



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

JULY 5, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Ruthie Ravenel, Kelvin M. Huger,
Paula Summers

STAFF MEMBERS PRESENT: Eric Schultz, Scott Valentine

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

1. Review of Minutes from the June 7, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Jeff Webb SECOND: Paula Summers VOTE: FOR: 3 AGAINST: 0
Kelvin Huger abstained

B. New Applications

1. 523 Spring Hollow Drive

Cainhoy Peninsula | TMS # 267-15-04-048 | Zoned: PUD

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

Owner: Beazer Homes
Applicant: Tom Wallington

DECISION: APPROVED

MOTION: Approval with conditions:

1-1 replacement for a 31" Live oak tree in the form of three (3) - 2 1/2" caliper trees to be planted on the lot and the residual inches on HOA areas and/or as a contribution to the City's Street Tree Program (\$295.00 per 2.5 inches). Must submit a landscape plan for staff review and approval and a grading plan for the rear portion of the lot approved by engineering.

MADE BY: Jeff Webb SECOND: Ruthie Ravenel VOTE: FOR: 3 AGAINST: 2
For: J. Webb, R. Ravenel, J. Adrian
Against: K. Huger, P. Summers

NOTES:

2. 158 Spring Street

Cannonborough/Elliottborough | TMS # 460-11-02-086 & 088 | Zoned: DR-2F & LB

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

Owner: CKC Properties
Applicant: Joseph O’Callaghan

DECISION: APPROVED

MOTION: Approval with conditions

MADE BY: Paula Summers SECOND: Kelvin M. Huger VOTE: FOR: 5 AGAINST: 0

NOTES: Staff recommendations & conditions: Approve

1. Must plant 20 caliper inches of the canopy trees on the site.
2. Must transplant the two palms (plant new palms if they not survive the transplant).
3. Must use 4’ chain-link fence as tree protection barricades.
4. Must continue to have Bartlett Tree Experts manage the trees - pre, during and post construction.
5. Must work with staff, the arborist and the architect to reduce the encroachments into the TPZ’s of the trees to be preserved; if a consensus is not reached with staff a variance to allow an encroachment will be required.
6. Must use a non-hard, pervious surface for the parking; detail to be reviewed and approved by the project arborist.

3. 74 President Street

Medical District | TMS # 460-15-01-043 | Zoned: LB

Request a variance from Sec. 54-327 to allow the removal of one protected tree.

Owner: MUSC
Applicant: ADC Engineering

DECISION: APPROVED

MOTION: Approval with conditions

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

NOTES: Staff recommendations & conditions: Approval

1. Must plant 5 caliper inches of canopy trees on the campus.
2. Must provide a landscape plan for TRC review and approval.

4. 35 Bee Street

Medical District | TMS # 460-15-01-043 | Zoned: LB

Request a variance from Sec 54-327 to allow the relocation of 3 protected trees and 2 grand trees.

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

Request a variance from Sec. 54-327 to allow the removal 6 protected trees.

Owner: MUSC

Applicant: Surculus, LLC

DECISION: APPROVED

MOTION: Approval with conditions

MADE BY: Kelvin M. Huger SECOND: Ruthie Ravenel VOTE: FOR: 4 AGAINST: 0
Jeff Webb recused

NOTES: Staff recommendations & conditions: Approval

1. Must relocate the 12 palms on the campus (plant new palms if they do not survive the transplant).
 2. Must plant 35 caliper inches of canopy trees on the campus (protected trees).
 3. Must plant 26 caliper inches of canopy trees on the campus (grand tree).
 4. If the relocated/transplanted trees do not survive within a 5-year period MUSC will commit to planting the number of trees lost with a 10" Live oak from the SC 'Urban Forest' Farm; a letter is to be submitted agreeing to this commitment.
 5. Must implement the transplant care protocols as recommended; to be included on the TRC plans.
 6. Must provide a landscape plan for TRC review and approval.
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