**Video and microphone is currently disabled for all attendees.**

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.
The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;

2. Grant special exceptions, a fact finding function of the Board; and

3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.
Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. these conditions do not generally apply to other property in the vicinity;

c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
Public Comment

Order on Each Application:

• Chair announces each application followed by staff presentation and recommendation.
• Staff will call on applicant to present their application after being sworn in by Chair.
• Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
• Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
• Staff will recognize the applicant for a short rebuttal.
• Chair will then close the public comment period and begin Board discussion.

Providing Comment:

• If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
• Your microphone will be disabled after you are done speaking.
• You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Board Discussion

• Following public comment period, Board members can make comments, ask questions and make motions.

• After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.

• If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

• If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
### Agenda Item #A-1
Approval of the July 7, 2021 BZA-SD Meeting Minutes.

**Members Present:**
- Joel Adrian
- Amanda Barton
- Kevin Hooper
- Jeff Hoss
- Nathan Ravenel
- Paula Murphy
- Andrew Babbitt

**Staff Present:**
- Eric Schulte
- Bethany Whitaker

**AGENDA**
**BOARD OF ZONING APPEALS — SITE DESIGN**

<table>
<thead>
<tr>
<th>A. Review of Minutes and Deferred applications from May 26, 2021 BZA-SD Meeting Minutes.</th>
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<td><strong>APPROVED</strong> XX</td>
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**MOTION:** Approve.

**MADE BY:** [Member Name] **SECOND:** [Member Name] **VOTE:** FOR XX, AGAINST 0

<table>
<thead>
<tr>
<th>B. New applications</th>
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<tr>
<td>1. 7 LACON STREET (Charleston)</td>
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<td><strong>APPROVED</strong> XX</td>
</tr>
</tbody>
</table>

**NOTED:**
- Approved with Staff recommendations & conditions:
  1. Must plant 32 clump irises in the absence of native existing trees on the lot in the form of one 2’ x 10’ clump irises along the street and the remainder in the form of a contribution to the City's Street Tree Program.
  2. Must provide a landscape plan for staff review.

**MADE BY:** [Member Name] **SECOND:** [Member Name] **VOTE:** FOR XX, AGAINST 0

| 2. 74 CHAMEONC BEND (Mount Pleasant) |
| **APPROVED** XX | **DISAPPROVED** 0 | **REASSIGNED** XX |

**NOTED:**
- Request in variance from Sec 54-327 to allow removal of two grand trees.

**MOTION:** Disapprove.

**MADE BY:** [Member Name] **SECOND:** [Member Name] **VOTE:** FOR XX, AGAINST 0
Agenda Item #A-1

75 CHADWICK DRIVE
(South Windemere)

TMS # 421-09-00-019

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

SR-1
Application for Variance, Special Exception, Reconsideration, or Exemption to the Board of Zoning Appeals - Site Design (BZA-SD)
City of Charleston

Instructions - Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

The Applicant hereby requests:
☐ A Variance and/or Special Exception as explained on page 2 of this form.
☐ Tree Removal
☐ Landscape/Outfitting
☐ Parking Surface
☐ Other
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 1, 2021
Property Address: 75 Chalmers Drive, Charleston, SC 29407, TMS #: 52-124-02109
Property Owner: Thomas and Courtney Wagoner
Daytime Phone: 706-826-1056
Applicant: Elizabeth Pope
Daytime Phone: 803-720-4418
Applicant’s Mailing Address: 164 Market Street, #244 Charleston, SC 29401
E-mail Address: popeandcompanyarchitect@gmail.com

Address: Relationship of applicant to owner: Landscape architect

Zoning of property: SE 1

Information required with application: (check information submitted)
☐ Tree Application (showing the variance) or special exception(s) being requested (3.5 pages)
☐ Photographs of the site, ground trees to be removed, quality trees to be saved by removing others, etc.
☐ For requests to remove trees, evaluation/estimate from certified or qualified arborists
☐ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or NO: Is the Property zoned by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use as encompassed in this permit application? ☐ § 6-29-145 of the South Carolina Code of Laws

Optional but very helpful information:
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvements(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to have a notice of the hearing before the Board and inspected.

Applicant: [Signature]
Date: 5-27-2021

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance will follow a similar precedent in the City. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

For Special Exception requests, applicants should list the specific exception(s) being requested and include documentation to demonstrate compliance with the relevant exception special requirements of the Zoning Ordinance, such as Sec. 74-329, Sec. 36-511(b), or Sec. 36-513 (add as an attachment if necessary).

BZA-SD Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance will follow a similar precedent in the City. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

I am requesting the removal of two trees, considered grand, by the City of Charleston. One is a 37" bald cypress tree. The first of this tree is less than one foot from the drain water line and cement feet from the house foundation. Bald cypress trees are known for their above ground, thick knees, aggressive, spreading root systems. The elimination system is going to cause damage to the water line and house foundation very soon.

In the past year I have already one the first to replace their water line after a bald cypress root cut through the water line. I would like to prevent this again. Bald cypress are beautiful trees. But they are not meant for small neighborhood gardens. Please use the trees of the desert and rare plants to grow in the area. The second tree is a 31" Bradford pear. It is not healthy. Janet Collins, 30 years, has urged for the tree to be immediately removed. Both trees have been determined cut out by Dominick Landry for the power lines. Please see the letter attached.

Variance Test: The Board of Zoning Appeals - Site Design is authorized to approve a variance for the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board finds the following:

1. There are extraordinary conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws Section 6-29-800]

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
BOARD OF ZONING APPEALS SITE DESIGN
City of Charleston
Wednesday, August 4, 2021

ITEM A 1
75 Chadwick St
(South Windermere)
TMS# 421-09-00-019
ZONED SR-1
05/20/2021

Mr. and Mrs. Wagoner
75 Chadwick Drive
Charleston, SC 29407
803-920-4618

At the request of Mrs. Elizabeth Pope, landscape architect, I inspected a large and vibrant 60’ tall Bald Cypress planted in the center of Mr. and Mrs. Wagoner’s front yard. This tree is located 17’ from their home and measures 28” DBH. A survey was conducted showing a water line is running within less than a foot from the tree’s main trunk and extends directly towards the home parallel with the sidewalk. This species is well known for displaying numerous knees surrounding the entire tree and are evidenced within a foot from the home foundation. The close proximity of the tree clearly indicates further extensive damage will occur to the underground plumbing. This tree has indeed outgrown its function and it is no longer suitable to adapt or thrive in this restricted area. I highly recommend Mr. and Mrs. Wagoner to contact the City of Charleston and seek a permit for its removal.

To the right of this Cypress an enormous Bradford Pear, 31” DBH, is in decline. Its overwhelming size has split and cracked bark at various locations around branch attachments with the effect of weakening the unions of many outer leads. This massive tree has even forced Dominion to cut away a large section of the reach of the tree to provide safety and clearance from both the lower telephone line as well as the upper high-power lines which service the entire community. This tree is well known for splitting, collapsing due to its magnitude and it is certainly a liability to the homeowners as well as to the entire structure of their residence. In addition, its demise could clearly destroy some or all of existing utilities extending towards Chadwick Drive. The removal of this Bradford Pear is highly advisable and action should be pursued in a timely manner.

Sincerely,

James Critikos
Agenda Item #A-2

FENWICK HALL ALLEE
(Johns Island)

TMS # 346-00-00-260

Request a variance from Section 54-327 to allow the removal of 15 grand trees. Request a special exception from Section 54-327 to allow the removal of two grand trees.

Zoned PUD
Application for Variance: Special Exception, Reconsideration, or Extension - Site Design (BZA-SD)

City of Charleston

Instructions - Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- Exemptions and/or Special Exception as explained on page 2 of this form.
- Tree removal
- Landscaping/buffers
- Parking surface
- Other
- Reconsideration of a decision of the Board or action of a zoning official (appeal approval)
- Extension of an unexpired Variance and/or Special Exception approval

MEETING DATE REQUESTED:

July 7, 2021

Property Address: Fernwick Hall Alley, TMS #: 146-00-06-260

Property Owner: AAM Development, LLC

Daytime Phone: 

Applicant: AAM Development, LLC

Applicant's Mailing Address: 9955 Core Rd, Suite 510

E-mail Address: craig@christ@com

Relationship of applicant to owner:

Representative, prospective buyer, other

Zoning of property is:

BZA/SD Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance (and/or the effect that follows) is met (as an attachment if necessary):

- Removal of trees as described on the attached plans in order to develop the subject site while making effort to protect and maintain many of the large, healthy trees.

Variances Test: The Board of Zoning Appeals - Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when said application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions, existing by the particular piece of property
2. These conditions do not generally apply to other property in the vicinity
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use that the Board may consider advisable to prevent established property values in the surrounding area to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-51.1f, or Sec. 54-51.3 (add as an attachment if necessary):

N/A

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-3751
Fax (843) 724-3772
www.charleston-sc.gov

1/15
ITEM A 2
Fenwick Hall Allee
(Johns Island)
TMS# 346-00-00-260
ZONED PUD
### EXISTING GRAND TREES

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- **X**: TREE TO BE REMOVED
Excerpt from RC plans submitted
August 19, 2020
City of Charleston
Zoning Department
Attn: Eric Schultz
Re: Fenwick Hall Site

Eric,

I am writing with regards to the tree (clump of trees) that you and I looked at this morning at the proposed Fenwick Hall site. Below are photographs of the trees showing several areas of concern which I will outline accordingly. The first photograph (photograph 1) is a full view of the tree with all the hazards marked.

The first tree is a 35” Live Oak located on the site plan. This tree has two main leads. The primary lead has a large cavity (see photographs 2 and 3 below). This area of decay is greater than 70% and decay continues to erode the remaining shell. This main lead is considered hazardous and should be removed.

The second lead forks at the area of the first lead’s large cavity, and it is leveraged in a cantilever fashion at the area of decay/cavity which is the first concern (shown also in photograph 2 below). The second cavity is the large canker on the second lead (see photograph 4 below). When probed, the area of decay made up more than 40% of the trunk. This section would also be considered a hazard which means we would have to remove the entire tree as it mainly consists of these two leads.

Additionally, with regards to the adjacent 21” Live oak (see photographs 5-8), there is a large cavity that begins at about 5.5’ off the ground and extends one foot below grade. This decay is between 75-80% of the trunk. The tree is completely hollow, and the remaining shell is decaying. This tree should be graded an F and considered a hazard.

It should be noted that there is an adjacent 17” Water Oak that is diseased, has major branches broken at the top and is a non-grand tree. In conclusion, this tree referred to as a 35” Live Oak is a collection of these trees which have a cavity, decay, and multiple dead branches. Treatment is not an option. Again, this tree would be graded an F and we recommend it be removed.

Should you have any questions, please contact me directly at 843-900-4391 or by email at thetreeclinic@gmail.com.

Paul Muller
The Tree Clinic, LLC

Photograph 1 - Full view of the trees with marked hazards.
Photograph 2 - 35” Live Oak Cavity
Photograph 3 - 35” Live Oak Cavity - Inside View
Photograph 4 - 35” Live Oak Large Canker
Tree evaluations by Sabine & Waters
Hey guys,

I wanted to reach out with my findings after visiting the site today. Below are the trees that required further evaluation based on the City of Charleston’s tree ordinance. Let me know if there is anything else you need.

Tree 22: Grade B. This tree had multiple lower branches dead and the trunk was hollowing out. Overall canopy cover was still healthy.

Tree 23: Grade D. One of the tree’s dominant branches had died, the bark was missing on over 50% of the lower bough of the tree, and only approximately 10% of the crown was still living. Epicormics were prevalent signaling stress.

Tree 24: Grade D. This tree was very unstable. There were 2 major catfaces on the bole, visible rot, fungus growing on dying branches and epicormic branching prevalent.

Tree 25: Grade C. This tree had begun to hollow out. There were many cankers and stress indicators. Very large for a water oak, these trees are unstable at this size.

Tree 26: Grade B. This tree has one large dead lower limb. Otherwise, the tree appears healthy.

Tree 27: Grade B. This tree had some dead lower limbs likely due to shade pruning, however it also had many vines that were competing with the canopy of the tree. Vines should be removed.

Tree 28: Grade B. Similarly to tree 27, had dead lower limbs and many vines.

Tree 29: Grade A. This is a very healthy Live oak.

Tree 30: Grade B. This tree has lost some large dominant branches in the lower canopy and was covered in competing vines as well.

Tree 31: Grade B. This tree was covered in trumpet creeper.

Tree 32: Grade B. This tree was relatively healthy and starting to show some epicormic branching which is usually a sign of stress.

Tree 33: Grade D. This tree appears to have been struck by lighting; it had multiple cracks in the bark on the bole, dead limbs, and was leaning heavily to one side.

Tree 34: Grade D. All major branches of this tree were broken off at the ends. The tree had many epicormic branches and was in poor health.

Tree 35: Grade D. Over 1/2 the living crown is dead on this tree, with only around 40% original crown. Epicormics make up the remaining foliage on the tree.

Tree 36: Grade D. Over 1/2 the living crown on this tree was dead. 1 of the 4 major limbs was completely dead as well. The remaining branches were covered in epicormic branches as well.

Tree 40: Grade D. Only approximatley 30% of the crown is living, with over 1/2 of the total tree consisting of dead limbs and trunks.

Tree 43: Grade C. This tree is hollow and only has approximatley 50-60% of the original canopy still living. It has lost all the lower limbs as well.

Tree 45: Grade B. This tree is mostly healthy with one of the four dominant branches completely dead, approximately 70-80% canopy is intact.

Tree 46: Grade C. 1/3 of this tree is dead. Vines are covering the remaining tree outcompeting it.

Tree 49: Grade D. This tree experienced damage from a large neighboring tree falling, which broke off one whole side of branches on the tree. As a result, the tree has open wounds that make it susceptible to pests and disease. Epicormics have covered the branches and approximately 60% of the original canopy is intact.

Tree 50: Grade B. There is some rot on this tree, however it appears healthy otherwise. Vines are starting to compete with the tree as well.

Tree 51: Grade B. Overall a healthy tree. Large laurel oaks are often hollowed out by this age and unstable.

Tree 54: Grade C. Large diameter water oak. Often hollowed by this age. Lower limbs showing distress.
October 23, 2019
Mr. Bret Jaroski
Bowman Consulting
Seven Farms Drive, Suite 101
Charleston, SC 29492

SUBJECT: Grand Tree Survey & Report on a portion of Fenwick Hall Plantation, Johns Island, Charleston County, South Carolina.

Dear Mr. Jaroski:

In response to a recent request, Sabine & Waters, Inc. is pleased to submit this grand tree survey and report for the subject property. A grand tree is defined as any tree with a diameter at breast height (DBH) of 24" or greater. For standardization, measurements should be taken at four and a half feet in height up the tree bole. If a tree is split below this height, the diameters of the boles are added. If the subject tree splits above this height, then it is to be measured around the single bole.

The subject property consists of 12.25 acres of forested land identified by Charleston County TMS# 346-90-00-260 on Johns Island, South Carolina. An aisle of live oaks (Quercus virginiana) lines the northern property boundary. Throughout the remainder of the tract, there are a few grand trees scattered about including southern red oaks (Quercus falcata) and water oaks (Quercus nigra). Most of the grand trees were healthy, with a few showing signs of death or disease. The surrounding forest consisted of loblolly pine (Pinus taeda), sweetgum (Liquidambar styraciflua), red maple (Acer rubrum), and southern magnolia (Magnolia virginiana). Throughout the tract, the surrounding forest was overtopping and overshadowing these grand trees, reducing the crown volume and causing a die-off of lower limbs. This stresses the trees and the wounds from broken, dying branches leads to infestation by insects and rot through standing water within these wounds allowing fungus and disease to spread.

58 grand trees were identified during the survey. Of these grand trees, 15 were considered to be in poor health due to disease, injury, rot, or already deceased and should be allowed to be removed. This includes trees 13, 23, 24, 29, 34, 36, 40, 41, 42, 43, 45, 47, 49, 53, & 28. Included below are photo documentation of all identified grand trees excluding pines and Sweet gums.

The wetland area on the property is classified as a palustrine forested wetland. It is characterized by temporary flooding, saturation of soils, and dominated by hardwood deciduous species such as water

oaks, sweet gum, & red maple. The forested wetlands appeared to be healthy, and although no water was present during the site visit to the property, evidence of hydrology was present. Included in the photo document are some pictures of the forested wetlands.

If there are any questions or concerns regarding the grade and determinations made, please contact us at (843) 871-5383 or RSTANGE@sabine.net

SCRF #1931
SAF Certified Forrester
Tree #0 is a 35" Live Oak that is healthy with a smaller live oak growing from the root base that appears to be damaged. The parent tree is healthy.

Tree #1 is a 34" Live Oak that is healthy with a number of large vines growing on it. Tree 1 is part of the oak allee.
Tree #2: Tree 2 is a healthy 29" live oak along the oak allee. Some of the branches on the western side have been trimmed, but healed up well.

Tree #3: Tree 3 is a healthy, well-balanced, 29" live oak along the oak allee.
Tree #4: Tree 4 is a healthy 26” live oak along the oak allee. Many of the lower branches have been trimmed along the road.

Tree #5: Tree 5 is a relatively healthy 28.5” live oak that has been heavily trimmed. The tree has a very small crown area.
Tree #6: Tree 6 is a healthy 34.5" live oak along the oak allee. It has a few vines and minor trimming along the road.

Tree #7: Tree 7 is a healthy 36" live oak along the oak allee. A few lower branches have been trimmed and there are some vines throughout the tree.
Tree 8: Tree 8 is a 28" live oak along the oak allee. There is a large poison ivy vine growing throughout the tree. Some of the lower branches have been trimmed as well.

Tree 9: Tree 9 is a 26" live oak that is healthy. A few branches have been trimmed and it is a part of the oak allee.
Tree #10: Healthy 22.25" Live oak. Is not a grand tree but is also pmi of the oak alle. 

Tree #11: Healthy 38" live oak that is pmi of the oak alle. Lots of poison ivy and some lower limbs have been trimmed.
**Tree #12:** Tree 12 is a healthy 35.5" live oak that is part of the oak allee. Some lower limbs have been trimmed along the roadway.

**Tree #13:** Tree 13 appears healthy, although this 36" live oak is largely hollow. It is part of the oak allee.
Tree #14: Tree 14 is a 24” healthy live oak tree along the oak allee. Some of the lower branches have been trimmed.

Tree #15: Tree 15 is a healthy 45 5’ Live oak that is a pair of the oak allee.
Tree #16: Tree 16 is a 28” Live oak that appears healthy. There have been many limbs trimmed. This tree is part of the oak allee.

Tree #17: Tree 17 is a heavily pruned 24” live oak. What is left of the tree appears healthy, but it is not a well-balanced tree and may be subject to fall from weather events.
Tree #18: Tree 18 is a 42" healthy live oak with a well-balanced canopy and very minor trimming on the road. This is part of the oak allee.

Tree #19: Tree 19 is a 30" live oak that is healthy. It has been pruned and is part of the oak allee.
Tree #20: Tree 20 is a 31' healthy live oak that is part of the oak allee. It has been pruned along the road.

Tree #21: Tree 21 is a healthy 38' Live oak that is covered in poison ivy. It is part of the oak allee.
Tree #22: Tree 22 is a 36” Live oak that is just off of the oak allee. It appears healthy and has been pruned on the lower limbs.

Tree #23: Tree 23 is a 46” live oak that is in very poor condition. Over half of the crown has died and the tree itself is dying.
Tree #24: Tree 24 is a 26' live oak that is in very poor condition. Over half of the crown has died and the tree itself is dying. There is rot visible as well.

Tree #25: Tree 25 is a 46' live oak that is healthy. It is being shaded out by the adjacent trees overtopping it, resulting in the loss of some of the lower limbs.
Tree #26: Tree 26 is a 26" healthy water oak.

Tree #27: Tree 27 was a loblolly pine tree.

Tree #28: Tree 28 is a 24.5" willow oak.
**Tree # 29:** Tree 29 is a 36" multiple stemmed dying live oak. Two of the three stems are dead. This tree should be removed.

**Tree # 30:** Tree 30 is a loblolly pine tree.

**Tree # 31:** Tree 31 is an approximately 44" healthy live oak. Due to overtopping by the adjacent forest, some of the lower limbs have self-pruned and died but otherwise the tree is healthy.
Tree # 33: Tree 33 is a loblolly pine tree.

Tree # 32: Tree 32 is a 36" healthy live oak. The tree has a heavy lean and could be subject to windthrow during a weather event.

Tree # 34: Tree 34 is a 36" water oak that at first glance appears healthy but with a closer look the tree appears to be hollow. The tree has a heavy lean and could be subject to windthrow during a weather event. This tree should be removed.
Tree 35: Tree 35 is a 25" healthy southern red oak. The tree is straight and has good crown coverage.

Tree 36: Tree 36 is a 26" dead live oak. The tree is dead and overtopped in vines. This tree should be removed.
Tree #37: Tree 37 is a 29" healthy live oak.

Tree #38: Tree 38 is a 50" healthy live oak. Due to overtopping and shading by the surrounding forest, some of the lower limbs have died. Otherwise tree is healthy.
Tree #39: Tree 39 is a 25" healthy live oak. Due to overlapping and shading by the surrounding forest, some of the lower limbs have died. Otherwise tree is healthy.

Tree #40: Tree 40 is a 35" dead multiple stemmed live oak. This tree should be removed.
Tree #41: Tree 41 is a 50" dying live oak. Over ¾ of the crown is dead and the tree is full of rot. This tree should be removed.

Tree #42: Tree 42 is a 24" distressed live oak. Due to overtopping and shading by the surrounding forest, some of the lower limbs have died. Fungus is covering much of the bole of the tree. This tree could be removed.
**Tree #43:** Tree 43 is a 25" dying live oak. Over ¾ of the crown is dead and the tree is full of rot. This tree should be removed.

**Tree #44:** Tree 44 is a loblolly pine tree.

**Tree #45:** Tree 45 is a 42" dying live oak. Half of the tree is dead and has been removed. The remaining tree is full of rot. This tree should be removed.
Tree #47: Tree 47 is a 26" dying live oak. Half of the tree is dead and has been removed. The remaining tree is full of rot. This tree should be removed.

Tree #46: Tree 46 is a 31" healthy live oak.
Tree # 48: Tree 45 is a 48" healthy live oak. Lower limbs have been self-pruned due to shading from adjacent forest.

Tree # 49: Tree 45 is a 57" multiple stemmed live oak that is in decline. Multiple of the stems are dead and rot is present in the tree. Lower limbs have been self-pruned due to shading from adjacent forest. This tree can be removed.
Tree 50: Tree 50 is a 36" healthy live oak.

Tree 51: Tree 51 is a 26" healthy water oak.
Tree # 52: Tree 52 is a 25” healthy water oak.

Tree # 53: Tree 53 is a 50” dead split trunk live oak. This tree should be removed.
Tree # 54: Tree 54 is a 26” healthy water oak. The upper bole has some hollow knots that will lead to rot in the greater tree.

Tree # 55: Tree 55 is a 34” healthy live oak.
Tree #56: Tree 56 is a 28" healthy water oak. Lower limbs have been self-pruned due to shading from adjacent forest.

Tree #57: Tree 57 is a 26" healthy water oak.
Tree 58: Tree 58 is a 26" dying water oak. The top of the tree is broken out and the tree is hollow. This tree should be removed.
Wetland consists of Loblolly Pine, Sweet gum, red maple, and water oaks. Herbaceous vegetation is all facultative wetland and obligate wetland species.
Request a one-year extension of two variances granted by the Board on June 5, 2019.

Request a variance from Section 54-327 to allow the removal of 46 grand trees.

Request a special exception from Section 54-330 to allow a reduced impervious construction setback near the bases of 13 grand trees.

Zoned GB
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Site Design (BZA-SD)

City of Charleston

Instructions - Submit this application, along with the required information and fee to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period will not further action on the application.

THE APPLICANT HEREBY REQUESTS:
- A Variance and/or Special Exception as explained on page 2 of this form.
- Tree Removal
- Landscape/Buffers
- Parking Surface
- Other
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an expired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: June 2, 2023
Property Address: 3212 Clements Ferry Road

Property Owner: CATO HOLDINGS, LLC
Daytime Phone: 704-519-4220

Applicant: Seamon Whiteside + Associates (Patterson Farmer)
Daytime Phone: 843-884-1667

Applicant’s Mailing Address: 501 Wando Park Blvd. Suite 200 Mt Pleasant, SC 29464
E-mail Address: pfarmer@seamonwhiteside.com

Relationship of applicant to owner (tenant representative, prospective buyer, etc.): Engineer

Zoning of property: GB

Information required with application: (check information submitted)
- No existing site plan or plot showing the variance(s) or special exceptions being requested (3 sets)
- Photographs of the site, grand trees to be removed, quality trees to be located by removing others, etc.
- For location to remove trees, evaluations/reports from certified arborists
- Check credit card or cash (make checks payable to the City of Charleston)
- N/A if NO - Is this property restricted by any recorded covenant or easement or terms or conditions of a prior variance?

Additional information:
- Optional but very helpful information:
- Letters of permission from neighbors or organizations directly affected by your request.

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) are in compliance with private neighborhood covenants, if any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: [Signature]
Date: May 25, 2023

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

- see attached -

Variance Test: The Board of Zoning Appeals–Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when such application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings...

For Special Exception requests, applicants should list the specific approvals being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
BOARD OF ZONING APPEALS SITE DESIGN
City of Charleston
Wednesday, August 4, 2021

ITEM B 1
2620 Clements Ferry Rd
(Cainhoy)
TMS# 271-00-01-035
ZONED GB

Subject Property
Order on Special Exception Request:
The Board of Zoning Appeals-Site Design held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

- **DENIED**: The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

- **APPROVED**: The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date issued: ____________

Chairman

Order on Variance Request:
The Board of Zoning Appeals-Site Design held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions:

- **DENIED**: The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

- **APPROVED**: The Board concludes that:
  1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  2. These conditions do not generally apply to other property in the vicinity;
  3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
  4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board, therefore, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: ____________

Chairman

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
BOARD OF ZONING APPEALS - SITE DESIGN
City of Charleston
Wednesday, June 5, 2019

ITEM A 2

CLEMENTS FERRY ROAD

(CAINHOY)

TMS# 2710001035

ZONED GB
Staff recommendations and conditions:

Approval:

1. Must plant 791 caliper inches of native canopy trees on the project site; landscape plan to be approved by both DRB (sites only) and TRC; quantity versus up-sizing trees).

2. Must use 4’ chain-link fence as tree protection barricades (with non-trench silt fence detail).

3. Must maintain additional non-grand trees in the larger tree save areas (w/ selective removals based on the condition of the trees).

4. Must have a Certified Arborist treat and prune all protected and grand trees to be preserved.

5. No tree wells will be supported at the TRC level as the grading drainage plan is further developed.
Agenda Item #B-2

2310 HENRY TECKLENBURG DRIVE
(West Ashley)

TMS # 309-00-00-262

Request a variance from Section 54-327 to allow the removal of seven grand trees.
Request a special exception from Section 54-327 to allow the removal of one grand tree.

Zoned PUD
Instructions - Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five [5] business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
1. A Variance and/or Special Exception as explained on page 2 of this form.
2. Tree Removal
3. Landscaping/buffers
4. Parking surface
5. Other
6. Reconsideration of a decision of the Board or action of a zoning official [attach Appeal form].
7. Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 2021

Property Address: 2310 Henry Tecklenburg
TMS #: 309-00-0029

Property Owner: Demetris SC
Daytime Phone: 843-217-4837

Applicant: Forestberg Engineering & Surveying, Inc.
Daytime Phone: 843-571-2622

Applicant’s Mailing Address: PO BOX 10795, CHARLESTON, SC 29417
E-Mail Address: fernie@forestberg-engineering.com

Relationship of applicant to owner: [same, representative, prospective buyer, other] Representative

Zoning of property: PUD-LU

Information required with application: [check information submitted]
1. Site plan or plot showing the variance(s) or special exception(s) being requested [3 sets]
2. Photographs of the site, grand areas to be removed, quality trees to be saved by removing others, etc.
3. For requests to remove trees, evaluations/reports from certified or qualified arborists
4. Check, credit cards or cash (mail checks payable to the City of Charleston)
5. YES or NO - is this Property resterned by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29.1145 of the South Carolina Code of Laws

Optional but very helpful information:
6. Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants. If there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted in accordance with the notice before the hearing at the Board and inspected.

Applicant: [Signature]
Date: [Date]

For office use only
Date application received
Time application received

Department of Planning, Preservation & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

BZA-SD Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met [add as an attachment if necessary]:

APPLICANT REQUESTS VARIANCE TO SECTION 54-3270 (REMOVAL OF GRAND TREES)

PLEASE SEE ATTACHED SITE PLAN AND ARBORIST REPORT FOR ADDITIONAL DETAILS OF VARIANCE REQUEST.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when since application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section 6-29.100)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-829, Sec. 54-511(10), or Sec. 54-513 [add as an attachment if necessary]:

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has elapsed.
BOARD OF ZONING APPEALS SITE DESIGN
City of Charleston
Wednesday, August 4, 2021

ITEM B 2
2310 Henry Tecklenburg DR
(West Ashley)
TMS# 309-00-00-262
ZONED PUD
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<th>DBH (inches)</th>
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<th>Grade</th>
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<td>spruce pine</td>
<td>D</td>
<td>Crook</td>
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Overall Site Plan
East side of the Site Plan
Agenda Item #B-3

CENTRAL PARK ROAD
(James Island)

TMS # 340-03-00-007

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

Zoned SR-1
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Site Design (BZA-SD)

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
- ☒ Tree Removal
- ☒ Landscaping/buffers
- ☒ Parking surface
- ☐ Other ________
- ☒ Reconsideration of a decision of the Board or action of a zoning official (attach appeal form).
- ☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: August 4, 2021

Property Address: Central Park Road, James Island, SC 29412
TMS #: 340-03-00-007

Property Owner: Central Park Road, LLC
Daytime Phone: 843-573-9835

Applicant: Lasemann & Associates, LLC
Daytime Phone: 843-724-5155

Applicant’s Mailing Address: 418 King Street, Suite 301, Charleston, South Carolina 29403

Email Address: ekt@elawsc.com; nmt@elawsc.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney

Zoning of property: SR-1 (Cluster)

Information required with application:
- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- Photographs of the site; grand trees to be removed, quality trees to be saved by removing others, etc.
- ☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
- ☒ Check, credit card or cash (make checks payable to the City of Charleston)
- ☐ YES or ☐ NO – Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed and use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: ____________________________

Date: July 2, 2021

BZA-SD Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

N/A

Variances Test: The Board of Zoning Appeals - Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacently property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws Section 6-29-809]

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary).

See Attachment

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

6/15
Request for Special Exception

Central Park Road, LLC requests approval of a special exception to remove a single “C” grade Persimmon tree located within the Central Park Cluster Development. Under City Ordinance Section 54-331, Persimmon trees (Diospyros virginiana) are designated as “Category III” trees, such that the special exception standard, rather than the variance “hardship” test, is applicable.

Following four years of design, re-design, and administrative review, the Central Park Cluster Development has been approved by the City of Charleston (the “City”), the County of Charleston, SC DHEC’s Bureau of Water, and SC DHEC’s Office of Coastal Resource Management. The approved project involves 38 units which will, in accordance with the goals of the applicable cluster overlay zoning, maximize the open space on the site. As a result of the City’s determination that the subject property is within a “Special Protection Area,” the project underwent significant redesign to provide additional stormwater storage capacity and meets the strictest design standards that can be applied to a residential project under the City’s Stormwater Design Standards Manual.

The subject property is approximately 10.35 acres in size. It is moderately wooded with trees that are generally of fair to poor character and includes many less desirable species. The project site appears to have been previously impacted due to the abundance of both privet and English Ivy. There were fifty (50) Grand Trees on the site at the time of the survey, including one that has died since the tree survey was completed. At the time of the survey, the consulting arborist did not find a single tree that could be graded as an “A.” Only eleven were graded as “B,” seventeen were graded as “C,” eighteen were graded as “D” and the remaining four (including the dead tree) were graded as “F.” As noted above, the Persimmon that is the subject of this application is graded as “C.”

At the time, the tree surveyor did not consider the subject Persimmon to be a grand tree and therefore did not mark it as protected or grand. Based on the configuration and features, it was considered multiple non-protected trees, rather than a single Grand Tree. As a result, it was not included in the prior submissions to BZA-SD related to this project.

The Persimmon is located directly in the pathway of “Highcroft Avenue,” which is the entry boulevard for the Central Park Road Cluster Development. The entry boulevard is designed in accordance with City standards, with a right of way that is 35.5 feet. The project site has an elongated, linear configuration, particularly in the entrance area where the subject tree is located. As a result, the project site had limitations in the way that lots could be laid out as allowed under the current zoning.

Additional limitations exist due to the City’s designation of the site as a Special Protection Area. Also, since the cluster overlay requires a high percentage of open space and a clustering of lots there are further restrictions placed on flexibility. However, from a stormwater and development standpoint, the cluster overlay was the most environmentally responsible approach, allowing the designers to save over 50% of the site as open space.

The guiding factors in the design have been: (1) adapting to meet and exceed the heightened stormwater standards that were applied to the project; (2) maximizing the most desirable open space, including a sizeable wetland area; and (3) meeting the objectives of the cluster overlay zoning, and (4) preserving the best trees on the site.

The owner/applicant seeks approval to remove one (1) Grand Tree which is Category III, Grade “C” tree. On this basis, the tree is a less-desirable species and of lesser grade, according to the consulting arborist and the City’s ordinances. As noted above, it is necessary to remove the tree for project infrastructure. It is located along the Southwestern property line, adjacent to a concrete driveway on a neighboring property, and is in the direct path of an approved road plan.

For these reasons, a special exception is warranted under City Ordinance Section 54-329, as the tree is “located within a proposed building footprint, street, road, driveway, drainage way, or parking area.” As explained above, there is no other reasonable design or economically reasonable alternative exists to save the tree, which itself is less desirable than the other Grand Trees that the project has been designed to protect. The current project is the end result of an exhaustive design and administrative review process that began more than four (4) years ago and has been approved by all applicable state and local agencies.
ITEM B 3
Central Park Rd
(James Island)
TMS# 340-03-00-007
ZONED SR-1
Dear Mr. Harvey,

As requested, this is my evaluation of the tree we spoke about at the Central Park Cluster Development. This project is located off of Central Park Road on James Island. This property is in the City of Charleston.

The tree in question is an 8,9,11," Penstemon tree located along the Southwestern property line adjacent to the concrete driveway. This tree is located within the proposed roadway for this development. The multiple stems are a result of stump sprouting, therefore the tree as a whole has poor form. This tree is a C grade tree in fair condition.

Trees inherently pose hazards and I cannot guarantee the structural integrity of any tree. No tree removal should be performed without permission from the City of Charleston. Please give me a call with any questions at (843) 296-1581.

Sincerely,

Donald E. Skinner, Jr.

Donald E. Skinner, Jr.
Certified Arborist 503-5166A
SC Registered Forester #1707
Agenda Item #B-4

70 LINE STREET
(Cannonborough/Elliottborough)

TMS # 460-04-04-021, 022, 090-092, 100 & 102

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

Zoned GB-A

WITHDRAWN