

MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, PAULA MURPHY, ANDREW HARGETT,  
NELL POSTELL  
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, BETHANY WHITAKER

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

AUGUST 7, 2019

5:00 P.M.

2 GEORGE STREET

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**A. Deferred applications from previously advertised BZA-SD agendas.**

1. 145 Nobels Point St (Daniel Is)(TMS#2721001086) APP. NO. 198-07-A1

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

Owner: Daniel Island Development/Applicant: Clarke Design Group

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 5 AGAINST 0

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2. Cross Creek Dr (James Is)(TMS#4240000040) APP. NO. 198-07-A2

Request a variance from Sec 54-347 to allow a 12 foot landscape buffer.  
Request a variance 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.

Request a variance from Sec 54-330 to allow the reduction in the impervious construction setback near the base of one grand tree.

Zoned GB

Owner: Cross Creek Shopping Center Two, LLC/Applicant: SeamonWhiteside+Assoc.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with staff recommended conditions except that replacement inches shall be increased to 325 caliper inches and 13 parking spaces shall be replaced with additional park space to mirror proposed park space to the west.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 3 AGAINST 2

\*J.Adrian  
\*A.Barton

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3. N Market St (Peninsula)(TMS#4580503005 & 017) APP. NO. 198-07-A3

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

Zoned GB-A

Owner: SCN Charleston Market Investors, LLC/Applicant: Thomas & Hutton Eng. Co.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with staff recommended conditions except that a minimum 15 caliper inches of total mitigation inches of replacement trees will be planted on-site subject to approval by T.R.C. and B.A.R.

MADE BY: A.Hargett SECOND: P.Murphy VOTE: FOR 4 AGAINST 1

\*A.Barton

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4. 838 Morrison Dr (Peninsula)(TMS#4590700010) APP. NO. 198-07-A4

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

Zoned UP

Owner: ODP Morrison, LLC/Applicant: SeamonWhiteside+Assoc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommended conditions and with developers' arborist treating existing street trees adjacent to site with the approval of the City Parks Department.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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5. 850 Morrison Dr (Peninsula)(TMS#4590200001) APP. NO. 198-07-A5

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.

Zoned UP

Owner: ODP Morrison, LLC/Applicant: SeamonWhiteside+Assoc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommended conditions and must work with staff to save additional trees along critical line edge.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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6. 719 N Shore Dr (James Is)(TMS#4260700159) APP. NO. 198-07-A6

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

Zoned SR-1

Owner: Buxton Walker Pearce Maybank Trust/Applicant: Copegrand, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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**B. New applications.**

1. 30 Race St (Westside)(TMS#4600401061) APP. NO. 198-07-B1

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

Zoned DR-2F

Owner: Greek Orthodox Church of the Holy Trinity/Applicant: Forsberg Engineering & Surveying, Inc

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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2. 1063 Morrison Dr/442 Hanover St (Peninsula) APP. NO. 198-07-B2  
(TMS#4610903004 & 006)

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

Zoned UP

Owner: Pearce Development/Applicant: Forsberg Engineering & Surveying, Inc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: P.Murphy SECOND: A.Hargett VOTE: FOR 4 AGAINST 0  
\*A.Barton abstained

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3. 1229 Clements Ferry Rd (Cainhoy) APP. NO. 198-07-B3  
(TMS# 2630002003 & 2631502023)

Request a one-year extension of the following variances granted by the Board on 8/3/2017;

Request a variance 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 17 grand trees.

Zoned SR-1

Owner: Oak Bluff Development, LLC/Applicant: SeamonWhiteside + Assoc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of extension to August 3, 2020.

MADE BY: A.Hargett SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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4. Maybank Hwy (Johns Island)(TMS#3460000076 & 796) APP. NO. 198-07-B4

Request a variance from Sec 54-327 to allow the removal of 15 grand trees.

Request a special exception from Sec 54-327 to allow the removal 12 grand trees.

Request a variance from Sec 54-330 to allow the reduction in the impervious construction setback near the bases of 32 grand trees.

Zoned PUD

Owner: 1776 LLC/Applicant: SeamonWhiteside + Assoc

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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5. 3045 & 3037 Maybank Hwy (Johns Island)(3130000073, APP. NO. 198-07-B5  
075 & 3130000332)

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

Request a variance from Sec 54-330 to allow the reduction in the impervious  
construction setback near the bases of 4 grand trees.

Zoned GO, BP

Owner: Susan E Morris & EYC Companies, LLC/Applicant: Front Street Design & Consulting, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommended conditions and condition to root prune  
trees 25, 32, 33 and 48 if staff determines it to be necessary.

MADE BY: A.Barton SECOND: A.Hargett VOTE: FOR 5 AGAINST 0

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6. Main Rd (Johns Island)(TMS# 2530000199, 285, & 334) APP. NO. 198-07-B6

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

Zoned SR-1

Owner: Grace Plantation Development, LLC/Applicant: Locklair Consulting, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommended conditions and grand trees on Lot 6  
and Lot 74 will not be approved for removal.

MADE BY: A.Barton SECOND: P.Murphy VOTE: FOR 5 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative  
formats, ASL (American Sign Language) Interpretation or other accommodation please  
contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-  
sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.