



**CITY OF CHARLESTON**  
**BOARD OF ZONING APPEALS - SITE DESIGN**  
**MEETING RESULTS**

**JULY 6, 2022**

**5:00 P.M.**

**2 GEORGE STREET**

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BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Paula Murphy, Kelvin Huger, Jennifer DeCantis

STAFF MEMBERS PRESENT: Eric Schultz, Scott Valentine

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**A. Review of minutes and deferred applications from previously advertised BZA-SD agendas.**

APPROVED    XX

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Kelvin Huger SECOND: Jennifer DeCantis

VOTE: FOR 5 AGAINST 0

NOTES: NA

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**B. New applications.**

**1. 3046 S SHORE DRIVE**

**Battery Haig | TMS#310-00-00-061 | BZA2022-001524**

Request a variance from the Battery Haig PUD document to allow a reduced OCRM Critical Line Buffer.

Owner:            Ed & Veronica White  
Applicant:        Same  
Zoned:             PUD

APPROVED    XX with staff conditions

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval with staff recommendations and conditions and re-establish 25' OCRM critical line buffer plan north of dock (per site plan reviewed):

1. Must provide a landscape plan that supplements the proposed landscape plan with additional plants in the buffer that wraps around the fire pit as shown on the City's exhibit.
2. The City is to inspect the completed landscape in the buffer area upon completion and use of the pool.

MADE BY: Jeff Webb SECOND: Jennifer DeCantis

VOTE: FOR 3 AGAINST 2  
Paula Murphy  
Kelvin Huger

NOTES: NA

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**2. 4 & 6 ROSEMONT STREET**

**Cannonborough/Elliottborough | TMS#460-11-02-105 & 106 | BZA2022-001525**

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

Owner: Jared Rodes  
Applicant: Same  
Zoned: DR-2F

APPROVED      XX with staff conditions      WITHDRAWN

DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must maintain three of the protected trees on the lot around the perimeter
2. Must plant 24 caliper inches of canopy trees on the lot in the form of one 2 ½" caliper native tree and a contribution to the City's Street Tree Program in the form of 4 trees = \$1180.00.
3. Must use a City approved barricade to protect the trees to be preserved.

MADE BY: Paula Murphy SECOND: Jeff Webb VOTE: FOR 4 AGAINST 1  
Joel Adrian

NOTES: NA

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**3. 1990 DANIEL ISLAND DRIVE**

**Daniel Island | TMS#275-00-00-320 | BZA2022-001526**

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: Atlantic Daniel Island MF LP  
Applicant: SeamonWhiteside+Associates  
Zoned: DI-GO

APPROVED      XX with staff conditions      WITHDRAWN

DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must plant 80 caliper inches of native canopy trees on the project site.
2. Must provide a landscape plan for both DRB and TRC review and approval.

MADE BY: Paula Murphy SECOND: Kelvin Huger VOTE: FOR 5 AGAINST 0

NOTES: NA

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**4. 2012 MEETING STREET ROAD**

**Peninsula | TMS#466-16-00-012 | BZA2022-001527**

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

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

Owner: T and L Property, LLC  
Applicant: Forsberg Engineering & Surveying, Inc.  
Zoned: LI

APPROVED      XX with staff conditions      WITHDRAWN

DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must plant 17 caliper inches of native canopy trees on the lot.
2. Must remove the Tallow tree (#4) in the southeast corner and plant a 2 ½" Live oak
3. Must use 4' chain-link fence as tree protection barricades.
4. Must have a Certified Arborist prune and treat the trees to be preserved and consult on the driveway materials and details.
5. Must provide a landscape plan for DRB and TRC review and approval.

MADE BY: Jeff Webb SECOND: Kelvin Huger VOTE: FOR 5 AGAINST 0

NOTES: NA

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**5. 63 COLUMBUS STREET**

**Eastside | TMS#459-09-02-152, 153 & 168 | BZA2022-001528**

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

Owner: Charleston County School District  
Applicant: Reveer Group  
Zoned: DR-2F

APPROVED      XX with staff conditions      WITHDRAWN  
  
DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must plant 25 caliper inches of native canopy trees on the project site.
2. Must submit a landscape plan for staff review and approval.
3. Must use 4' chain-link fence as tree protection barricades for the tree to be preserved.
4. Must have a Certified Arborist prune and treat the trees to be preserve within 25' of any construction.

MADE BY: Kelvin Huger SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES: NA

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**6. 97 LINE & 267 COMING STREET**

**Cannonborough/Elliottborough | TMS#460-08-01-192 & 199 | BZA2022-001529**

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 one grand tree.

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: 95 Line Street, LLC  
Applicant: Cline Engineering, Inc.  
Zoned: DR-2F

APPROVED      WITHDRAWN  
  
DISAPPROVED      DEFERRED      XX

MOTION: Deferral

MADE BY: Paula Murphy SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES: Deferral by board

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**7. 1757 SAM RITTENBERG BOULEVARD**

**West Ashley | TMS#351-11-00-003 & 004**

Request a variance from Sec 54-237 to allow the removal of one grand tree.

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of protected trees.

Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Ashley River Road.

Owner: Morris Harper  
Applicant: Kimley-Horn & Associates, Inc.  
Zoned: GB (pending)

APPROVED      WITHDRAWN  
  
DISAPPROVED      DEFERRED      XX

NOTES: Deferral prior to meeting

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**8. 860 MORRISON DRIVE**

**Eastside | TMS#459-02-00-002 & 005 | BZA2022-001531**

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: ODP Hotel Owner, LLC  
Applicant: SeamonWhiteside+Associates  
Zoned: UP

APPROVED      XX with staff conditions      WITHDRAWN

DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must plant 20 caliper inches of native canopy trees on the project site.
2. Must relocate (and/or plant new) the existing palms on the project site.

MADE BY: Jennifer DeCantis SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES: NA

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**9. 18 & 20 ORRS COURT & 313 ASHLEY AVENUE**

**Westside | TMS#460-07-02-053, 069, 070 & 071 | BZA2022-001532**

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

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

Owner: Ashley and Orr, LLC  
Applicant: Synchronicity, LLC  
Zoned: DR-2F

APPROVED      XX with staff conditions      WITHDRAWN

DISAPPROVED      DEFERRED

MOTION: Approval with staff recommendations and conditions:

1. Must plant 9 inches of native canopy trees on the project site for the removal of the Grand Elm.
2. Must plant 15 inches of native canopy trees on the project site for the removal of the protected trees.
3. Must provide a landscape plan for staff review and approval.

MADE BY: Paula Murphy SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES: NA

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**10. FENWICK HALL ALLEE**

**Johns Island | TMS#346-00-00-260 | BZA2022-001523**

Request a variance from Sec 54-327 to allow the removal of 17 grand trees.

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

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

Owner: AMH Development, LLC  
Applicant: Same  
Zoned: PUD

APPROVED      WITHDRAWN

DISAPPROVED      DEFERRED      XX

MOTION: Deferral

MADE BY: Jennifer DeCantis SECOND: Kelvin Huger VOTE: FOR 5 AGAINST 0

NOTES: Deferred by Board

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**11. PLOWGROUND ROAD & RIVER ROAD**

**Johns Island | TMS#316-00-00-034, 036-045 & 057 | BZA2022-001533**

Request a variance from Sec 54-327 to allow the removal of 43 grand trees.

Request a special exception from Sec 54-327 to allow the removal of 128 grand trees.

Owner: Wooddale, a Partnership

Applicant: Thomas & Hutton

Zoned: PUD

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED XX

NOTES: Deferral prior to meeting

