



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

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

JUNE 2, 2021

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.

1. Approval of the April 28, 2021 Special BZA-SD Meeting and May 5, 2021 Meeting Minutes **APP. NO. 2106-02-A1**

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

2. KING & LINE STREET(Cannonborough/ Elliottborough)(TMS#460-08-02-007, 010-013, 015, 109-114, 117- 122, 124) **APP. NO. 2106-02-A2**

Request a variance from Sec 54-327 to allow the removal of six grand trees.
Request a variance from Sec 54-327 to allow the relocation of one grand tree.
Request a special exception from Sec 54-327 to allow the removal of one grand tree.
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
Owner: Evening Post Publishing Co.
Applicant: SeamonWhiteside
Zoned GB-(A)

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with Staff recommendations & conditions:

1. Must plant 212.75 (grand trees) caliper inches of native canopy trees on the project site and/or make a contribution to the City's Street Tree Program.
2. Must plant 250 (protected trees) caliper inches of native canopy trees on the project site and/or make a contribution to the City's Street Tree Program.
3. Must use 4' chain-link fence as tree protection barricades as needed, including existing street trees.
4. Must provide a landscape plan for staff review and approval.
5. Must provide staff with 'good faith' documentation to use the 'repurposed' Live oak wood in the project.
6. Specific to the relocated tree;
 - a. Must submit a tree preservation plan to be approved by staff that states the necessary protocols to ensure the tree's survivability, to include pre-move preparation steps, watering system and monitoring, post-move monitoring, documentation of said protocols to be submitted to the City upon completion of each protocol.
 - b. Must provide a 6' chain-link fence with an access gate and marked with appropriate TPZ signage.
 - c. In the event the trees does not survive (up to 6 years), the developer is to provide a letter to be on file in the plan case indicating that the tree will be mitigated in the form of 100% of the DBH inches lost in the form of two (2) 6" caliper Live oaks to be planted in the space of the relocated tree and the residual DBH inches in the form of a contribution to the City's Street Tree Program (25" x \$275.00/inch = 6,875.00).

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MADE BY: R.Ravenel SECOND: J.Webb VOTE: FOR 4 AGAINST 3
*A.Barton, K.Huger, J.Adrian

B. New applications.

**1. 137 BROGUN LANE (Shadowmoss) APP. NO. 2106-02-B1
(TMS#358-09-00-182)**

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Owner: Ashton M and Linda L Sprague
Applicant: Abdolazim Azizkhani
Zoned SR-1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with Staff recommendations & conditions:
1. Must plant three (3) 4" Live oaks on the lot and the residual DBH inches in the form of contribution to the City's Street Tree Program.
2. Must make a \$150.00 monetary contribution to the City's Street Tree Program.
3. Must use 4' chain-link fence as tree protection barricades.
4. Must have a Certified Arborist treat the grand trees to remain on the lot.

MADE BY: R.Ravenel SECOND: A.Barton VOTE: FOR 7 AGAINST 0

2. THERESA DRIVE (James Island) (TMS#424-10-00-030) APP. NO. 2106-02-B2

Request a variance from Sec 54-347 to allow the reduction in a required landscape buffer.
Owner: Theresa Drive Development, LLC
Applicant: SGA/Narmour Wright
Zoned STR and DR-1

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

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

**3. 584 MEETING STREET (East Central) APP. NO. 2106-02-B3
(TMS#459-01-03-045)**

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.
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 two grand trees.
Owner: Meeting Street Acquisitions, LLC
Applicant: Forsberg Engineering & Surveying, Inc.
Zoned GB

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

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- MOTION: Approval with Staff recommendations & conditions:
1. Must plant 88.5 (grands) + 50 (protected) (138") caliper inches canopy trees on the project site and/or make a contribution to the City's Street Tree Program.
 2. Must provide written consent from the neighboring property owners in which the trees are deemed to be boundary trees.

MADE BY: A.Barton SECOND: K.Huger 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.