



MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, PAULA MURPHY, JEFF WEBB,  
 KELVIN HUGER, RUTHIE RAVENEL  
 STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

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APPROVED XX WITHDRAWN 0  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) APP. NO. 2104-28-B1  
 (TMS#452-06-00-137)**

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APPROVED 0 WITHDRAWN XX  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MOTION: Withdrawn.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 APP. NO. 2104-28-B2  
 PLANTATION ROAD (W. Ashley)(TMS#353-00-00-009)**

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APPROVED XX WITHDRAWN 0  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APPROVED XX WITHDRAWN 0  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

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**4. 565 RIVERLAND DRIVE (James Island) APP. NO. 2104-28-B4  
(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

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**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 \_\_\_\_\_

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**6. WILLIAM E MURRAY BOULEVARD & GLENN APP. NO. 2104-28-B6  
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 \_\_\_\_\_

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**7. WEST WILDCAT BOULEVARD & GLENN APP. NO. 2104-28-B7  
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 \_\_\_\_\_

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**8. 1500 GREENLEAF STREET (Four Mile/Hibernian) APP. NO. 2104-28-B8  
(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

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**9. 2300 HENRY TECKLENBURG DRIVE (W Ashley) APP. NO. 2104-28-B9  
(TMS#309-00-00-483)**

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~~one grand ~~tree~~tree.  
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

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

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