



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

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## MEETING RESULTS

**JUNE 7, 2023**

**5:00 P.M.**

**2 GEORGE STREET**

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BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Ruthie Ravenel

STAFF MEMBERS PRESENT: Eric Schultz, Scott Valentine

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### **A. Review of Minutes and Deferred Applications from Previously Advertised BZA-SD Agendas**

#### **1. Review of Minutes from the May 3, 2023 Meeting**

DECISION: APPROVED

MOTION: Approval

MADE BY: Jeff Webb SECOND: Amanda Barton VOTE: FOR: 3 AGAINST: 0  
Ruthie Ravenel - Abstain

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### **B. New Applications**

#### **1. 1471 Folly Road**

**James Island | TMS # 334-00-00-052 | Zoned: GB (FRO)**

Request a variance from Sec 54-229.7 to allow a reduced landscape buffer width.

DECISION: APPROVED

MOTION: Approval with staff conditions

MADE BY: Amanda Barton SECOND: Ruthie Ravenel VOTE: FOR: 4 AGAINST: 0

NOTES: Staff recommendations & conditions: Approval

1. Maintain a 25' wide buffer adjacent to the right-of-way line.
  2. Must provide a landscape plan for both DRB and TRC review and approval.
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**2. 1137 Folly Road**

**James Island | TMS # 337-08-00-119 | Zoned: LB**

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

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

DECISION: APPROVED

MOTION: Approval with staff conditions

MADE BY: Amanda Barton SECOND: Jeff Webb VOTE: FOR: 4 AGAINST: 0

NOTES: Staff recommendations & conditions: Approval

1. Must plant 127.5 caliper inches of native canopy trees on the project site.
  2. Must use 4' chain-link fence as tree protection barricades.
  3. Must have a Certified Arborist treat and prune the protected and grand trees to be preserved.
  4. Must provide a landscape plan for both DRB and TRC review and approval.
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**3. 9 Cunnington Avenue**

**Peninsula | TMS # 464-14-00-119 | Zoned: UP**

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

DECISION: APPROVED

MOTION: Approval with staff conditions

MADE BY: Jeff Webb SECOND: Ruthie Ravenel VOTE: FOR: 4 AGAINST: 0

NOTES: Staff recommendations & conditions: Approval

1. Must plant 13 caliper inches of native canopy trees on the project site.
  2. Must relocate the palms on the project site.
  3. Must provide a landscape plan for staff review and approval.
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**4. Clements Ferry Road**

**Cainhoy Peninsula | TMS # 271-00-01-035 | Zoned: GB**

Request a variance from Sec 54-327 to allow the removal 11 grand trees.

DECISION: APPROVED

MOTION: Approval with staff conditions

MADE BY: Ruthie Ravenel SECOND: Jeff Webb VOTE: FOR: 4 AGAINST: 0

NOTES: Staff recommendations & conditions: Approval

1. Must plant 255 caliper inches of native canopy trees on the project site and/or make a monetary contribution to the city street tree program.

2. Must plant the necessary protected tree mitigation upon the parcel size being finalized and the calculations completed.
  3. Must provide a landscape plan for staff review and approval.
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