



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

NOVEMBER 1, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Paula Summers, Kelvin M. Huger,
Ruthie Ravenel

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Alison Craig

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-SD Agendas

1. Review of Minutes from the October 4, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Amanda Barton SECOND: Paula Summers VOTE: FOR: 4 AGAINST: 0
(Ruthie Ravenel abstained)

B. New Applications

1. 216 Spring Street

Westside | TMS # 460-11-01-017 | Zoned: MU-2/WH & DR-2F

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

Owner: MCZ Spring Street Acquisitions, LLC

Applicant: JJR Development, LLC

DECISION: DEFERRED

MOTION: Deferral

MADE BY: Amanda Barton SECOND: Ruthie Ravenel VOTE: FOR: 4 AGAINST: 1
(Kelvin Huger against)

2. 1910 Herbert Street

Four Mile Hibernian | TMS # 464-02-00-051 | Zoned: HI

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

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

Owner: City of Charleston
Applicant: ADC Engineering, Inc.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Kelvin M. Huger VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff Recommendations & Conditions: Approval

1. Must plant 45 caliper inches of native canopy trees on the lot.
 2. Must use 4' chain-link fence for tree protection barricades necessary on site.
 3. Must eradicate the invasive species, Tallow, Jap. privet, on the perimeter of the site.
 4. Provide a landscape plan for staff review and approval.
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3. 1995 Daniel Island Drive

Daniel Island | TMS # 275-00-00-080, 311 & 312 | Zoned: DI-GO

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

Owner: JT Industries, LLC
Applicant: SeamonWhiteside

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Ruthie Ravenel SECOND: Amanda Barton VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff Recommendations & Conditions: Approval

1. Must plant 62 caliper inches of native canopy trees on the lot.
 2. Plant trees in the visual buffer to enhance the density, to include the vegetative strip with appropriate species, cedars, palms, etc.
 3. Must use 4' chain-link fence for tree protection barricades.
 4. Provide a landscape plan for both DRB and TRC staff to review and approve.
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4. 813 Dupont Road & 804 Orleans Road

West Ashley | TMS # 351-13-00-047 & 067 | Zoned: GB

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

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

Request a variance from Sec 54-330 to allow a reduced impervious setback near the bases of ten grand trees.

Owner: Pala Holdings LLC

Applicant: Kellum Engineering

DECISION: DEFERRED BY APPLICANT
