Sec 54-327 to allow the removal of one grand tree.  
Owner: AAA Car Wash, LLC  
Applicant: Empire Engineering  
Zoned GB  

APPROVED  XX  
WITHDRAWN  0  
DISAPPROVED  0  
DEFERRED  0  

MOTION: Staff recommendations & conditions:  
Approval:  
1. Must plant 18 caliper inches of Live oak trees on the project site in addition to the approved landscape plan.  
2. Must provide a revised landscape plan for both DRB and Zoning (TRC) staff approval.  
3. Must have a Certified Arborist prune and treat the protected and grand trees to be preserved.  

MADE BY: A. Barton  SECOND: P. Murphy  VOTE: FOR 4 AGAINST 0  

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 three business days prior to the meeting.