AGENDA
BOARD OF ZONING APPEALS – SITE DESIGN (SPECIAL MEETING)
APRIL 28, 2021  5:00 P.M.  “virtually via Zoom Webinar”

A. Review of Minutes and Deferred applications from APP. NO. 2104-28-A1 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APPROVED XX WITHDRAWN 0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 7 AGAINST 0

B. New applications.

1. 621 PARROT POINT DRIVE (Parrot Point) (TMS#452-06-00-137) APP. NO. 2104-28-B1

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of five grand trees.
Owner: Brett & Kim Young
Applicant: Tyler A Smyth Architects
Zoned SR-1

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: ________ SECOND: _______ VOTE: FOR _____ AGAINST ________

2. ASHLEY RIVER ROAD & ASHLEY HALL PLANTATION ROAD (W. Ashley) (TMS#353-00-00-009) APP. NO. 2104-28-B2

Request a one-year extension of two variances granted by the Board on March 6, 2019. Request a variance from Sec 54-327 to allow the removal of six grand trees.
Request a variance from Sec 54-330 to allow a reduced impervious construction setback from the bases of two grand trees.
Owner: The Mary Pamela Hollings McConnell Trust
Applicant: SeamonWhiteside + Associates
Zoned DR-9

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations & conditions:
Approval for a one-year extension of the previous approval on 3/6/2019, expires 3/6/22.

MADE BY: A.Barton  SECOND: R.Ravenel  VOTE: FOR 7 AGAINST 0
3. 334 FOLLY ROAD (James Island) (TMS#424-05-00-028) APP. NO. 2104-28-B3

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Request a special exception from Sec 54-327 to allow the removal of two grand trees.
Owner: Refuel Operating Company
Applicant: Michael McCormick, PE
Zoned GB & LB

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations & conditions:
1. Must plant 52 caliper inches of native canopy trees on the project site.
2. Must have a Certified Arborist prune and treat the grand and protected trees to be preserved.
3. Must use 4’ chain-link fence as tree protection barricades.

MADE BY: J. Webb SECOND: R. Ravenel VOTE: FOR 7 AGAINST 0

4. 565 RIVERLAND DRIVE (James Island) (TMS#343-16-00-018, 019, 021, 063 & 064)

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: 565 Riverland, LLC
Applicant: Forsberg Engineering & Surveying, Inc.
Zoned SR-1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations & conditions:
1. Must plant 62 caliper inches of native canopy trees on the project site.
2. Must maintain the non-grand trees in the required Riverland Drive landscape buffer.
3. Must have a Certified Arborist prune and treat the grand and the non-grand trees (in the buffer) to be preserved.
4. Must place a ‘landscape easement’ over the required Riverland Drive landscape buffer.
5. Must enhance the required landscape buffer with native plant material.

MADE BY: P. Murphy SECOND: K. Huger VOTE: FOR 7 AGAINST 0

5. BEES FERRY ROAD & SANDERS ROAD (W Ashley) APP. NO. 2104-28-B5 (TMS#286-00-00-001)

Request a variance from Sec 54-327 to allow the removal of 13 grand trees.
Request a special exception from Sec 54-327 to allow the removal of three grand trees.
Owner: Bear Island, LLC
Applicant: Thomas & Hutton
Zoned LB & DR-1F

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: ________ SECOND: ________ VOTE: FOR _____ AGAINST ________
6. WILLIAM E MURRAY BOULEVARD & GLENN  
mcconnell parkway (w ashley)(tms#306-00-00-933, 973, 975)  

Request a variance from Sec 54-327 to allow the removal of three grand trees.  
Request a special exception from Sec 54-327 to allow the removal of three grand trees.  
Owner: university medical associates of the musc  
Applicant: SeamonWhiteside + Associates  
Zoned GB.

APPROVED 0  WITHDRAWN 0  
DISAPPROVED 0  DEFERRED XX  
MOTION: Deferred.  
MADE BY: _______ SECOND: _______ VOTE: FOR _____ AGAINST _______

7. WEST WILDCAT BOULEVARD & GLENN  
mcconnell parkway (w ashley)(tms#306-00-00-002)  

Request a variance from Sec 54-327 to allow the removal of six grand trees.  
Request a special exception from Sec 54-327 to allow one grand tree.  
Request a variance from Sec 54-327 to allow a reduced impervious construction setback near the bases of three grand trees.  
Owner: The Sundara Company  
Applicant: HLA, Inc.  
Zoned LB & GO

APPROVED 0  WITHDRAWN 0  
DISAPPROVED 0  DEFERRED XX  
MOTION: Deferred.  
MADE BY: _______ SECOND: _______ VOTE: FOR _____ AGAINST _______

8. 1500 GREENLEAF STREET (Four Mile/Hibernian)  

(tms#464-00-00-009 & 466-00-00-001 & 003)  

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
Owner: Kinder Morgan Terminals  
Applicant: Kinder Morgan Terminals  
Zoned HI

APPROVED XX  WITHDRAWN 0  
DISAPPROVED 0  DEFERRED 0  
MOTION: Staff recommendations & conditions:  
1. Must plant 435” caliper inches of native canopy trees on the Kinder Morgan Terminal properties in the form of;  
   a. Must plant 50” of the mitigation on the KMT properties,  
   b. Residual inches in the form of a monetary contribution to the City’s Street Tree Program.  
2. Must provide a landscape/tree planting plan for staff review and approval.

MADE BY: J.Webb  SECOND: P.Murphy  VOTE: FOR 7 AGAINST 0
9. 2300 HENRY TECKLENBURG DRIVE (W Ashley)  
    (TMS#309-00-00-483)  
    APP. NO. 2104-28-B9

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 reduced impervious construction
setback from the bases of two grand trees.  
Owner: Dialysis Clinic, Inc.  
Applicant: Herb Gilliam  
Zoned PUD

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION:  Staff recommendations & conditions:  
1. Must plant 33 caliper inches of native canopy trees on the project site.  
2. Must have a Certified Arborist prune and treat the grand trees to be preserved
   and the protected trees within 25-feet of any construction activity.  
3. Must use 4’ chain-link fence as tree protection barricades.  
4. Must provide a tree preservation plan for the Southern magnolia trees on the
   site to be preserved.

MADE BY: R. Ravenel  SECOND: J. Webb  VOTE: FOR 7 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 or schumacherj@charleston-sc.gov three business days prior to
the meeting.