



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

**AUGUST 3, 2022**

**5:00 P.M.**

**2 GEORGE STREET**

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BOARD MEMBERS PRESENT: Joel Adrian, Jeff Webb, Kelvin Huger, Jennifer DeCiantis,  
Ruthie Ravenel

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Scott Valentine

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

• **APPROVAL OF THE JULY 6, 2022 BZA-SD MEETING MINUTES**

APPROVED    **XX**

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Motion for approval

MADE BY: Jeff Webb    SECOND: Kelvin Huger

VOTE: FOR 4    AGAINST 0

NOTES:

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**1. 97 LINE & 267 COMING STREET**

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

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 two grand trees.

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    **XX**

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approved with conditions recommended by staff

MADE BY: Ruthie Ravenel    SECOND: Jeff Webb

VOTE: FOR 5    AGAINST 0

NOTES: Additional condition that boundary trees along the south side property line shall not be removed unless setback variance along south side property line is approved by the City.

1. Must plant 48" caliper inches of native canopy trees on the project site and/or in the form of a monetary contribution to the City's Street Tree Program.
  2. Must provide a landscape plan for staff review and approval
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**A. Review of minutes and deferred applications from previously advertised BZA-SD agendas.**

**2. 1757 SAM RITTENBERG BOULEVARD**

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

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.

Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Sam Rittenberg Boulevard.

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

APPROVED    **XX**

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval with conditions recommended by City

MADE BY: Jennifer DeCiantis SECOND: Ruthie Ravenel

VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:  
Approval:

1. Must plant 5 caliper inches of native canopy trees.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must have a Certified Arborist prune and treat the trees to be preserved.
4. Must have a Certified Arborist develop a specific tree preservation plan for the 29" Live oak to be approved by staff and then implemented.
5. Must work with Dominion Energy as to the feasibility of planting Live oaks on the Ashely River Road & Sam Rittenberg Blvd. frontage within the buffer.
6. Must provide a landscape plan for both DRB and TRC approval.
7. Must meet requirements/recommendations from the DRB on the A.A.R. and S.RB. Frontages.

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**B. New applications.**

**1. 3588 MAYBANK HIGHWAY**

**Johns Island | TMS#279-14-00-039**

Request a variance from Sec 54-347 to allow a reduced landscape buffer width adjacent to Maybank Hwy.

Request a variance from Sec 54-347 to allow a reduced landscape buffer width adjacent to a SR-1 zoned parcel.

Owner: GANB LLC  
Applicant: Stantec  
Zoned: LB

APPROVED    **XX**

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval of modified plan with conditions recommended by staff and additional condition that landscape plan is prepared by a registered landscape architect.

MADE BY: Jeff Webb SECOND: Kelvin Huger

VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:  
Approval:

1. Must provide a 12.5' landscape buffer adjacent to the SR-1 parcel with a 6' opaque wood fence, and a built structure adjacent to the parallel parking spaces as shown on the City's recommendation.
  2. Must maintain the protected trees on the site, except for the 15" oak, in order to shift the parking spaces encroaching into the Maybank Hwy. and provide a 12' landscape buffer with a screening element as shown on the City recommendation.
  3. Must provide a landscape plan and landscape element details for both DRB and staff review.
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**2. 518 EAST BAY STREET**

**Peninsula | TMS#459-13-02-004, 005, 009 - 011**

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Owner: Historic Charleston Developments, LLC  
Applicant: SGA/NW  
Zoned: MU-2/WH & GB to MU-2/WH (pending)

APPROVED **XX**

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval with staff recommendation

MADE BY: Jennifer DeCiantis SECOND: Ruthie Ravenel

VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:

Approval:

1. Must plant 33 caliper inches of canopy trees on the project site and/or a contribution to the City's Street Tree Program.
2. Must have a Certified Arborist develop a tree preservation plan for the 20" Live oak to be approved by staff to include staking the building out to make a final determination on the amount of 'tip shaping/crown reduction' that may be necessary.
3. Must have a Certified Arborist develop a tree preservation plan for the 46" Red Mulberry on the boundary line that addresses no impact to the TPZ and the crown, except for maintenance pruning, which may require the at grade building improvements and building to be 'notched'.
4. Provide a landscape plan for staff review and approval.

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**3. 2815 CLEMENTS FERRY ROAD**

**Cainhoy | TMS#271-00-02-169**

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

Owner: Yomtov, LLC  
Applicant: Middle Street Partners, LLC  
Zoned: GP

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED **XX**

MOTION:

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_

VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

NOTES: Deferred by applicant on 08.01.2022

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