



MEMBERS PRESENT: JOEL ADRIAN, JEFF WEBB, KELVIN HUGER, PAULA MURPHY,  
 JENNIFER DECIANTIS, RUTHIE RAVENEL  
 STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

SEPTEMBER 1, 2021

5:00 P.M.

“virtually via Zoom Webinar”

**A. Review of Minutes and Deferred applications from APP. NO. 2109-01-A1  
 previously advertised BZA-SD agendas. For information,  
 call 843-724-3765.**

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: P.Murphy SECOND: K.Huger VOTE: FOR 5 AGAINST 0

\*J.DeCiantis recused

**2. 75 CHADWICK DRIVE(South Windemere) APP. NO. 2109-01-A2  
 (TMS#421-09-00-019)**

Request a variance from Sec 54-327 to allow the removal of one grand tree.  
 Owner: Thomas & Courtney Wagoner  
 Applicant: Elizabeth Pope  
 Zoned SR-1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:  
 Approval:

1. The Bradford pear is determined to be hazardous tree due to the branching configuration and attachment as well as being classified as an invasive species – staff level approval to remove the tree.
2. If approved, must plant 25 caliper inches of native canopy trees on the lot in the form of 2 ½” caliper trees and make a contribution to the City’s Street Tree Program.
3. Provide a landscape plan for staff review and approval.

MADE BY: R.Ravenel SECOND: K.Huger VOTE: FOR 6 AGAINST 0

**B. New applications.**

**1. 20 EHRHARDT STREET(Medical District) APP. NO. 2109-01-B1  
 (TMS#460-15-01-017, 023-027)**

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 grand trees.  
 Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
 Owner: The Medical University of SC  
 Applicant: Waldron Engineering & Construction, Inc  
 Zoned LB

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations and conditions;  
Approval:  
1. Must plant 70.75 caliper inches of native canopy trees on the MUSC campus arboretum.  
2. Must provide a landscape plan as to the locations the mitigation trees will be planted on the campus.

MADE BY: J.Webb SECOND: P.Murphy VOTE: FOR 6 AGAINST 0

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**2. F STREET(Westside)(TMS#460-04-04-118) APP. NO. 2109-01-B2**

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 grand trees.  
Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
Owner: City of Charleston  
Applicant: Forsberg Engineering & Surveying, Inc  
Zoned MU-1/WH

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations and conditions;  
Approval:  
1. Must plant 80.25 caliper inches of native canopy trees on the project site.  
2. Must provide a landscape plan for staff review and approval; residual inches may be in the form of a monetary contribution to the City's Street Tree Program.

MADE BY: P.Murphy SECOND: K.Huger VOTE: FOR 6 AGAINST 0

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**3. MAYBANK HIGHWAY(Johns Island) APP. NO. 2109-01-B3**  
**(TMS#279-00-00-055-057)**

Request a variance from Sec 54-327 to allow the removal of three grand trees.  
Request a special exception from Sec 54-327 to allow the removal of 14 grand trees.  
Request a variance from Sec 54-327 to allow a reduced landscape buffer.  
Owner: Middleburg Communities, LLC  
Applicant: Dangerfield Engineering & Surveying, LLC  
Zoned DR-6

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations and conditions;  
Approval:  
1. Must plant 278.75 caliper inches of native canopy trees on the project site.  
2. Must preserve tree #91.  
3. Must use 4' chain-link fence as tree protection barricades (TPB).  
4. The TPB is to be installed around large tree save areas and all tree preservation work in the save areas is to be done by hand; the removal of exotic species is encouraged.  
5. Must have a Certified Arborist prune and treat all of the grand and non-grand trees to be preserved on the highground portion of the development site.  
6. Must provide a native plant 'backyard' landscape for the edge along the common northern boundary in lieu of the full landscape buffer width.  
7. Must provide a future connectivity location to the adjacent parcel(s); to be determined via continued conversations with the Planning Division.

**BOARD OF ZONING APPEALS—SITE DESIGN/SEPTEMBER 1, 2021  
PAGE 3**

MADE BY: R.Ravenel SECOND: J.DeCiantis VOTE: FOR 5 AGAINST 1  
\*K.Huger

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In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 three business days prior to the meeting.