



MEMBERS PRESENT: KELVIN HUGER, JENNIFER DECANTIS, JEFF WEBB,
RUTHIE RAVENEL
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ

AGENDA

BOARD OF ZONING APPEALS – SITE DESIGN

OCTOBER 6, 2021

5:00 P.M.

“virtually via Zoom Webinar”

A. Review of Minutes and Deferred applications from previously advertised BZA-SD agendas. For information, call 843-724-3765.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: No minutes provided for approval.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

**1. BEES FERRY ROAD & SANDERS ROAD (W Ashley) APP. NO. 2110-06-A1
(TMS#286-00-00-001)**

Request a variance from Sec 54-327 to allow the removal of 13 grand trees.
Request a special exception from Sec 54-327 to allow the removal of three grand trees.
Owner: Bear Island, LLC 2
Applicant: Thomas & Hutton
Zoned LB & DR-1F

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:

1. Must plant 238.5 caliper inches of native canopy trees on the project site.
2. Must have a Certified Arborist prune and treat the grand and the non-grand trees within 25-feet of any construction.
3. Must use 4' chain-link fence as tree protection barricades.
4. Must preserve tree #2, 3, 7 and 17 in the pond as per exhibit shown.
5. No improvements within the TPZ of the 61” Live oak in ‘central open space’.
6. Must provide large tree save areas in the areas shown in red on the exhibit that must be preserved during bulk clearing operations; a ‘phase 2’ TPB plan will be developed as the open space improvements are further developed through the DRB and TRC process with the goal of maintaining protected trees and canopy cover and limit construction activity in the areas.

MADE BY: R.Ravenel SECOND: J.DeCantis VOTE: FOR 4 AGAINST 0

B. New applications.

**1. 695 CITADEL HAVEN DRIVE (W Ashley) APP. NO. 2110-06-B1
(TMS#310-03-00-075 & 310-08-00-030)**

Request a variance from Sec 54-327 to allow the removal of one grand tree.
Owner: 70 NC Real Estate, LLC & Anderson West Ashley Office, LLC
Applicant: Hoyt+Berenyi, LLC
Zoned GB-A

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

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MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 18 caliper inches of recommended native canopy trees on the project site.
2. Must have a Certified Arborist treat and prune the grand and protected trees to be preserved that are within 25 feet of the proposed improvements.
3. Must use 4' chain-link fence as tree protected barricades.

MADE BY: J.Webb SECOND: R.Ravenel VOTE: FOR 4 AGAINST 0

**2. 1521 SAVANNAH HIGHWAY (W ASHLEY) APP. NO. 2110-06-B2
(TMS#349-01-00-016)**

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

Owner: VCKHS Magnolia, LLC
Applicant: Earthsource Engineering
Zoned GB-A

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 40 caliper inches of recommended canopy trees on the project site.
2. Must provide a landscape plan for both DRB and TRC review and approved.

MADE BY: R.Ravenel SECOND: J.Webb VOTE: FOR 4 AGAINST 0

**3. 1560 MEETING STREET(Silver Hill/Magnolia) APP. NO. 2110-06-B3
(TMS#4641000061, 006, 120, 121, 123, 124)**

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

Owner: Cooper River Corp., LLC
Applicant: Synchronicity, LLC
Zoned UP

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Staff recommendations & conditions:
Approval:
1. Must plant 26 caliper inches of recommended canopy trees on the project site.
2. Must provide a landscape plan for both DRB and TRC review and approval.

MADE BY: R.Ravenel SECOND: J.DeCantis VOTE: FOR 4 AGAINST 0

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.