

MEMBERS PRESENT: JOEL ADRIAN, NELL POSTELL, AMANDA BARTON, PAULA MURPHY,  
EMMANUEL FERGUSON, JEFF WEBB, ANDREW HARGETT  
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

MAY 1, 2019

5:00 P.M.

2 GEORGE STREET

---

**A. Deferred applications from previously advertised BZA-SD agendas.**

1. William E Murray Blvd (W Ashley)(TMS#3060000934) APP. NO. 1905-01-A1

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

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

Zoned GB

Owner: High Real Estate Group, LLC/Applicant: SeamonWhiteside + Assoc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

---

2. Cross Creek Dr (James Is)(TMS#4240000040) APP. NO. 1905-01-A2

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 54-347 to omit the required landscape buffer.

Zoned GB

Owner: Cross Creek Shopping Center Two, LLC/Applicant: SeamonWhiteside + Assoc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

---

**B. New Applications.**

1. 105 Smith St (Radcliffeborough)(TMS#4601504046) APP. NO. 1905-01-B1

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

Zoned DR-2

Owner: Murray Kruger/Applicant: Dan Ligon

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 7 AGAINST 0

---

**BOARD OF ZONING APPEALS—SITE DESIGN/MAY 1, 2019**  
**PAGE 2**

2. 145 Captains Island Dr (Daniel Is)(TMS#2760201003) APP. NO. 1905-01-B2

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

Owner: Daniel Island Associates/Applicant Lowcountry Premier Custom Homes

APPROVED 0 WITHDRAWN XX

DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

---

3. Grand Oaks Blvd (W Ashley)(TMS#3010000691) APP. NO. 1905-01-B3

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

Zoned GB

Owner: Bee Resources, LP/Applicant: SeamonWhiteside + Assoc

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with staff recommended conditions and with additional caveat that applicant may add three spaces in another location with approval of staff.

MADE BY: E.Ferguson SECOND: J.Webb VOTE: FOR 7 AGAINST 0

---

4. Grand Oaks Blvd (W Ashley)(TMS#3010000049) APP. NO. 1905-01-B4

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

Owner: Bee Resources, LP/Applicant: SeamonWhiteside + Assoc

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: N.Postell SECOND: A.Hargett VOTE: FOR 7 AGAINST 0

---

5. Clements Ferry Rd (Cainhoy)(TMS#2710001035) APP. NO. 1905-01-B5

Request a variance from Sec 54-327 to allow the removal of 48 grand trees.  
Zoned LI

Owner: Clements Ferry Properties, LLC/Applicant SeamonWhiteside + Assoc

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

---

**BOARD OF ZONING APPEALS—SITE DESIGN/MAY 1, 2019**  
**PAGE 3**

6. Verdier Blvd. (W Ashley)(TMS#3010000028) APP. NO. 1905-01-B6

Request a variance from Sec 54-327 to allow the removal of nine grand trees.  
Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 14 grand trees.

Zoned PUD

Owner: Henry Kuznik/Applicant: HLA, Inc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

---

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American 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 email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.