



CITY OF CHARLESTON

BOARD OF ZONING APPEALS - SITE DESIGN

MEETING RESULTS

SEPTEMBER 7, 2022

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Ruthie Ravenel, Jennifer DeCiantis

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

A. REVIEW OF MINUTES AND DEFERRED APPLICATIONS FROM PREVIOUSLY ADVERTISED BZA-SD AGENDAS

1. APPROVAL OF MINUTES FROM AUGUST 3, 2022 MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Ruthie Ravenel SECOND: Jeff Webb

VOTE: FOR 3 AGAINST 0
(Note: Amanda Barton abstained)

NOTES:

2. 2815 CLEMENTS FERRY ROAD

Cainhoy | TMS # 271-00-02-169 | Zoned: GP

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

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval of staff recommended conditions and amendment to allow removal of 26" grand tree (Relocation tree)

MADE BY: Ruthie Ravenel SECOND: Jennifer DeCiantis

VOTE: FOR 5 AGAINST 0

NOTES: (Item #2: 2815 Clements Ferry Road)

1. Must plant 215 caliper inches of native canopy trees on the project site; residual inches in the form of a contribution to the City's Street Tree Program and in addition must plant 2 – 12" to 14" DBH Live oak trees (must total 26") transplanted from the SC farm, and a 2 year warranty on the transplanted trees from date planted.
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 plan construction so that there is NO impact to the required 50-foot landscape buffer and it is to be left undisturbed.

B. NEW APPLICATIONS

1. 1990 DANIEL ISLAND DRIVE – DEFERRED

Daniel Island | TMS # 275-00-00-086 | Zoned: DI-GO

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

Owner: Blaze Capital LLC

Applicant: SeamonWhiteside

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR _____ AGAINST _____

NOTES: **Deferred**

2. 1243 SAVANNAH HIGHWAY

Parkwood/Farmfield | TMS # 349-07-02-218-220 & 228 | Zoned: GB

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

Request a variance from Sec 54-347 to allow the reduction of the landscape buffer adjacent to Savannah Hwy.

Request a variance from Sec 54-347 to allow the reduction of the landscape buffer adjacent to SR-1 zoned parcels.

Request a variance from Sec 54-343.1 to allow a reduced number of parking lot islands.

Owner: Grambling Brothers

Applicant: Earthsource Engineering

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES:

1. Must plant 15 caliper inches (3 protected trees removed as shown) of native canopy trees on the project site; must preserve the So. Magnolia in an island as per sketch.
2. Must maintain the existing trees in the Sav. Hwy. buffer and supplement with shrubs and understory trees to meet minimum requirements.
3. Must install a 6' wood fence painted black along the common property line with the SR-1 parcels as the sketch.
4. Must plant the bio-swale with canopy trees as per the stormwater management and landscape architects plan and approval.
5. Must supplement the entire length of the rear buffer with native plants.
6. Must provide canopy trees on the end of the parking spaces and provide triangular cut outs for palms trees to be planted as per sketch or landscape architects' spacing (minimum of 4).

3. 2300 HENRY TECKLENBURG BOULEVARD

W. Ashley | TMS # 309-00-00-262 & 483 | Zoned: PUD

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

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

Owner: Dominion SC

Applicant: Forsberg Engineering & Surveying, Inc

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff

MADE BY: Ruthie Ravenel SECOND: Jeff Webb VOTE: FOR 5 AGAINST 0

NOTES:

4/28/21 DCI:

1. Must plant 33 caliper inches of native canopy trees on the project site.
2. Must have a Certified Arborist prune and treat the grand trees to be preserved and the protected trees within 25-feet of any construction activity.
3. Must use 4' chain-link fence as tree protection barricades.
4. Must provide a tree preservation plan for the Southern magnolia trees on the site to be preserved.

8/4/21 Dominion:

1. Must plant 151 caliper inches of native canopy trees on the project site; landscape plan to be approved by both DRB (sites only) and TRC,
2. Must use 4' chain-link fence as tree protection barricades,
3. Must maintain as many non-grand trees as possible in the narrow strip adjacent to the CWS access easement and project elements,

4. Must have a Certified Arborist treat and prune all protected and grand trees to be preserved on the site.
5. The site plan is to be further developed to satisfy the other requirements of the PUD.
6. Provide a landscape plan to be approved by both DRB and TRC.

4. 1888 CLEMENTS FERRY ROAD

Cainhoy | TMS#268-00-00-092 | Zoned: LI

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 one grand tree.

Owner: Lang Tarrant

Applicant: Lang Tarrant

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Ruthie Ravenel

VOTE: FOR 5 AGAINST 0

NOTES:

1. Must plant 67 caliper inches of native canopy trees on the project site in the form of;
 - a.) 10 – 3” (30”) Live oaks
 - b.) Make a contribution to the City’s Street Tree Program in the form of 15 trees (37/2.5) x \$295.00 = \$4,425.00.
2. Must submit a landscape plan for staff review and approval.
3. Must use 4’ chain link fence to protected any protected tree within 25’ of construction.

5. 2923 ZACHARY GEORGE LANE

Johns Island | TMS # 282-00-00-268 | Zoned: SR-1

Request a variance from Sec 54-347.1 to allow a reduction in the OCRM Critical Line Buffer and building setback.

Owner: KT Properties LLC

Applicant: KT Properties LLC

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff

MADE BY: Jennifer DeCiantis SECOND: Jeff Webb

VOTE: FOR 5 AGAINST 0

NOTES:

Must submit a landscape plan for staff review and approval that demonstrates the full 25' OCRM Critical Buffer adjacent to the 'canal' is planted with native plants and maintained in a natural condition.

6. 20 JOHNSON ROAD

Crescent | TMS # 421-10-00-044 | Zoned: SR-8

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

Owner: William Stovall Living Trust

Applicant: William Stovall

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION: Deferral

MADE BY: Ruthie Ravenel SECOND: Jennifer DeCiantis VOTE: FOR 5 AGAINST 0

NOTES:
