



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

January 7, 2026

5:00 PM

DEPARTMENT OF PLANNING & PRESERVATION

www.charleston-sc.gov/bza-sd

This meeting is being broadcast on YouTube and recorded



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian

George Schneidmuller

Paula Summers

Diandre Sunner

Ruthie Ravenel

Kelvin Huger

Jeff Webb

Your City of Charleston Staff are:

Eric Schultz, Principal Planner/Board Administrator

Matt Slagel, Senior Planner

Elianna Toppercer, Planner

DEPARTMENT OF PLANNING & PRESERVATION

www.charleston-sc.gov/bza-sd

This meeting is being broadcast on YouTube and recorded.

Meeting Protocol

Order on Each Application:

- Chair announces each application.
- Staff presents application and City's recommendation. Staff will control slide presentation.
- If recommendation is favorable and no one objects to the application, the Board may approve it.
- For all applications, the Board reserves the right to ask questions of the staff, applicant, or others in attendance prior to rendering a decision.
- If there is an objection, applicant and anyone else in favor will be allowed to speak on the application. Each speaker must be sworn in before speaking. Each speaker should state their name and address for the record.
- Next, opponents, after being sworn in, can speak followed by a short rebuttal from the applicant.
- The Chair then closes the public hearing on the application and opens discussion for Board Members.
- The Board may vote to approve, approve with conditions, deny, or defer the application.

Board of Zoning Appeals-Site Design

The Board of Zoning Appeals-Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact-finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Agenda Item #A-1

APPROVAL OF THE AUGUST 6, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

AUGUST 6, 2025

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Kelvin M. Huger (chair), George Schneidmuller, Ruthie Ravenel, Jeff Webb

STAFF MEMBERS PRESENT: Eric Schultz, Elianna Toppercer, Matt Slagel

START: 5:00 p.m. END: 5:15 p.m.

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

1. Review of Minutes from the May 7, 2025 Meeting

DECISION: DEFERRED

NOTES: No quorum for item.

2. Review of Minutes from the July 2, 2025 Meeting

DECISION: DEFERRED

NOTES: No quorum for item.

B. New Applications

1. 551 Shem Butler Court

Schieveling Plantation | TMS #358-14-00-048 | Zoned: PUD | Council District 10
Request a variance from Sec 54-327 to allow the removal of one grand tree.

Owner: Dan B & Pamela H Horton
Applicant: Titan PMC, LLC

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with staff conditions

MADE BY: Ruthie Ravenel SECOND: Jeff Webb

VOTE: FOR: 4 AGAINST: 0

Board of Zoning Appeals – Site Design
Meeting Results | August 6, 2025

Page 2

CONDITIONS:

1. Must plant 29 caliper inches of native canopy trees on the site in the form of two (2) - 2 1/2" caliper trees on the lot.
2. Must make a monetary contribution to the city's street tree program in the form of 2 trees in the amount of \$590.00.
3. Must provide a landscape plan for SF house review and approval.

Continued on Page 2

Agenda Item #A-2

APPROVAL OF THE NOVEMBER 5, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

NOVEMBER 5, 2025 5:00 P.M. 2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Jeff Webb, Diandre Sunner,
Kelvin M. Huger

STAFF MEMBERS PRESENT: Eric Schultz, Matt Slagel

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

1. Review of Minutes from the August 6, 2025 Meeting

DECISION: DEFERRED

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR: ____ AGAINST: ____

2. Review of Minutes from the October 1, 2025 Meeting

DECISION: APPROVED

MOTION: Approval of minutes.

MADE BY: Jeff Webb SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

NOTES: Amanda Barton abstained.

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

Page 2

3. 106 Coming St. & 99 St. Philip St.

Radcliffeborough | TMS #460-16-03-001 & 017 | Zoned: PUD | Council District 6

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

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.

Owner: College of Charleston

Applicant: ADC Engineering

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with conditions

MADE BY: Diandre Sunner SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

NOTES: Jeff Webb was recused for this item.

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must plant 61 caliper inches of native canopy trees on the project site; any residual inches that cannot be satisfied on-site can be in the form of a contribution to the city's Street Tree Program.

2. Provide landscape plan for staff review and approval.

3. Trees to be cut to stump ONLY (flush with ground); no land disturbance until the project is permitted for land disturbance.

4. Southwick Drive

Johns Island | TMS #279-00-00-018 | Zoned: DR-6 & C | Council District 3

Request a variance from Sec 54-327 to allow the removal of 18 grand trees.

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

Owner: HCAP JI 2024, LLC

Applicant: HCAP JI 2024, LLC

1st Motion:

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions of the request for a special exception from Sec 54-327 to allow the removal of 12 grand trees and a modification to condition #1 with applicant's exhibit dated 11/5/2025.

MADE BY: Jeff Webb SECOND: Amanda Barton

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

Agenda Item #A-2 (continued)

APPROVAL OF THE NOVEMBER 5, 2025 BOARD MEETING MINUTES

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

Page 3

1. Must preserve tree # 30406 (Hickory) & 32452 (Water oak) at the pond perimeter; (revised on application exhibits).
2. Must plant 599.5 caliper inches of native canopy trees on the project in the form of 240 – 2 ½" trees.
3. Must use 4' chain-link fence as tree protection barricades.
4. If non-grand trees at the perimeter of the site adjacent to Southwick Drive cannot be preserved due to grading then a robust reforestation plan utilizing the mitigation trees must be provided, reviewed and approved by staff.
5. A tree mitigation plan must be submitted and reviewed and approval by TRC.
6. Must place a public access easement on the private drives as shown on the applicant's exhibit and to be recorded prior to the CCC being issued for the last 'pod' of units.

2nd Motion:

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions of the request for a variance from Sec 54-327 to allow the removal of 17 grand trees. Tree #1 shown on the applicant's exhibit dated 11/5/2025 must be saved, as shown in added condition #7.

MADE BY: Diandre Sunner SECOND: Amanda Barton

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must preserve tree # 30406 (Hickory) & 32452 (Water oak) at the pond perimeter; (revised on application exhibits).
2. Must plant 599.5 caliper inches of native canopy trees on the project in the form of 240 – 2 ½" trees.
3. Must use 4' chain-link fence as tree protection barricades.
4. If non-grand trees at the perimeter of the site adjacent to Southwick Drive cannot be preserved due to grading then a robust reforestation plan utilizing the mitigation trees must be provided, reviewed and approved by staff.
5. A tree mitigation plan must be submitted and reviewed and approval by TRC.
6. Must place a public access easement on the private drives as shown on the applicant's exhibit and to be recorded prior to the CCC being issued for the last 'pod' of units.
7. Tree #1 shown on the applicant's exhibit dated 11/5/2025 must be saved.

Board of Zoning Appeals – Site Design
Meeting Results | November 5, 2025

Page 4

B. New Applications

1. 3097 South Shore Drive

Battery Haig | TMS #310-00-00-029 | Zoned: PUD | Council District 5

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

Owner: Edward Cook

Applicant: Atlantic Management LLC (Scott Stamps)

DEFERRED BY APPLICANT

2. 126 Romney Street

North Central | TMS #463-12-03-111 | Zoned: CT | Council District 4

Request a variance from Sec 54-347 to reduce the five-foot landscape area and wall required adjacent to incompatible zoning.

Request a special exception from Sec 54-511 to allow a non-hard parking surface.

Owner: Marquee Moon LLC

Applicant: Tyler A. Smyth

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff conditions and the addition of condition #4 to require an 8' fence with rail at bumper height and staff to review and approve.

MADE BY: Amanda Barton SECOND: Diandre Sunner

VOTE: FOR: 5 AGAINST: 0

CONDITIONS:

Staff recommendations & conditions: Approval.

1. Must plant the landscape plan as presented.
2. Must add one Everclear lacebark elm to the front parking lot island as shown on the city's exhibit and the sideline planting is to alternate elm – palm.
3. If the existing Hackberry is in decline the parking lot island is to be planted with a 'Cathedral or Highrise' Live oak.
4. Require an 8' fence with rail at bumper height and staff to review and approve.

Agenda Item #A-3

APPROVAL OF THE DECEMBER 3, 2025 BOARD MEETING MINUTES



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

DECEMBER 3, 2025 5:00 P.M. 2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, George Schneidmuller, Paula Summers, Kelvin M. Huger

STAFF MEMBERS PRESENT: Eric Schultz, Matt Slagel, Elianna Toppercer

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

1. Review of Minutes from the August 6, 2025 Meeting

DECISION: DEFERRED

A quorum of members was not present to vote on approving the minutes from the August 6, 2025 meeting.

2. Review of Minutes from the November 5, 2025 Meeting

DECISION: DEFERRED

A quorum of members was not present to vote on approving the minutes from the November 5, 2025 meeting.

3. 3097 South Shore Dr.

Battery Haig | TMS# 310-00-00-029 | Zoned: PUD | Council District 5

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

Owner: Edward Cook

Applicant: Atlantic Management LLC – Scott Stamps

DECISION: DENY

MOTION: Deny

MADE BY: Paula Summers SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Notes: Recommend a study of an alternative house plan/footprint and working with staff and an arborist to potentially allow a small encroachment into the TPZ if necessary.

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

Page 2

B. New Applications

1. 2925 Maybank Hwy.

Johns Island | TMS# 313-00-00-089, 091, 092, 198, 274, 275

Zoned: PUD | Council District 3

Request a variance from Sec 54-327 to allow the removal of 2 grand trees. Request a special exception from Sec 54-327 to allow the removal of 4 grand trees. ~~Request a variance from Sec 54-320 to allow a reduction in the impervious construction setback near the bases of 8 grand trees.~~

Owner: Jubilee Development Company, LLC

Applicant: Synchronicity – Todd Richardson, PLA

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: George Schneidmuller SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

Notes: The request for a variance from Sec. 54-330 to allow the reduction in the impervious construction setback near the bases of 8 grand trees was deferred by the applicant prior to the meeting.

CONDITIONS:

- 1) Must plant 108.75 caliper inches of native canopy trees on the project site; there shall be no monetary contribution option.
- 2) Must preserve the Live Oak cluster shown in the Food & Beverage area.
- 3) Must provide 4' chain-link fence as tree protection barricades.
- 4) Must provide a tree preservation plan (TPP) for the grand trees to be preserved on the project site.
- 5) Must provide a tree mitigation plan for staff review and approval.

Agenda Item #A-3 (continued)

APPROVAL OF THE DECEMBER 3, 2025 BOARD MEETING MINUTES

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

Page 3

2. 103, 105 & 107 Cannon St., 209 Rutledge Ave.

Cannonborough/Elliottborough | TMS# 460-15-02-003, 004, 005, 006 & 163

Zoned: PUD | Council District 6

Request a variance from Sec 54-327 to allow the removal of 1 grand tree. Request a special exception from Sec 54-327 to allow the removal of 2 grand trees.

Owner: Urban Pioneers of Charleston LLC; 107 Cannon Street LLC

Applicant: Synchronicity – Todd Richardson, PLA

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Paula Summers SECOND: Kelvin M. Huger

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 61.5 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must provide a tree mitigation plan for staff review and approval.
- 3) Must demonstrate a good faith effort to repurpose the wood in lieu of landfilling.

3. 295 Calhoun St.

Harleston Village | TMS# 457-02-02-001 | Zoned: MU-1/WH | Council District 8

Request variance from Sec 54-329 to allow the removal of 4 protected trees within 25' of the property line.

Owner: SE Calhoun, LLC – Jason Long

Applicant: Thomas & Hutton – Domic Jones

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Kelvin M. Huger SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 20 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must relocate the palms on the project site and/or contribute the equivalent number of palms not relocated via a monetary contribution to the City's Street Tree Program (cost per palm to be determined by the Parks Department).
- 3) Must provide a tree mitigation plan for staff review and approval.

Board of Zoning Appeals – Site Design
Meeting Results | December 3, 2025

Page 4

4. 1820 Wallace School Rd.

West Ashley | TMS# 351-10-00-099 | Zoned: LB | Council District 7

Request variances from Sec 54-347 to reduce Type B buffer widths (15' required).

Owner: Jim Southard, Jr.

Applicant: Davis McNair

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: George Schneidmuller SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must provide a robust landscape plan developed by a landscape architect using native plant material for the buffer areas to be approved by staff.
- 2) Must make a monetary contribution to the City's Street Tree Program in the form of \$4,720.00 (5" per protected tree x 2 = 40" / 2.5" = 16 trees x \$295) to mitigate the unauthorized removal of the four protected trees.

5. 158 Spring St.

Cannonborough/Elliottborough | TMS# 460-11-02-088 | Zoned: DR-2F | Council District 6

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

Owner: 158 Spring Street 2 LLC

Applicant: CKC Properties – Colin Knight Colbert

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Conditions

MADE BY: Kelvin M. Huger SECOND: Paula Summers

VOTE: FOR: 4 AGAINST: 0

CONDITIONS:

- 1) Must plant 40 caliper inches of native canopy trees on the project site; the residual inches in the form of a contribution to the City's Street Tree Program.
- 2) Must provide 4' chain-link fence as tree protection barricades.
- 3) Must continue to have Bartlett Tree Experts manage the Live Oak; pre-, during, and post-construction.
- 4) Must stake out the structures adjacent to the Live Oak and have a meeting on-site with staff and Bartlett Tree Experts to verify that there will be no adverse impacts to the tree.
- 5) Must maintain the green space as depicted on the site plan.

Agenda Item #B-1

411 MEETING STREET

(Cannonborough/Elliottborough)

TMS # 459-09-03-114

Request the first one-year extension of vested rights for two prior approvals that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for removal of trees in connection with a hotel project.

Zoned: MU-2, Accommodations Overlay A-1



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026

THE APPLICANT HEREBY REQUESTS:

☐ A Variance and/or Special Exception as explained on page 2 of this form.

☐ Tree Removal ☐ Landscaping/buffers ☐ Parking Surface ☐ Other: _____

☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).

☒ Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	411 Meeting Street	TMS #:	459-09-03-114
Zoning of Property:	MU-2, Accommodations Overlay A-1		
Property Owner(s):	Bennett Meeting Street, LLC	Phone #:	843-722-8169
Applicant:	Womble Bond Dickinson (US) LLC, James M. Wilson	Phone #:	843-475-4004
Applicant's Mailing Address:	5 Exchange Street, Charleston, SC 29401		
Applicant's Email:	james.wilson@wbd-us.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Attorney		

Information required with application: (check information submitted)

☐ Scaled site plan or plat showing the variance(s) or special exception(s) being requested

☐ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.

☐ For requests to remove trees, evaluations/reports from certified or qualified arborists

☐ City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)

☐ YES or ☐ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: James M. Wilson Date: 11/17/25

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
-----------------	---------------------------------	------	--------

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See Exhibit A attached hereto.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

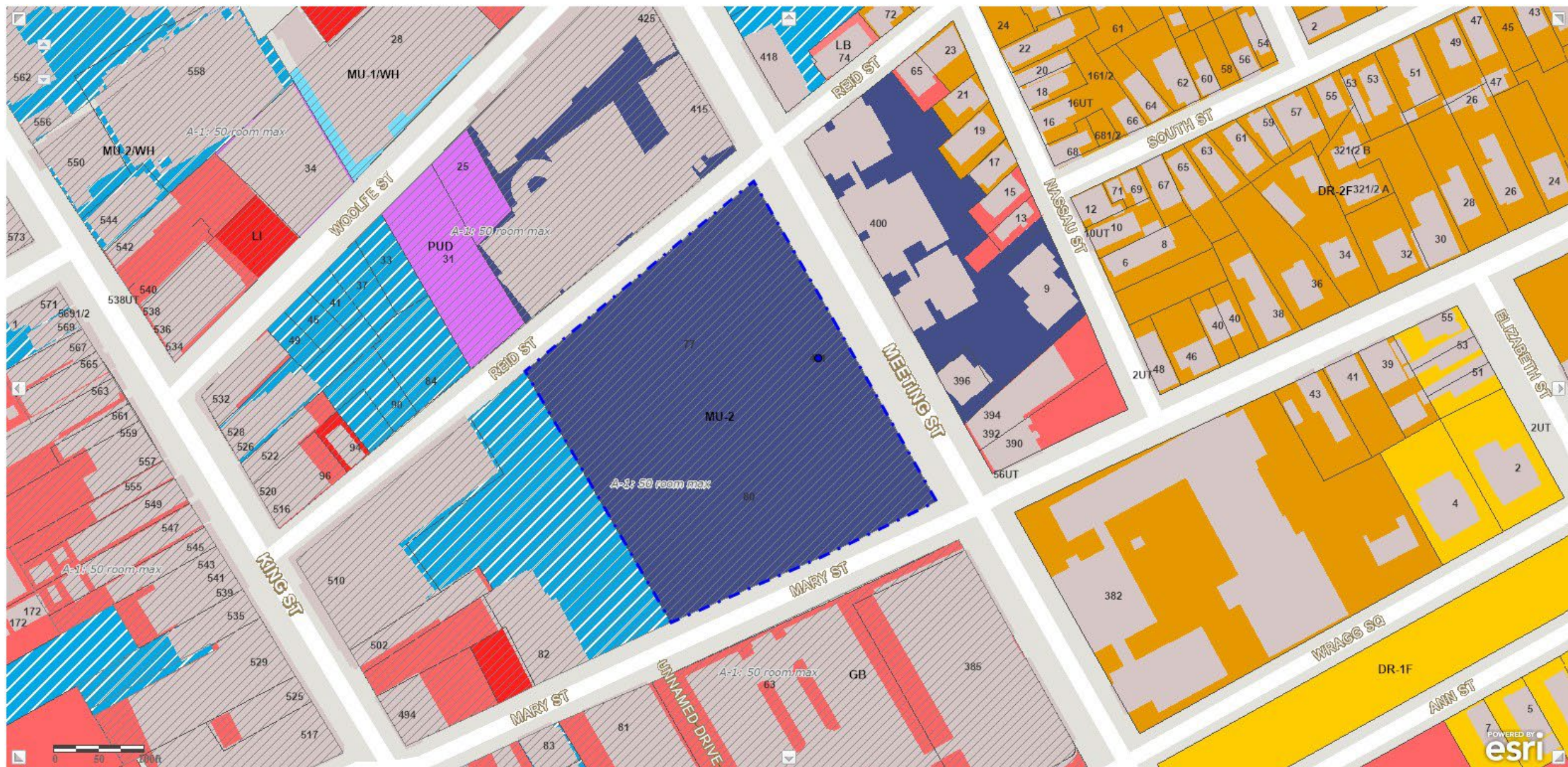




EXHIBIT A
to
Application for Extension of Variance

Pursuant to Section 54-962 of the Ordinances of the City of Charleston, the Owner hereby requests a one-year extension of the previously approved variances granted by the BZA-SD on June 3, 2020 and February 3, 2021 for the removal of trees in connection with a hotel project to be constructed at 411 Meeting Street. This is the first one-year extension being requested.

The initial two-year vested right period for the variances was suspended by operation of law from January 1, 2020 through December 31, 2023 under the Permit Extension Joint Resolution of 2023, as a result of which the vested period under the initial two-year period extends through December 31, 2025. This first one-year extension period should commence on January 1, 2026, and extend through December 31, 2026.

B. New applications.

**1. 411 MEETING STREET (CANNON/ELLIOTTBOROUGH)
(TMS# 459-09-03-114)**

APP. NO. 2006-03-B1

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

Request a variance from Sec 54-327 to allow the removal of 14 protected trees.

Zoned MU-2

Owner: Meeting Street Ventures

Applicant: Meeting Street Ventures

APPROVED XX

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

Board of Zoning Appeals – Site Design

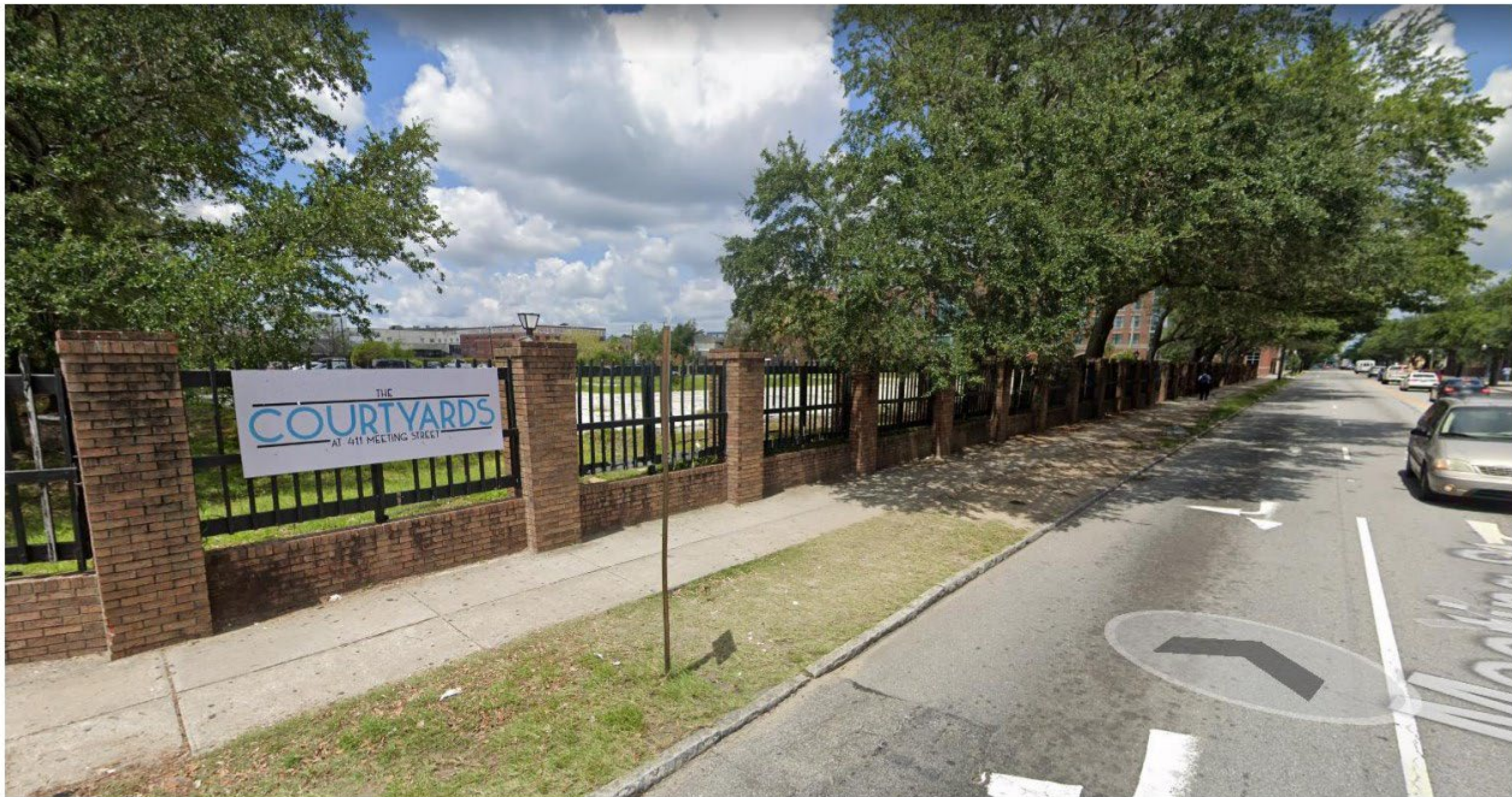
Agenda Page 1

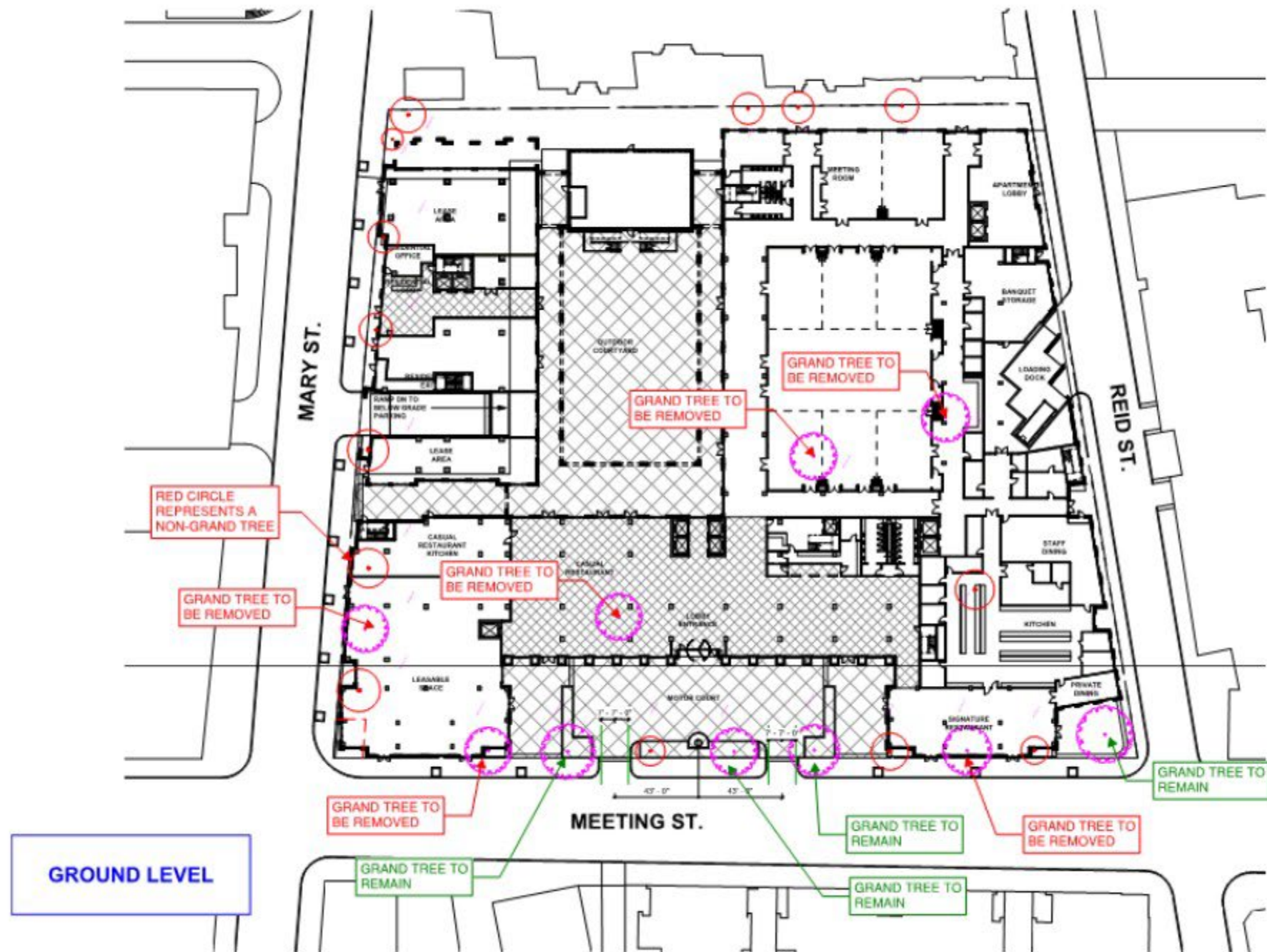
**BOARD OF ZONING APPEALS - SITE DESIGN/JUNE 3, 2020
PAGE 2**

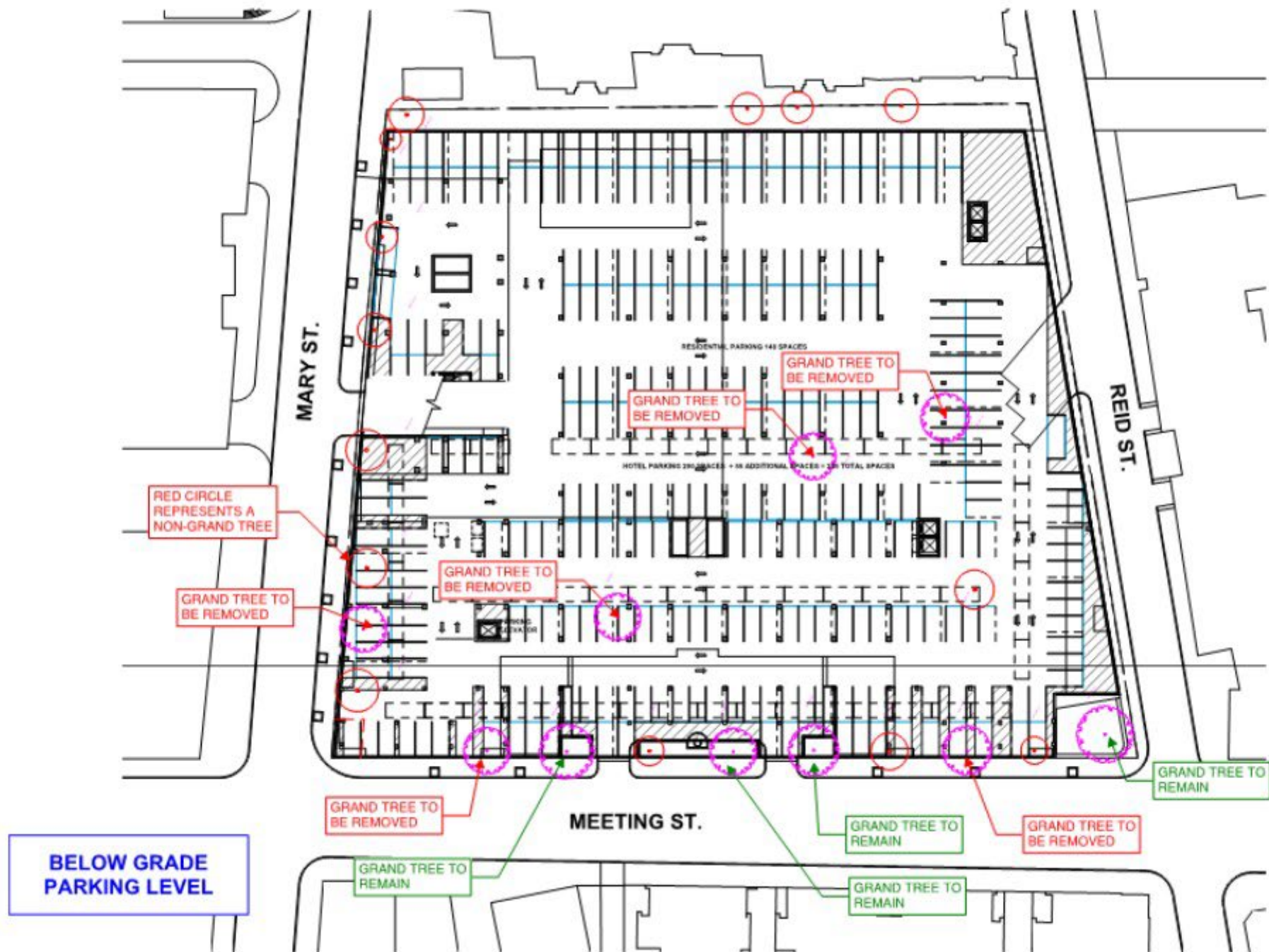
MOTION: Allow removal of three grand trees interior to the site, protected tree inside parking lot and three protected trees internal to low line area but all trees along Meeting Street and Mary Street shall be preserved, staff condition one to be recalculated, and keep 2-5.

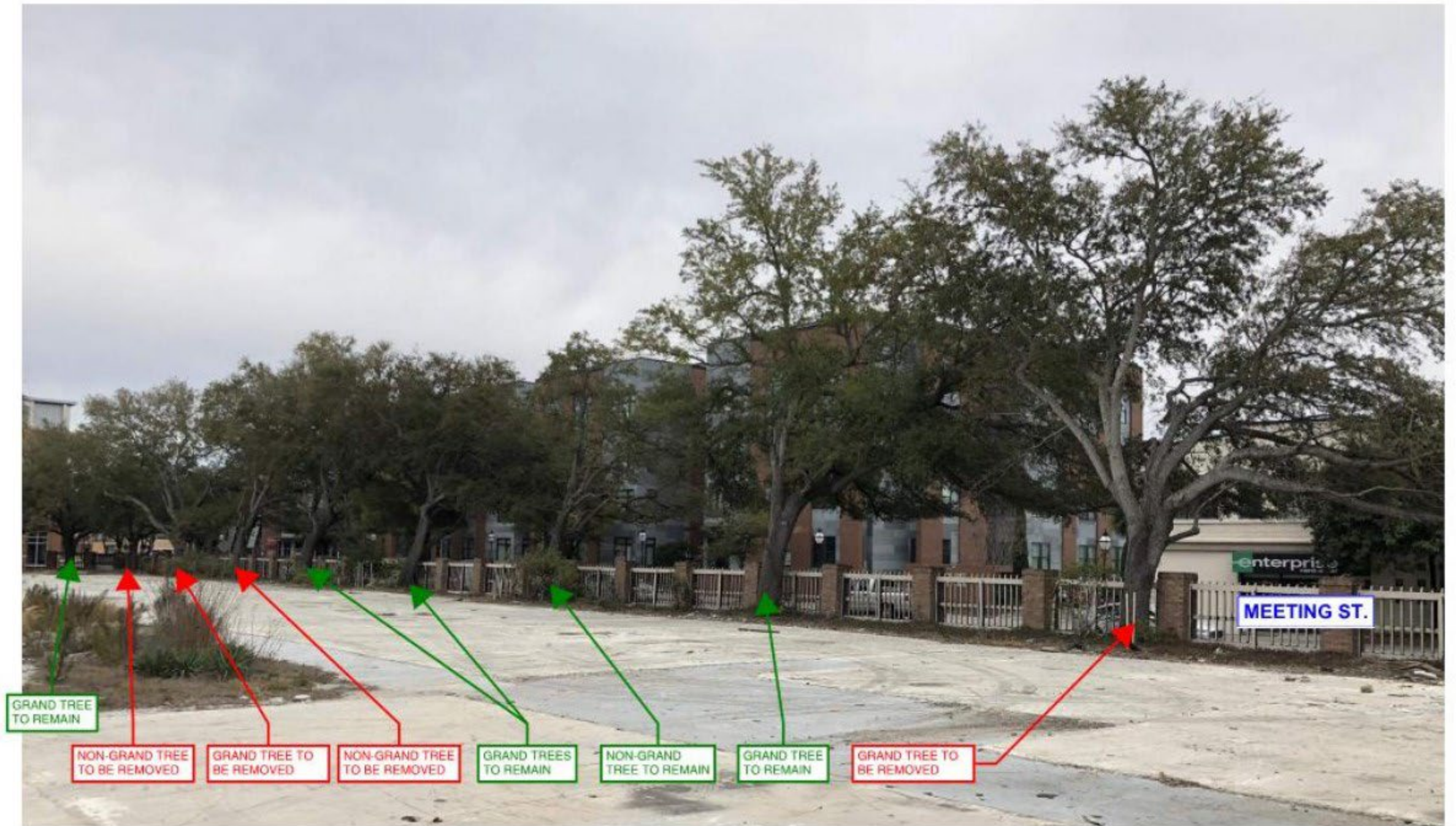
MADE BY: A.Hargett SECOND: E.Ferguson VOTE: FOR 4 AGAINST 3

*J.Webb, A.Barton, N.Postell









**3. 411 MEETING STREET (Cannon/Elliottborough)
(TMS#459-09-03-114)****APP. NO. 2102-03-B3**

Request a variance from Sec. 54-327 to allow the removal of two grand trees.
Request a variance from Sec. 54-327 to allow the removal of 10 protected trees.
Owner: Meeting Street Ventures, LLC
Applicant: Troy Miller
Zoned MU-2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

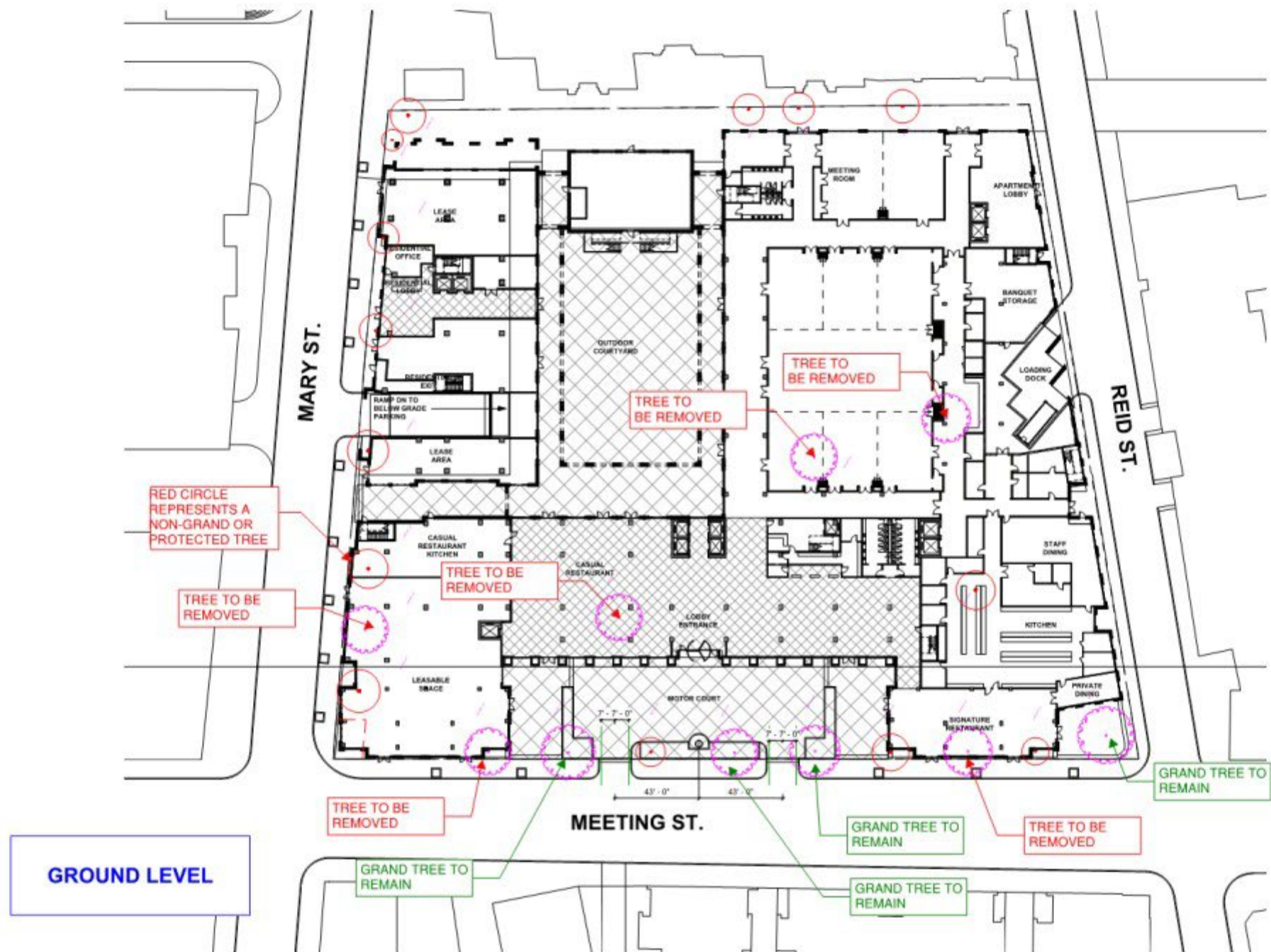
MOTION: Approval with staff recommendations & conditions and additional conditions listed below as item 6:

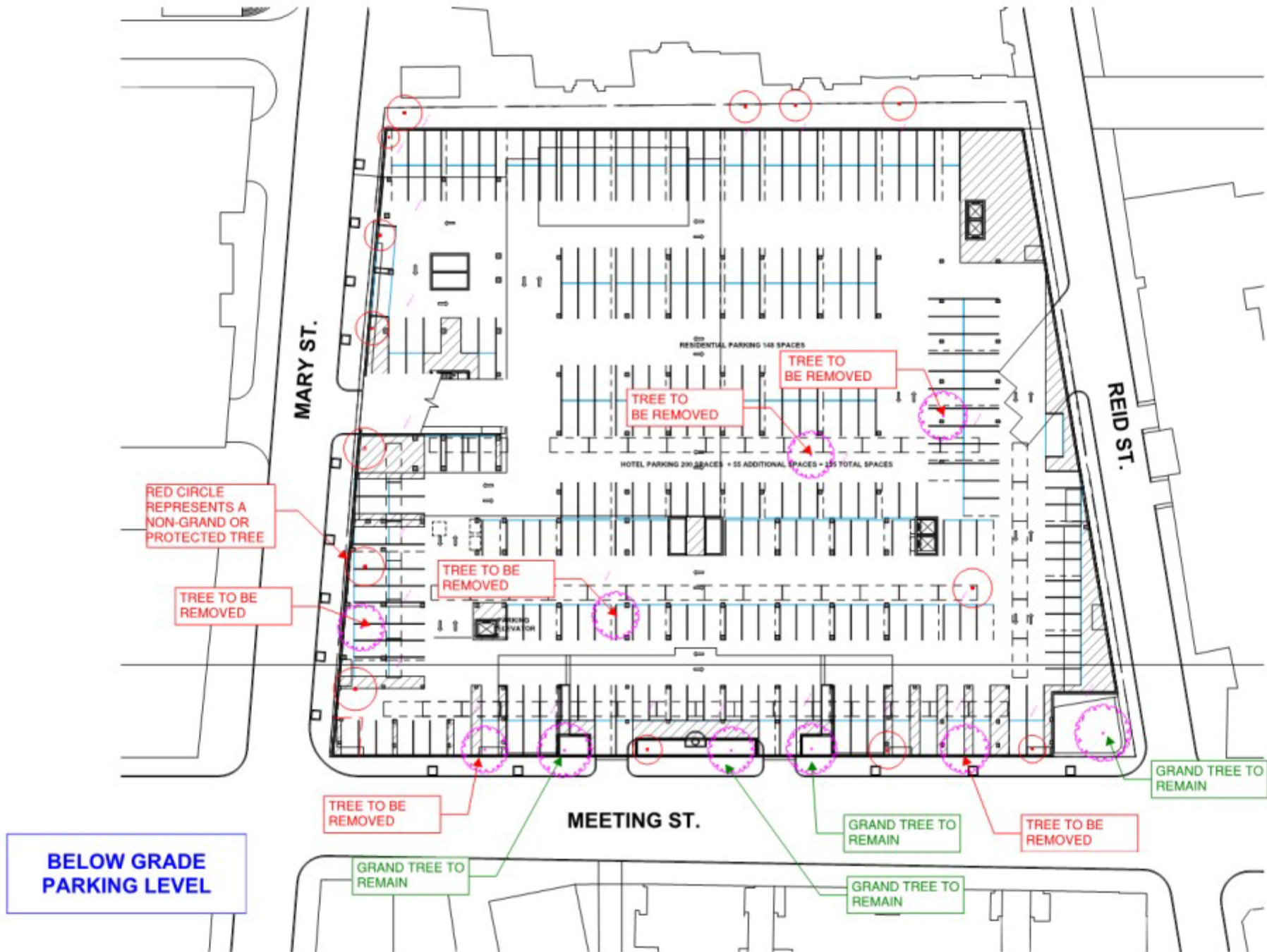
1. Must plant 100 caliper inches of recommended canopy trees on the project site; if it is determined that not all the inches can be provided on-site then the residual inches can be in the form a monetary contribution to the City's Street Tree Program.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a detailed tree preservation plan for each of the trees to be preserved for staff review and approval and to be part of the TRC approved plans.
4. Must conduct an on-site meeting with the design engineer and Certified Arborist to review the plans for breaching the retaining wall near the existing trees at the hotel entrance drives.
5. The design team must continue to work with the appropriate City staff on the Lowline area & design.
6. Additional conditions to a) require 11" and 18" DBH live oaks at SW corner of site adjacent to lowline to be preserved and b) to have staff request that continuous tree lawns be provided along Meeting and Mary Streets instead of tree wells.

MADE BY: A.Barton **SECOND:** R.Ravenel **VOTE: FOR** 4 **AGAINST** 2

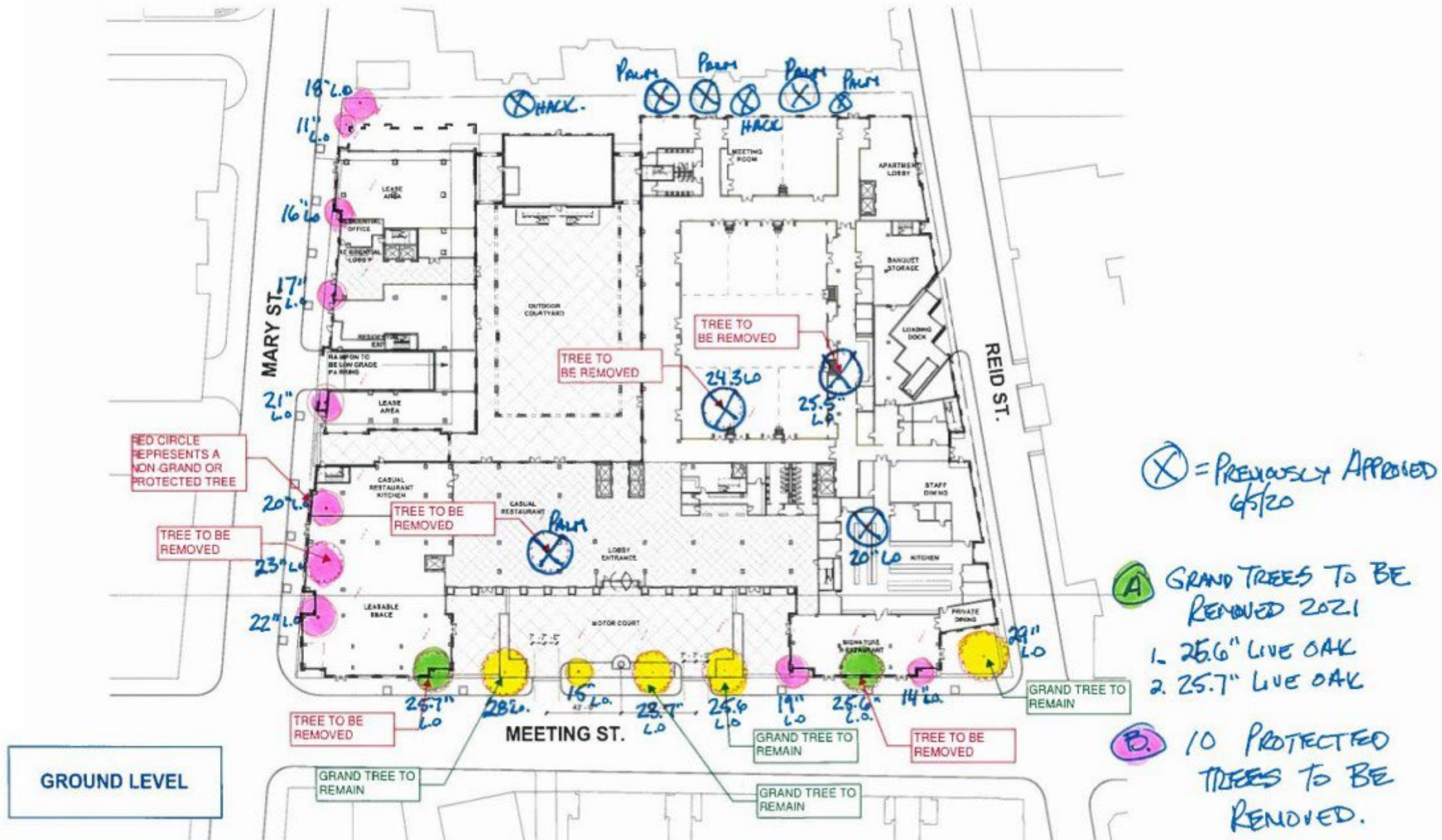
*A.Hargett

*K.Huger





City provided exhibit based on staff field visit on 1/8/21





Agenda Item #B-2

OLD FOLLY BEACH ROAD AT BATTERY ISLAND DRIVE

(James Island)

TMS # 334-05-00-022, -023 & -055

Request a special exception from Sec. 54-327 to allow the removal of 1 grand tree. Request a variance from Sec. 54-327 to allow the removal of 1 grand tree.

Zoned: PUD



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026

THE APPLICANT HEREBY REQUESTS:

- ☐ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☐ Landscaping/buffers ☐ Parking Surface ☐ Other: _____
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	Old Folly Beach Road at Battery Island Drive	TMS #:	334-05-00-022,-023,-055
Zoning of Property:	RR-1		
Property Owner(s):	Battery Island Community, LLC	Phone #:	843-864-4392
Applicant:	Joshua Robinson, Robinson Design Engineers	Phone #:	828-545-3514
Applicant's Mailing Address:	10 Daniel Street, Charleston 29407		
Applicant's Email:	jr@rde.us		
Relationship of Applicant to Owner (same, representative, buyer, other):	consulting engineer		

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

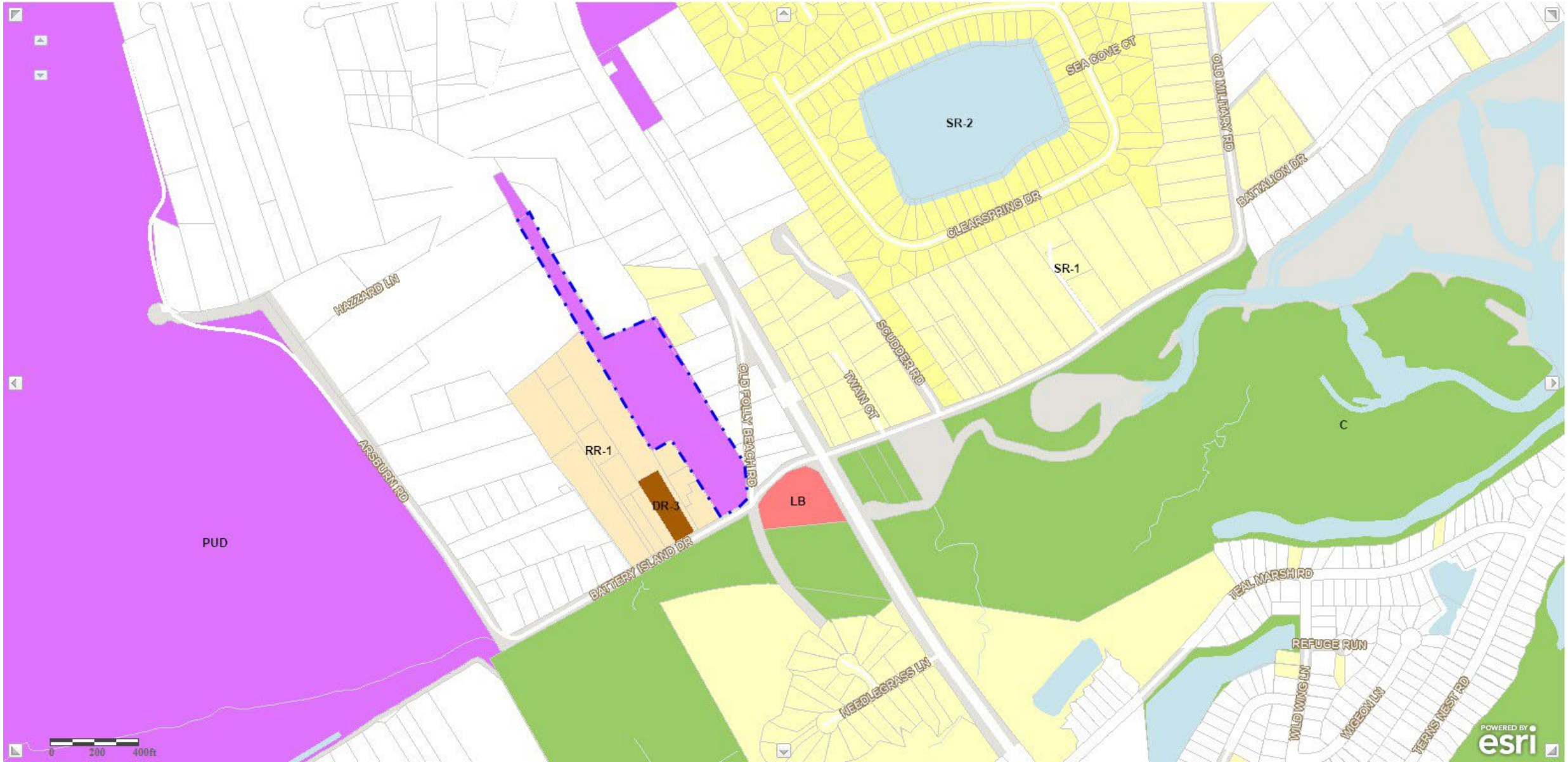
Optional, but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

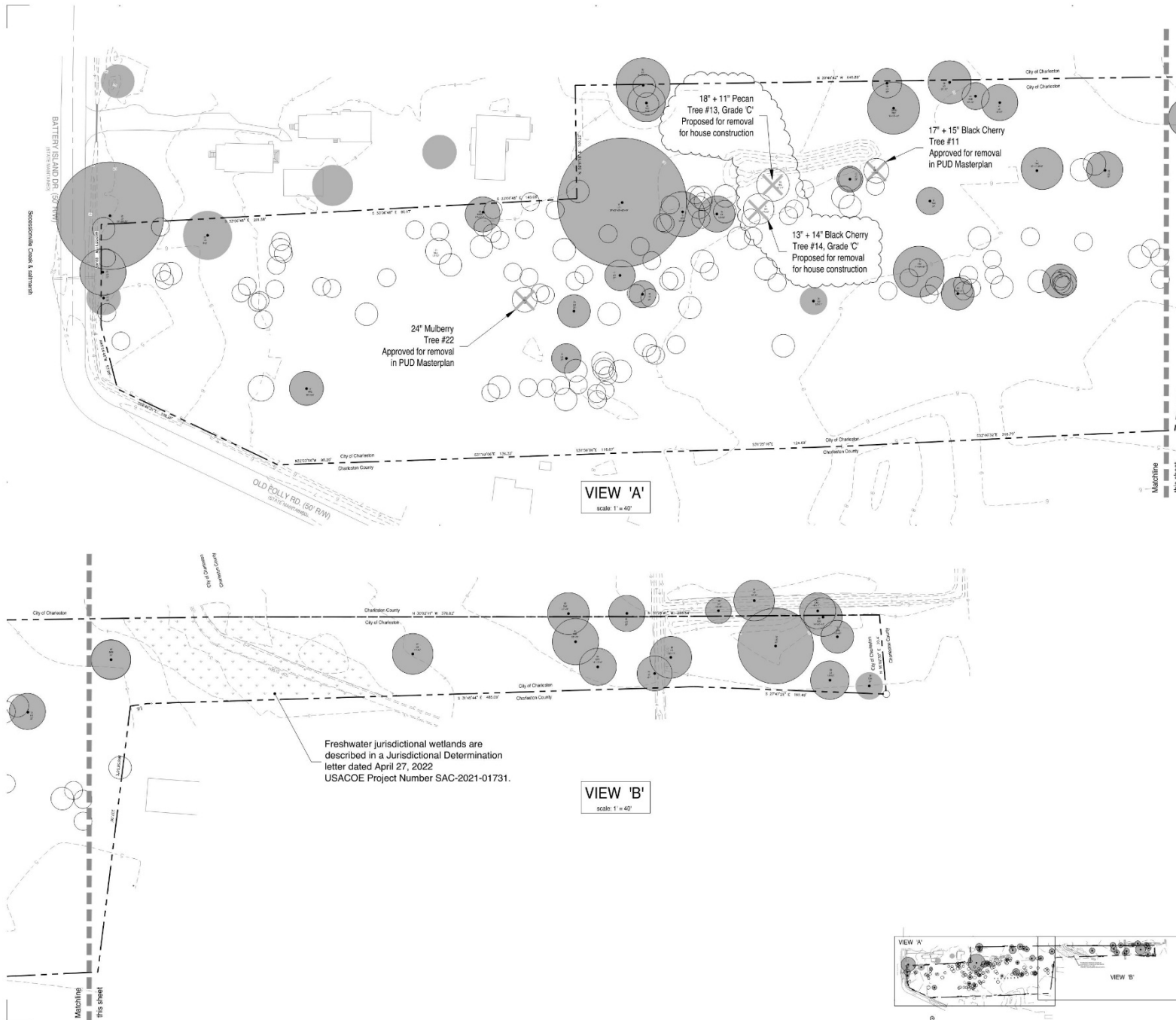
I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Joshua Robinson Date: December 8, 2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
------------------------	---------------------------------	------	--------







PURPOSE NOTE

The purpose of this project is to create single-family detached homes and a boulevard. The design closely follows the principles of low-impact development, and it exemplifies the water management methods presented in the Land & Water Analysis of the City Comprehensive Plan.

TREE INDEX

Number	Species	Comments	Condition
1	15/15	Live Oak	Good
2	15/15	Live Oak	Good
3	15/15	Live Oak	Good
4	15/15	Live Oak	Good
5	15/15	Live Oak	Good
6	15/15	Live Oak	Good
7	15/15	Live Oak	Good
8	15/15	Live Oak	Good
9	15/15	Live Oak	Good
10	15/15	Live Oak	Good
11	15/15	Live Oak	Good
12	15/15	Live Oak	Good
13	15/15	Live Oak	Good
14	15/15	Live Oak	Good
15	15/15	Live Oak	Good
16	15/15	Live Oak	Good
17	15/15	Live Oak	Good
18	15/15	Live Oak	Good
19	15/15	Live Oak	Good
20	15/15	Live Oak	Good
21	15/15	Live Oak	Good
22	15/15	Live Oak	Good
23	15/15	Live Oak	Good
24	15/15	Live Oak	Good
25	15/15	Live Oak	Good
26	15/15	Live Oak	Good
27	15/15	Live Oak	Good
28	15/15	Live Oak	Good
29	15/15	Live Oak	Good
30	15/15	Live Oak	Good
31	15/15	Live Oak	Good
32	15/15	Live Oak	Good
33	15/15	Live Oak	Good
34	15/15	Live Oak	Good
35	15/15	Live Oak	Good
36	15/15	Live Oak	Good
37	15/15	Live Oak	Good
38	15/15	Live Oak	Good
39	15/15	Live Oak	Good
40	15/15	Live Oak	Good
41	15/15	Live Oak	Good
42	15/15	Live Oak	Good
43	15/15	Live Oak	Good
44	15/15	Live Oak	Good
45	15/15	Live Oak	Good
46	15/15	Live Oak	Good
47	15/15	Live Oak	Good
48	15/15	Live Oak	Good
49	15/15	Live Oak	Good
50	15/15	Live Oak	Good
51	15/15	Live Oak	Good
52	15/15	Live Oak	Good
53	15/15	Live Oak	Good
54	15/15	Live Oak	Good
55	15/15	Live Oak	Good
56	15/15	Live Oak	Good
57	15/15	Live Oak	Good

Tree Notes

- Tree circles shown without labels or shading represent non-Grand Trees and are not protected by City of Charleston requirements.
- Proposed removal of any Grand Tree requires the approval of City staff and/or BZA-SD. Cat. 1 and 2 trees require a variance and Cat. 3 and 4 trees require a special exception.

© Copyright 2025

These drawings are the property of Robinson Design Engineers and may not be relied upon or reproduced without the express written consent of Robinson Design Engineers.



Battery Island PUD
James Island, Charleston, SC
Permit Drawings submitted to
The City of Charleston, SC, Project ID # TRC-SUB2025-000316



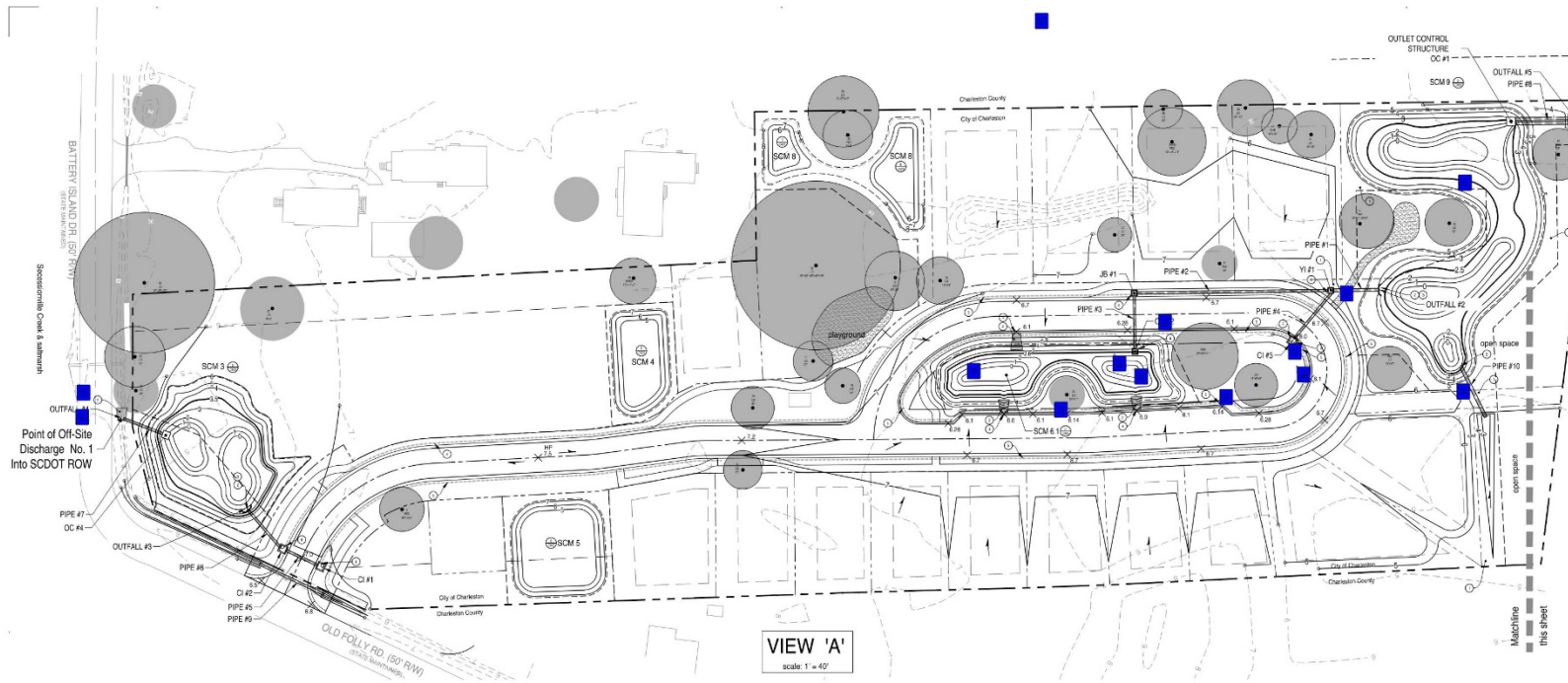
ENGINEER
Robinson Design Engineers SC #4583
Joshua Robinson, PE SC #26831
10 Daniel Street
Charleston, SC 29407
www.rde.us

Battery Island PUD
RDE Project No: 21331
Submitted: Road Plans
Date: March 31, 2025
Revisions: July 28, 2025
October 20, 2025

Road Plans
Existing Conditions: Tree & Topo
sheet:

Exhibit

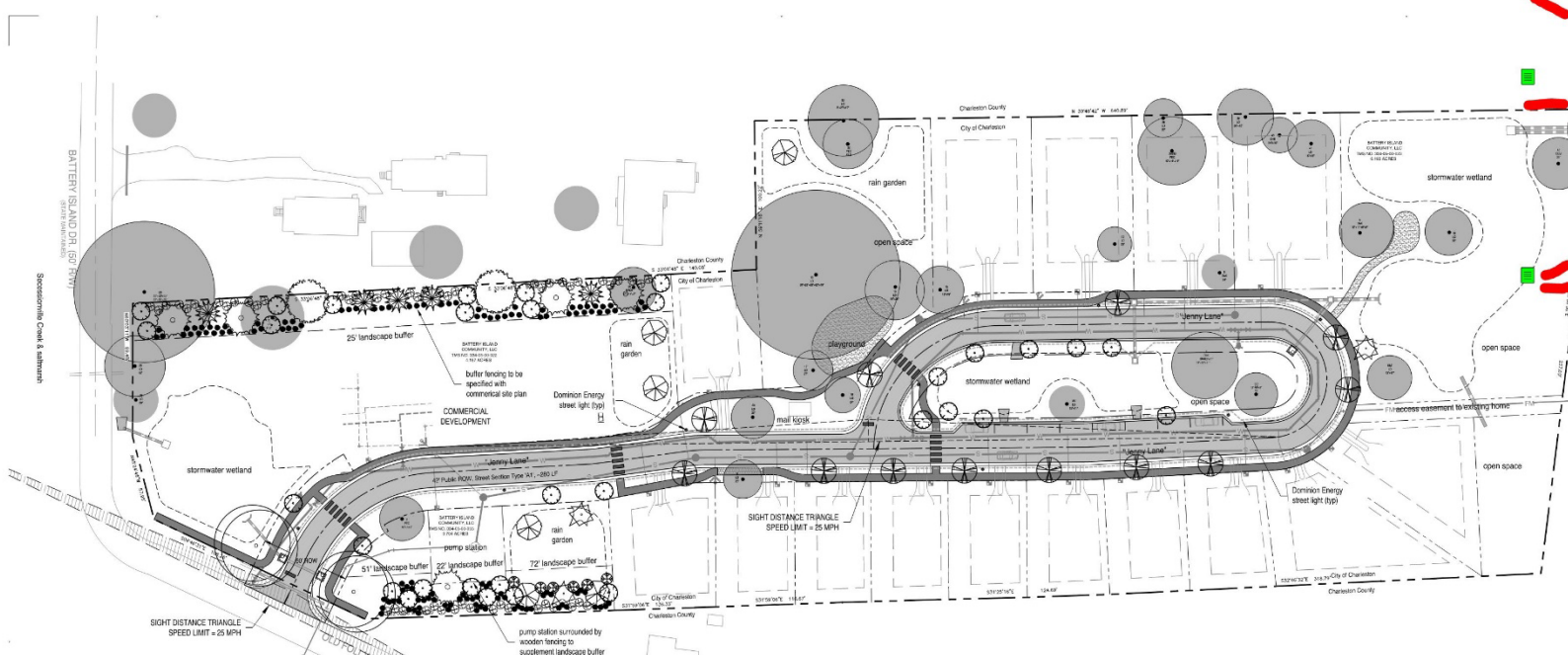




PURPOSE NOTE
The purpose of this project is to create single-family detached homes and a boutique inn. The design closely follows the principles of low-impact development, and it exemplifies the water management methods presented in the Land & Water Analysis of the City Comprehensive Plan.

GENERAL NOTES

- Property is located in Flood Zone AE (EL 10, 11, and 12) per FEMA Flood Insurance Rate Map Number 4209000200, Community Panel 450412 0079 K. Map Revised January 23, 2021.
Limit of Moderate Wave Action (LMAWA)
- The AE Zone category has been divided by a Limit of Moderate Wave Action. The LMAWA represents the approximate landward limit of the 1.5 foot breaking wave. The effects of wave hazards between the VE Zone and the LMAWA (or between the shoreline and the LMAWA for areas



25' BUFFER (TYPE D) SCHEDULE - INN BUILDING				
Key	Quantity	Botanical name Common name	Height	Planting Notes
	4	Juniperus virginiana Eastern red cedar	40R	20R 8' Ht. non-sheared appearance
	2	Magnolia grandiflora Southern magnolia	40R	20R 2.5' caliper, 8' Ht
	5	Ilex cassine Daboon holly	20R	6R 8-10' Ht. full plant
	11	Magnolia virginiana Sweetbay magnolia	15R	10R 2.5' caliper, 8-10' Ht. full plant
	36	Rhododendron alternatum Coastal azalea	4R	3R 3 gallon pot, full plant
	65	Serenoa repens Saw palmetto	5R	5R 3 gallon pot, full plant

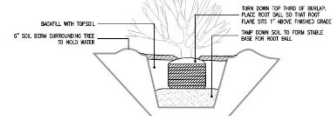
STREET TREES SCHEDULE				
Key	Quantity	Botanical name Common name	Height	Planting Notes
	13	Magnolia virginiana Sweetbay magnolia	15R	10R 2.5' caliper, 8-10' Ht. full plant
	12	Quercus lyrata Overcup oak	30R	15R 2.5' caliper, 8-10' Ht. full plant
	2	Quercus virginiana Live oak	60R	60R 2.5' caliper, 8-10' Ht. full plant

22' BUFFER (TYPE D) SCHEDULE - PUMP STATION				
Key	Quantity	Botanical name Common name	Height	Planting Notes
	1	Juniperus virginiana Eastern red cedar	40R	20R 8' Ht. non-sheared appearance
	1	Taxodium distichum Bald cypress	50R	20R 8-10' Ht. full plant
	2	Betula nigra River birch	40R	20R 2.5' caliper, 8-10' Ht. full plant
	8	Magnolia virginiana Sweetbay magnolia	15R	10R 2.5' caliper, 8-10' Ht. full plant
	18	Rhododendron alternatum Coastal azalea	4R	3R 3 gallon pot, full plant
	56	Serenoa repens Saw palmetto	5R	5R 3 gallon pot, full plant
	6	Cephalanthus occidentalis Butter bush	10R	6R 3 gallon pot, full plant

ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FIELD FOR REVIEW BY DEPT. OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATION AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS. PLEASE CONTACT 843.724.7322 TO SCHEDULE A STREET TREE FIELD STAKING REVIEW.

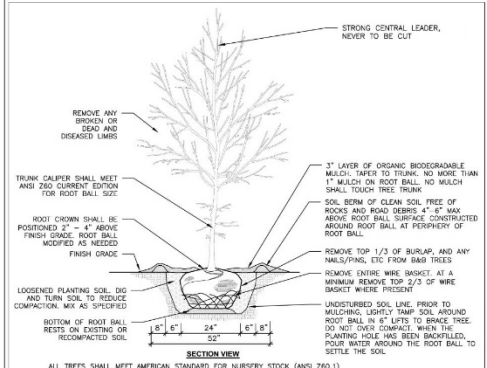
STORMWATER WETLAND SCHEDULE	
SEE SHEET C&D DETAIL C AND DETAIL D FOR PLANTING ZONES, SCHEDULE AND REQUIREMENTS	
PLANTING ZONES	
"LOW MARGIN" WATER DEPTH 5 INCHES TO 18 INCHES	
SPECIES: SWIFT FLAG (var. calceola) BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	
"HIGH MARGIN" DEPTH 19 INCHES TO 24 INCHES	
SPECIES: SWIFT FLAG (var. calceola) BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	
"WETLAND PRODUCT" EXCESS OF WATER DEPTH TO 12 INCHES ABOVE SPECIES	
SPECIES: BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	

RAIN GARDEN SCHEDULE	
SEE SHEET C&D DETAIL B FOR PLANTING ZONES, SCHEDULE AND REQUIREMENTS	
PLANTING ZONES	
"SAFETY" UP TO 24 INCHES TEMPORARY INUNDATION	
SPECIES: SWIFT FLAG (var. calceola) BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	
"SLOPE" 25 INCHES TEMPORARY INUNDATION	
SPECIES: SWIFT FLAG (var. calceola) BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	
"TERRACE" NO INUNDATION	
SPECIES: SWIFT FLAG (var. calceola) BLUE FLAG (var. calceola) DWARF PALM (var. minor) NIGHTSHADE (var. minor) BLUE FLAG (var. minor) DOCK (var. minor) OTHER MAY BE APPROVED BY ENGINEER	



Shrub Planting

NTS



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HT. MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

12-14"	18"	24"	18"
3"	14-16"	32"	21"

NOTES:
1. ALL TREES ARE TO BE NURSERY GROWN, CONTAINER GROWN STOCK FOR PREFERRED FOR NARROW PLANTING HILLS AND UPRIGHT STYLING. BALL AND BURLAP (B&B) PREFERRED OVER OTHER.
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TRUNK FROM ROOT BALL AND CANOPY. AFTER BETTING IN HOLE, CUT AWAY TOP 2/3 OF WIRE BASKET. IF PRESENT, AND TOP 1/3 OF BURLAP. TIGHTENING OF WIRE BASKET UNDER SOIL WILL NOT BE ACCEPTED.
3. SOAK PLANT BALL AND WIRE BASKET IMMEDIATELY AFTER INSTALLATION.
4. INSTALL TOP OF PLANT BALL 2" ABOVE FINISH GRADE.
5. 4" CALIPER WILL BE OUTSIDE OF BACULI.
6. NO BACKFILL ALLOWED ON TOP OF ROOT BALL.
7. STAKING IS REQUIRED FOR ALL TREES.
8. CONTRACTOR SHALL REMOVE ALL STAKES, GUYING ETC. AT END OF WARRANTY PERIOD.
9. SEE SPECIFICATIONS FOR OTHER REQUIREMENTS.
10. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
11. MULCH SHALL BE MAINTAINED DURING ENTIRE WARRANTY PERIOD AND REPLACED UPON NOTIFICATION BY THE DEPARTMENT OF PARKS.

TREE PLANTING DETAIL

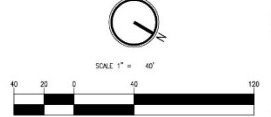
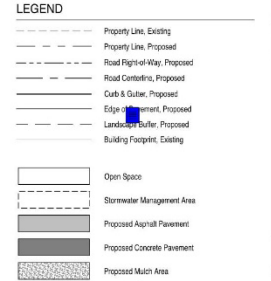
NO.	REVISED BY	APPROVED	DIRECTOR
1			
DATE:	NO.	DATE:	NO.
1		1	

City of Charleston
Department of Parks
803 Meeting Street, Charleston, SC 29403

- #### PLANTING NOTES
- DO NOT SCALE FROM DRAWING.
 - CONTACT ENGINEER IMMEDIATELY IF LAYOUT CONFLICTS OR AMBIGUITIES ARISE. VERIFY LAYOUT IN FIELD.
 - CALL BEFORE YOU DIG! - FOR UTILITY LOCATIONS PRIOR TO STARTING WORK. CALL ENGINEER IMMEDIATELY IF ANY CONFLICTS OR EXISTING CONDITIONS CONFLICT WITH LANDSCAPE WORK. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR ONE YEAR FROM COMPLETION OF WORK. REPLACEMENT PLANTS AND LABOR SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE.
 - PRUNE PLANT MATERIAL ONLY AS DIRECTED BY ENGINEER. SHRUBS & TREES SHALL NOT HAVE SHEARED APPEARANCE.
 - ALL PLANT MATERIAL IS TO CONFORM WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ENGINEER RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL. ALL DISMISSED MATERIALS AND TREES ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS.
 - NO DWARF VARIETIES OR VARIETIES OF LEAF VARIETIES, EXCEPT WHERE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE THE FOLLOWING WARRANTIES BASED ON TREE SIZE AT THE TIME OF PLANTING:
 - TREES WITH A CALIPER OF 2" - 3.5" SHALL HAVE A WARRANTY OF (1) YEAR FROM THE TIME THE TREES ARE ACCEPTED BY THE CITY OF CHARLESTON'S DEPARTMENT OF PARKS.
 - TREES WITH A CALIPER OF 4" - 6" SHALL HAVE A WARRANTY OF (2) YEARS FROM THE TIME THE TREES ARE ACCEPTED BY THE CITY OF CHARLESTON'S DEPARTMENT OF PARKS.
 - TREES WITH A CALIPER LARGER THAN 6" SHALL HAVE A WARRANTY OF (3) YEARS FROM THE TIME THE TREES ARE ACCEPTED BY THE CITY OF CHARLESTON'S DEPARTMENT OF PARKS.
 - PALMETOS SHALL HAVE A WARRANTY OF (2) YEARS FROM THE TIME THE TREES ARE ACCEPTED BY THE CITY OF CHARLESTON'S DEPARTMENT OF PARKS.

- #### STREET TREE NOTES
- TREES PLANTED IN THE RIGHT-OF-WAY MUST MEET ANLA NURSERY STOCK STANDARDS, AND SPECIES SELECTION MUST BE APPROVED BY THE DEPARTMENT OF PARKS. THE CITY RESERVES THE RIGHT TO REJECT ANY STREET TREE DEEMED TO BE UNACCEPTABLE. SEE http://www.charleston.org/files/charleston_nursery_stock_standards_American_Hort_2004.pdf
 - ALL PROPOSED STREET TREES SHALL BE BONDED PRIOR TO INSTALLATION AS PER THE CITY OF CHARLESTON DEPARTMENT OF PARKS STREET TREE MANUAL.
 - STREET TREES SHALL BE INSTALLED SUBSEQUENT TO THE INSTALLATION OF THE CURB & GUTTER AND SIDEWALK.
 - CONTRACTOR SHALL PROTECT INSTALLED STREET TREES DURING FOR THE REMAINDER OF THE CONSTRUCTION PERIOD, INCLUDING ANY SUBSEQUENT CONSTRUCTION OCCURRING ON PRIVATE PARCELS.
 - PLANT TREES DURING THE APPROPRIATE PLANTING SEASON, AFTER SEPTEMBER 30TH AND BEFORE APRIL 1ST. NO TREES SHALL BE PLANTED BETWEEN APRIL AND SEPTEMBER.
 - REFER TO THE CITY OF CHARLESTON DEPARTMENT OF PARKS STREET TREE MANUAL FOR ADDITIONAL INFORMATION.
 - ALL TREES LOCATED IN THE ROW SHALL BE INSTALLED AND STAKED ACCORDING TO STANDARD CITY OF CHARLESTON DETAILS FOUND IN THE CITY OF CHARLESTON STREET TREE MANUAL. TREES WILL NOT BE ACCEPTED IF THERE IS ANY DEVIATION FROM THE REQUIRED DETAILING.
 - THE OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL SCOTT ENCROACHMENT PERMITS FOR STREET TREES AND STREETLIGHTS. THESE ARE EACH SEPARATE PERMITS. THE CITY OF CHARLESTON DEPARTMENT OF PARKS WILL PROVIDE MAINTENANCE PARTNERSHIP AGREEMENTS FOR EACH UPON REQUEST. THE ENCROACHMENT APPLICATION AND APPLICANT WILL BE IN THE NAME OF THE CITY OF CHARLESTON BUT THE COORDINATION OF THE SUBMITTAL AND REQUIRED DRAWING.

- #### STREET LIGHTING NOTES
- ALL CONDUIT MUST BE INSTALLED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONDUIT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.
 - ALL PROPOSED STREET LIGHT LOCATIONS SHALL BE STAKED OUT IN FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.
 - ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.
 - THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING. THIS INCLUDES PROVIDING AND INSTALLING ALL STREET LIGHTING CONDUIT BASED ON APPROVED LIGHTING PLANS, POLE BASES, WIRE BASKETS, AND ANY ADD-TO-CONSTRUCTION TREES ASSOCIATED WITH THE PROPOSED LIGHTING.



© Copyright 2025

These drawings are the property of Robinson Design Engineers and may not be relied upon or reproduced without the express, written consent of Robinson Design Engineers.

Robinson Design Engineers
P.O. BOX 1000
CHARLESTON, SC 29407
TEL: 843.724.7322
FAX: 843.724.7323

Battery Island PUD
James Island, Charleston, SC

Permit Drawings submitted to The City of Charleston, SC, Project ID # TRC-SUB2025-000316

Robinson Design Engineers
Robinson Design Engineers, SC # 4593
Joshua Robinson, PE SC # 26831

Battery Island PUD
RDE Project No.: 21301
Submitted: Road Plans
Date: March 31, 2025
Revisions: July 28, 2025
October 20, 2025

10 Daniel Street
Charleston, SC 29407
www.rde.us

ROAD PLANS

LANDSCAPE & LIGHTING PLAN

sheet:

C700

Tree Removal Request December 8, 2025

Tree #13

Species: Pecan

Diameter: 18 + 11 inches at 4.5' above grade

Condition: according to arborist—Decay, V-shaped crotch, FAIR condition, C-grade

Reason for removal: House construction and tree condition



Tree #14

Species: Black Cherry

Diameter: 13 + 14 inches at 4.5' above grade

Condition: according to arborist—Poor form, lean, FAIR condition, C-grade

Reason for removal: House construction and tree condition



Additional Information for staff:

The attached map locates the trees on site, including their grade and condition, as determined by the arborist.

The tree survey was performed by certified arborist Michael Russell in 2021.



Agenda Item #B-3

883 MIKELL DRIVE

(James Island)

TMS # 454-09-00-001

Request variances from Sec. 54-327 to allow the removal of 2 grand trees and to reduce the 15 protected trees per acre requirement.

Zoned: SR-1



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026

THE APPLICANT HEREBY REQUESTS:

☒ A Variance and/or Special Exception as explained on page 2 of this form.

☒ Tree Removal ☐ Landscaping/buffers ☐ Parking Surface ☐ Other: _____

☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).

☐ Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	883 Mikell Dr., Charleston	TMS #:	454-09-00-001
Zoning of Property:	SR-1		
Property Owner(s):	Charleston County School District	Phone #:	843-566-1975
Applicant:	Chris Cook, PE. - ADC Engineering	Phone #:	843-735-5141
Applicant's Mailing Address:	1226 Yeamans Hall Rd, Hanahan, SC 29410		
Applicant's Email:	chrisc@adcengineering.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Representative - Engineer		

Information required with application: (check information submitted)

☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested

☐ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.

☐ For requests to remove trees, evaluations/reports from certified or qualified arborists

☒ City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)

☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: CB Cook Date: December 8, 2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
------------------------	---------------------------------	------	--------

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We are requesting a variance for tree removal. See attached for specific information.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

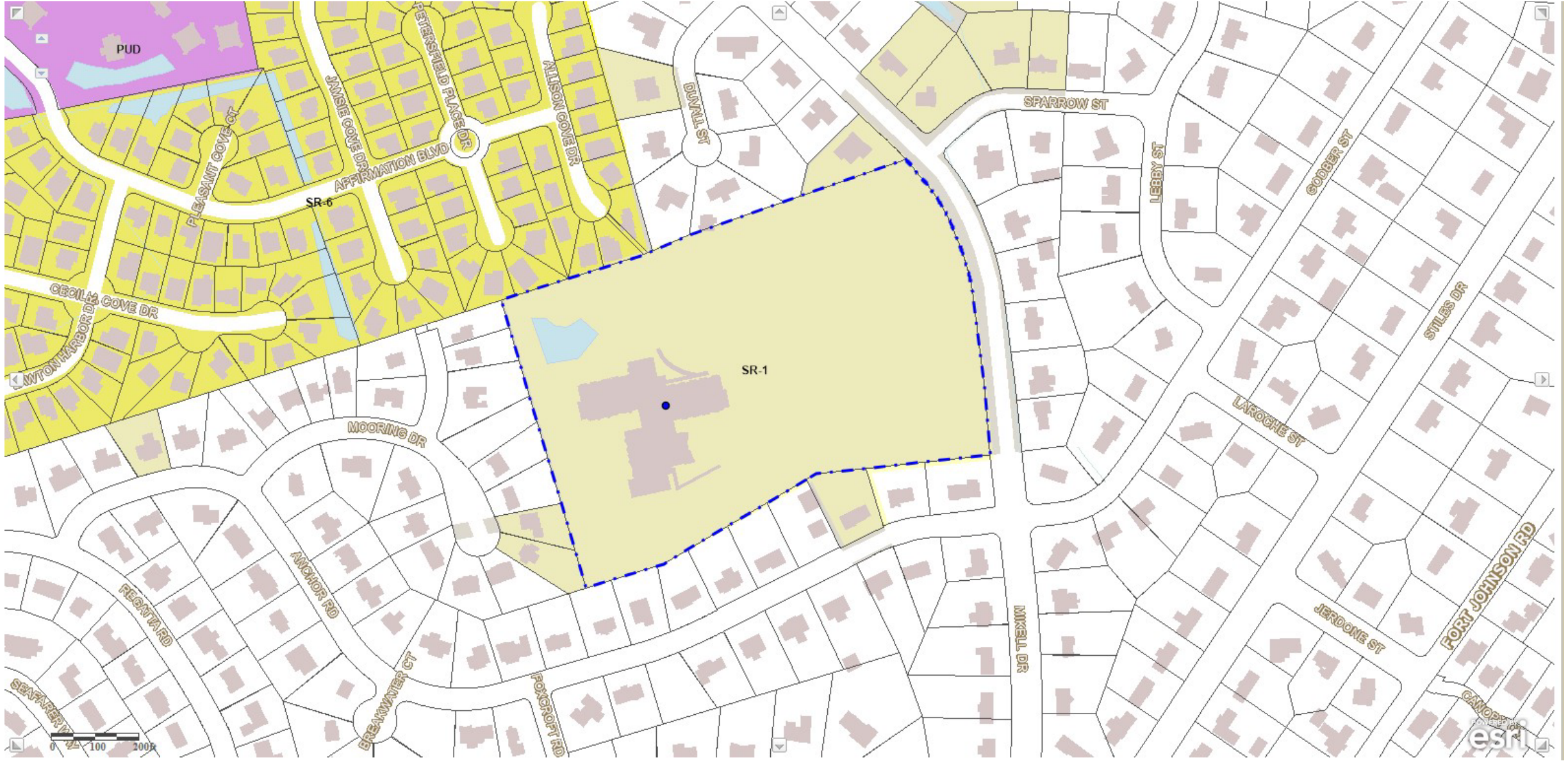
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





VARIANCE REQUEST: Grand Tree Removal

Trees #137 (30" White Oak, Grade C) and #175 (25" White Oak, Grade C) are to be removed for the expansion of the stormwater management pond to prevent overtopping, to improve pond maintenance and to reduce runoff.

VARIANCE TEST:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The property is unique and has the extraordinary and exceptional conditions of

1. Existing stormwater management pond is overtopping and needs improvements to meet current stormwater requirements.
2. The school has a very high rate of car-riders, walkers and bicycle riders and a very low volume of bus riders. This results in a very large number of students arriving and departing by car. This requires a much longer drop-off/pick-up lane than normal.

2. These conditions do not generally apply to other property in the vicinity;

1. These conditions do not generally apply to other properties in the vicinity because the property has a pond designed to previous stormwater standards and the improvements to increase the on-site stacking require additional stormwater management area.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

1. The application of the ordinance would prevent the ability to make the needed stormwater improvements needed.
2. Additionally, the application of the ordinance would prevent the ability to improve the amount of car-stacking provided on the property; and, therefore, prevent improvements that will reduce the impact on the adjacent roads

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance

1. The authorization of the variance will not be a detriment to adjacent properties or to the public good. It will, in fact, be an improvement to the area because of reduced stormwater runoff and a reduction in the number of cars stacking within the public roadway.

VARIANCE REQUEST: Protected Tree Removal

The project site is currently 15.1 acres. There are 3.0 acres of water, sewer and storm drainage easements. The number of required protected trees is 182. After tree removals required for the installation of the new car stacking drives, fire access, new parking, school addition and new playgrounds, the number of protected trees remaining is 170. A variance is requested for the removal of protected trees to less than 15 trees/acre.

VARIANCE TEST:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The property is unique and has the extraordinary and exceptional conditions of

1. Existing stormwater management pond is overtopping and needs improvements to meet current stormwater requirements.
2. The school has a very high rate of car-riders, walkers and bicycle riders and a very low volume of bus riders. This results in a very large number of students arriving and departing by car. This requires a much longer drop-off/pick-up lane than normal.

2. These conditions do not generally apply to other property in the vicinity;

1. These conditions do not generally apply to other properties in the vicinity because this school has a very high percentage of students that arrive to school by car.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

1. The application of the ordinance would prevent the ability to make the needed stormwater improvements needed.
2. Additionally, the application of the ordinance would prevent the ability to increase the amount of car-stacking provided on the property by more than double; and, therefore, prevent the improvements that will reduce the impact on the adjacent roads.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance

1. The authorization of the variance will not be a detriment to adjacent properties or to the public good. It will, in fact, be an improvement to the area because of reduced stormwater runoff and a reduction in the number of cars stacking within the public roadway.

CONSULTANT LOGO



CHARLESTON COUNTY SCHOOL DISTRICT

ADDITION TO STILES POINT ELEMENTARY SCHOOL

883 MIKELL DRIVE, CHARLESTON, SC 29412

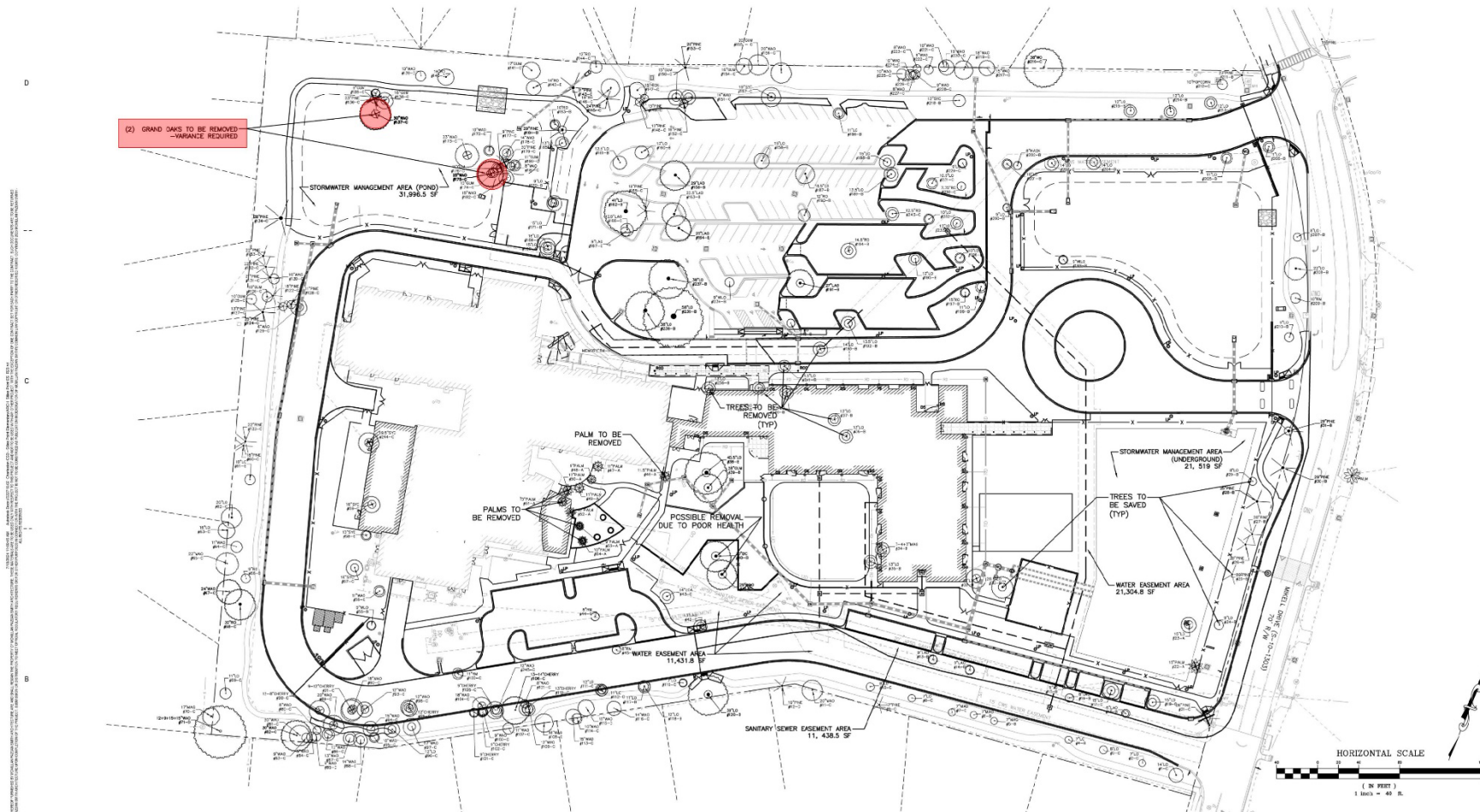
ISSUE DATE: 12/01/2015		
PHASE: 90% CONSTRUCTION DOCUMENTS		
SHEET ISSUE:		
NO.	DATE	DESCRIPTION

PRINCIPAL IN CHARGE:	CIVIL - CBC, LA - GEG
PROJECT ARCHITECT:	ANA - BN
DRAWN BY:	CIVIL - CBC, LA - GEG

SHEET TITLE:
TREE REMOVAL
PLAN

SHEET NO.	PROJ. NO. ADC 24629
-----------	------------------------

L001



TREE INVENTORY AND MITIGATION BREAKDOWN

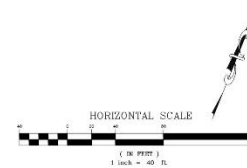
[illegible]



- GENERAL NOTES:**
1. THIS SHEET, C003, IS NOT INTENDED FOR ANY SITE STAKE OUT OR CONSTRUCTION PURPOSES. THE AERIAL IMAGE IS TAKEN FROM GOOGLE EARTH AND IS NOT TO SCALE.
 2. SEE SHEETS C001 & C002 FOR CIVIL NOTES AND ABBREVIATIONS.
 3. HORIZONTAL COORDINATES ARE BASED ON SC STATE PLANE COORDINATES NAD '83. VERTICAL DATUM IS BASED ON NAVD 88.
 4. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
 5. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BEGINNING TO DETERMINE THE EXTENT OF THE PROJECT.
 6. CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 1-888-722-7877 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
 7. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL, LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
 8. ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

CIVIL LEGEND - SITE

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ■ ■ LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE



NOT FOR CONSTRUCTION

CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL

804 MILL DRIVE, CHARLESTON, SC 29412

DATE: 01/15/2025
PROJECT: HRS CONSTRUCTION DOCUMENTS
SHEET TITLE:
NO. DATE DESCRIPTION:

PROJECT: HRS WORK
PROJECT ARCHITECT:
DRAWN BY:
CIVIL - CSC: LA - 285
ASA - 281
CIVIL - CSC: LA - 285

SHEET TITLE:
**AERIAL SITE PLAN
EXISTING**

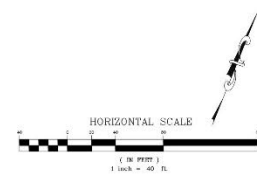
SHEET NO:
C003

PROJECT NO:
ADC 24028



- GENERAL NOTES:**
1. THIS SHEET, C004, IS NOT INTENDED FOR ANY SITE STAKE OUT OR CONSTRUCTION PURPOSES. THE AERIAL IMAGE IS TAKEN FROM GOOGLE EARTH AND IS NOT TO SCALE.
 2. SEE SHEETS C001 & C002 FOR CIVIL NOTES AND ABBREVIATIONS.
 3. HORIZONTAL COORDINATES ARE BASED ON SC STATE PLANE COORDINATES NAD '83. VERTICAL DATUM IS BASED ON NAVD 88.
 4. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
 5. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BEGINNING TO DETERMINE THE EXTENT OF THE PROJECT.
 6. CONTRACTOR SHALL CONTACT PALMETTO UTILITY LOCATION SERVICE AT 1-888-725-7877 PRIOR TO ANY WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTACT THE ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
 7. ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID FOR BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL, LEGEND, KEYNOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
 8. ALL CONTRACTORS/SUBCONTRACTORS/PERSON THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

- CIVIL LEGEND - SITE**
- PROPERTY LINE
 - - - - - ADJOINING PROPERTY LINE
 - ■ ■ LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE



NOT FOR CONSTRUCTION

CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
800 MCKELL DRIVE, CHARLESTON, SC 29412

DATE: 10/15/2024
PROJECT: HPS CONSTRUCTION DOCUMENTS
SHEET TITLE: AERIAL SITE PLAN
NO. DATE DESCRIPTION:

PROJ. NO. HPS-2024-001
PROJECT ARCHITECT: J. L. SMITH
DRAWN BY: J. L. SMITH
SHEET TITLE: AERIAL SITE PLAN
PROPOSED
C004
SHEET NO. 004
PROJECT NO. HPS-2024-001



TREE INVENTORY AND MITIGATION BREAKDOWN

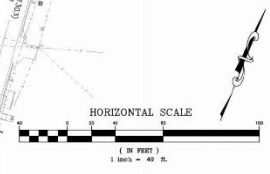
SYMBOL	TREE TYPE
	GRAND TREES REMOVED (BZA REVIEW)
	GRAND TREES REMOVED HAZARD- STAFF REVIEW
	GRAND TREES SAVED
	PROTECTED TREES REMOVED
	PROTECTED TREES SAVED
	GRAND TREES SAVED
	UNPROTECTED TREES SAVED
	UNPROTECTED TREES REMOVED

LOCAL SET 000

1205 YEARMAN HILL ROAD ADC PROJECT
JANUARY, SC 29410 #3029
843.964.6101
ADCENGINEERING.COM

CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
884 ANNELL DRIVE, CHARLESTON, SC 29412

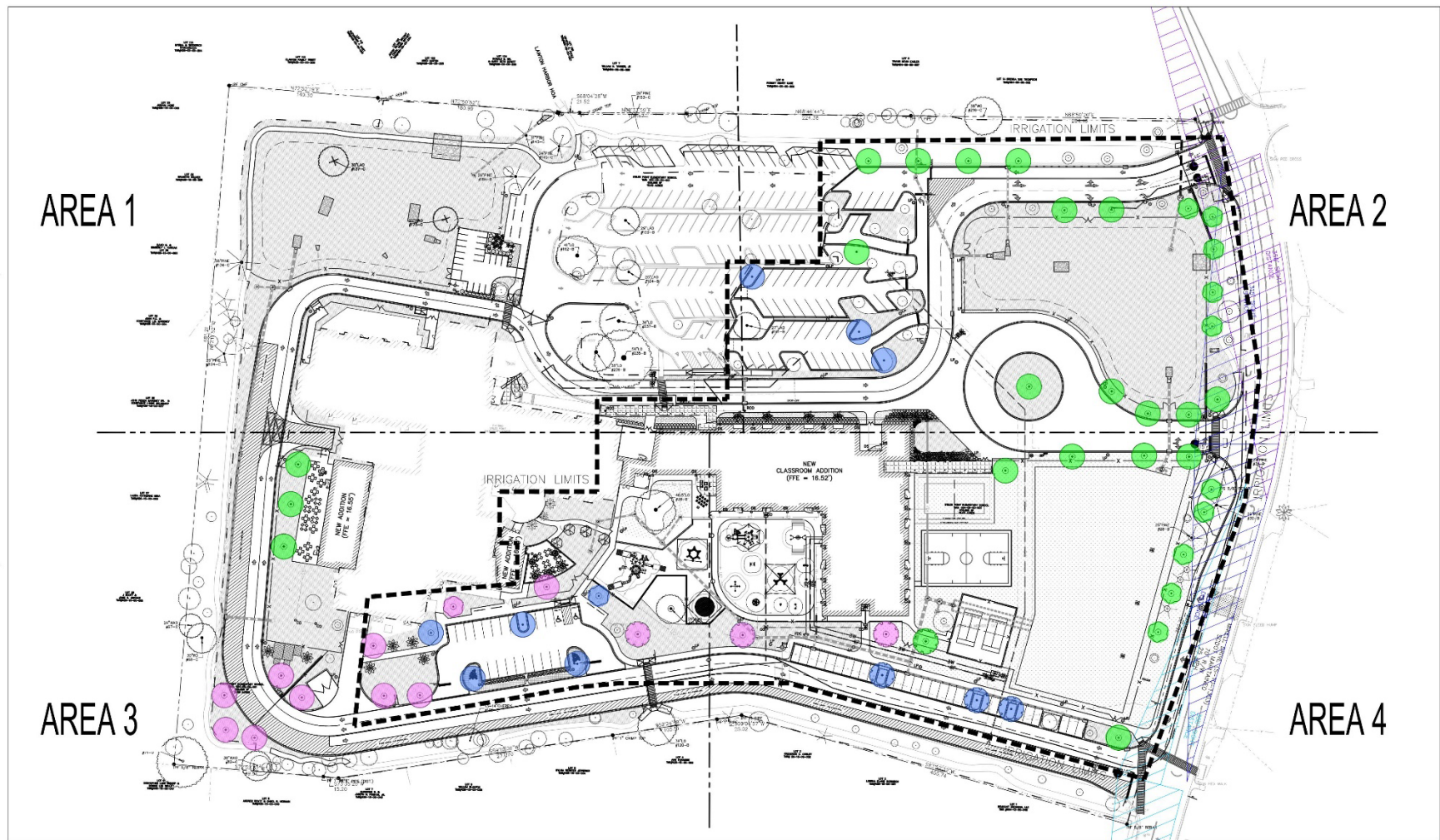
ISSUE DATE: 10/10/2025
PAGE: FRONT SET
SHEET TITLE:
NO. DATE DESCRIPTION



PROJ. NO. 0000000000
PROJECT ARCHITECT: JAS-UP
DRAWN BY: CML-CML-LA-CBS
SHEET TITLE:
SHEET NO.:
PROJ. NO.:
ADC 24028

**TREE REMOVAL
PLAN**

L001



LANDSCAPE PLANTING PLAN — OVERALL
SCALE: 1"=40'

TREE MITIGATION NOTES	
TREE MITIGATION REQUIRED, AS NOTED ON LOOI, IS 13 TREES AT 3" CALIPER.	
	MITIGATION TREE LOCATIONS (TOTAL: 13)
	TREES ADDED TO SITE (TOTAL: 29)
	TREES FOR PARKING ISLANDS (TOTAL: 12)
TOTAL TREES PLANTED ON SITE: 55	
TOTAL PALMS PLANTED ON SITE: 16	

KEY PLAN	
1	2
3	4



CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL

880 ANKELL DRIVE, CHARLESTON, SC 29412

ISSUE DATE:	12/17/2025	
PHASE:	PERMIT SET	
SHEET ISSUE:		
NO.	DATE	DESCRIPTION

PROJECT: 18070000
PROJECT ARCHITECT:
DRAWN BY:
CHECKED BY:
DATE: 10/1/2018
PROJECT NO.: 18070000
ADC 2018

L200

TREE REQUIREMENTS FOR SITE ARE 15 TREES PER ACRE: 15 x 15.08 - 3AC (12.08 X 15) = 181 TREES REQUIRED TO REMAIN					
TOTAL SITE ACRES: 15.08 AC - 3 AC FOR EASEMENTS = 12.08					
TOTAL ACRES IN EASEMENTS: 3 AC (130643.6 SF)					
TOTAL TREES SAVED: 168					
TOTAL TREES REQUIRED TO BE PLANTED: 13 @ 2.5" CALIPER					
TOTAL INCHES REMAINING ON SITE: 2628.75					
TOTAL INCHES REMOVED: 561.95					
GRAND TREES REMOVED: 2			City Staff Approved Removal at Site Visit		
	30" WO		28" Gum		
	25" WO		30" Hickory		

Agenda Item #B-4

1796 CAROLINA BAY DRIVE

(West Ashley)

TMS # 307-00-00-005

Request a variance from Sec. 54-327 to allow the removal of 6 grand trees.

Zoned: PUD



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: 01/07/2026

THE APPLICANT HEREBY REQUESTS:

☐ A Variance and/or Special Exception as explained on page 2 of this form.

☒ Tree Removal ☐ Landscaping/buffers ☐ Parking Surface ☐ Other:

☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).

☐ Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	1796 Carolina Bay Drive	TMS #:	307-00-00-005
Zoning of Property:	PUD		
Property Owner(s):	Red Apple Development, LLC	Phone #:	
Applicant:	Seamon Whiteside, Betsy Ellingson	Phone #:	(843) 530-0577
Applicant's Mailing Address:	712 N. Cedar Street, Summerville, SC 29483		
Applicant's Email:	bellingson@seamonwhiteside.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	representative		

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Betsy Ellingson Date: 12/08/2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
------------------------	---------------------------------	------	--------

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Grand tree removal is requested for 6 trees (non-F graded) on the attached plans, for the following reasons:

The site in question is long and narrow, greatly driving the design for the planned childcare facility, leaving larger clusters of trees

along the rear of the site, providing buffer for the adjacent multi-family housing while concentrating development along Carolina Bay Drive.

Tree #9 was noted by staff to possibly have rot that needs further investigation by the arborist - since it is located in the play area,

Tree #7 removal necessary due to narrowness of site, play areas behind building, and saving of multiple good trees and clusters of trees.

Three trees graded as "F" by staff or by Natural Directions (arborist) are additionally requested for removal as depicted on the attached plans.

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

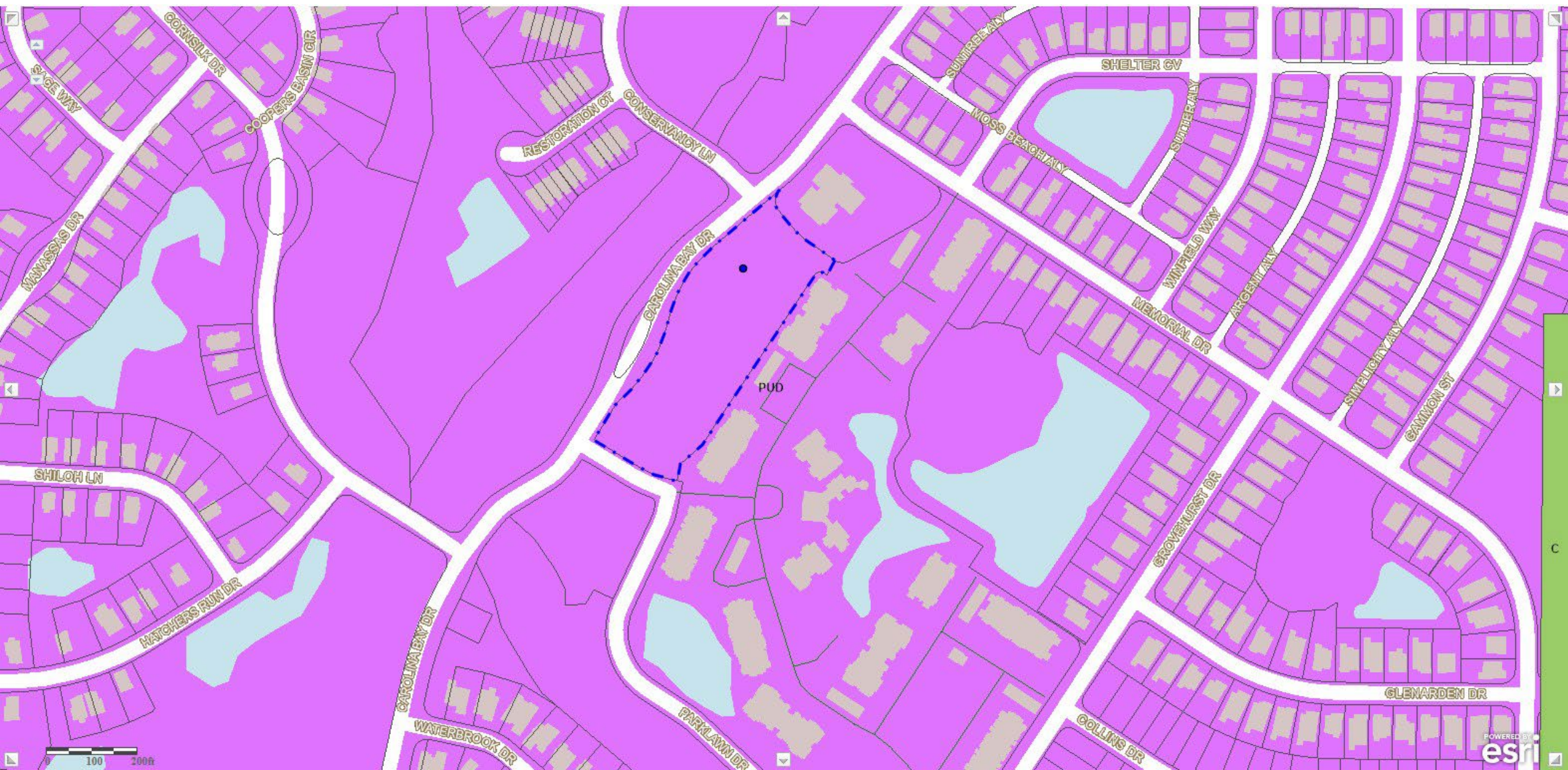
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.







December 8, 2025

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

**Early Learning Center
BZA-SD Request
City of Charleston, South Carolina
TMS#: 307-00-00-005**

Variance Request: The intent of this application is to seek the removal 6 (non-F rated) grand trees and 3 (F-rated) grand trees, to allow for an Early Learning Center, located in Carolina Bay. Please note this information includes notes from a site walk and tree review by yourself with one of our staff, Weston McBee, on 11/21/2025. The attached plans include information on each tree requested for removal, photos and comments as well as location on the plan as currently designed.

Variance Criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

This site is quite long and narrow, with designated drive entry locations pre-determined to align with driveways across the adjacent roads, and dictating much of the layout of the design. Nice, large trees and larger clusters of trees, have been avoided with the current plan. The stormwater detention pond must be located near the intersection, as this location is the lowest part of the site, necessitating the need for the bulk of the plan to be located elsewhere on the site.

2. These conditions do not generally apply to other property in the vicinity;

Other properties in the vicinity are predominantly developed, and do not share the same odd shape (long and narrow) including dictated access points to largely drive the design. In particular, tree #7 requires removal as moving the building to provide for additional space would require the elimination of a required play area to the rear of the building and/or reduce the buffer to the rear multi-family residential development.

Tree #9 is requested for removal due to its possible cavity requiring additional investigation, due to its location within a children's play area.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Due to the size and shape and location of grand trees and required throughout the site, it would be undevelopable without the approval of these tree removals. Further, the dictated location of the entrances dictates the layout of the site.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The current plan allows for the maintenance of large groups of good trees on the site and provide for buffering to the adjacent multi-family tract.

Special Exception Request: This application seeks a special exception from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

- #1 F-rated 16/10/8" Tulip Poplar (condition)
- #4 C-rated 26" Red Oak (driveway)
- #5 D/F-rated 31/9" Tulip Poplar (condition)
- #6 C-rated 27" Red Oak (parking)
- #7 B-rated 29" Red Oak (building location)
- #9 C-rated 24" Red Oak (condition/safety)
- #10 D-rated 20/9" Tulip Poplar (condition/grading)
- #11 D-rated 24" Tulip Poplar (condition/parking)
- #18 F-rated 30" Tulip Poplar (condition)

Thank you for your consideration. If you have any questions regarding this request, please feel free to contact me at (843) 884-1667.

Sincerely,

Betsy Ellingson, RLA

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21


SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

4 Observation Created by: Weston McBee
Nov 21, 2025 at 2:51 pm EST


Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 2:51 PM EST
Red Oak. C rating with beat up crown, evident storm damage.



Nov 21, 2025 at 2:50 pm EST Nov 21, 2025 at 2:50 pm EST

Prepared by Weston McBee

- 8 -

Created with SiteMarker


SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

6 Red Oak Observation Created by: Weston McBee
Nov 21, 2025 at 2:54 pm EST


Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 2:54 PM EST
C rating. Curved, high crown, and trunk flare deformity



Nov 21, 2025 at 2:53 pm EST Nov 21, 2025 at 2:53 pm EST

Prepared by Weston McBee

- 10 -

Created with SiteMarker


SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

7 Tree Observation Created by: Weston McBee
Nov 21, 2025 at 2:57 pm EST


Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 2:57 PM EST
B rating. Decent tree, solid trunk.



Nov 21, 2025 at 2:56 pm EST Nov 21, 2025 at 2:56 pm EST Nov 21, 2025 at 2:56 pm EST

Prepared by Weston McBee

- 11 -

Created with SiteMarker


SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

9 Tree Observation Created by: Weston McBee
Nov 21, 2025 at 3:03 pm EST

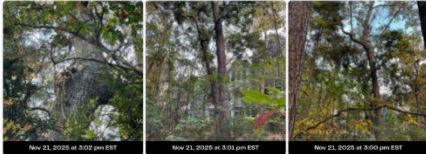
Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 3:03 PM EST
C. Possible hole on overhanging branch. Recommend Mike R evaluate for safety given location on plan.



Nov 21, 2025 at 3:02 pm EST Nov 21, 2025 at 3:02 pm EST Nov 21, 2025 at 3:00 pm EST

Prepared by Weston McBee

- 13 -

Created with SiteMarker

SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

10 Double Observation Created by: Weston McBee
Nov 21, 2025 at 3:08 pm EST

Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 3:08 PM EST
Tulip Poplar. D grade. Big hole.



Nov 21, 2025 at 3:08 pm EST Nov 21, 2025 at 3:08 pm EST Nov 21, 2025 at 3:07 pm EST Nov 21, 2025 at 3:07 pm EST Nov 21, 2025 at 3:07 pm EST

Prepared by Weston McBee

- 14 -

Created with SiteMarker


SW SEAMONWHITESIDE

12651 Carolina Bay Private School
Tree Review With City Zoning #1 2025-11-21

11 Tulip Poplar Observation Created by: Weston McBee
Nov 21, 2025 at 3:10 pm EST


Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 3:10 PM EST
D rating. Dog leg. Top blown out.



Nov 21, 2025 at 3:10 pm EST Nov 21, 2025 at 3:10 pm EST Nov 21, 2025 at 3:08 pm EST

Prepared by Weston McBee

- 15 -

Created with SiteMarker

SW SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1657
GREENVILLE, SC
864.286.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE
VIEWED AND PRINTED IN COLOR

SEAMON
WHITESIDE
ASSOCIATES, INC.
N.C. 00047
STATE OF AUTHORIZATION

NOT FOR CONSTRUCTION

EARLY LEARNING CENTER
RED APPLE DEVELOPMENT, LLC
CAROLINA BAY DRIVE
CHARLOTTE, SOUTH CAROLINA

SW+ PROJECT: 12651
DATE: 12/08/2025
DRAWN BY: BAE | XXX
CHECKED BY: XXX | AS

REVISION HISTORY

REV	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	12/08/2025
002	REVISED TREE PHOTOS	12/08/2025
003	REVISED TREE PHOTOS	12/08/2025
004	REVISED TREE PHOTOS	12/08/2025
005	REVISED TREE PHOTOS	12/08/2025
006	REVISED TREE PHOTOS	12/08/2025
007	REVISED TREE PHOTOS	12/08/2025
008	REVISED TREE PHOTOS	12/08/2025
009	REVISED TREE PHOTOS	12/08/2025
010	REVISED TREE PHOTOS	12/08/2025

BZA-SD
SUBMITTAL
TREE PHOTOS

Action Items

1 Buffer Potential. Observation

Pin Type: General Categories: Landscape

Location:



Created by:
Weston McBee
Nov 21, 2025 at 3:30 pm EST

Worklog:

Weston McBee November 21, 2025 3:30 PM EST



Prepared by Weston McBee

- 3 -

Created with SiteMarker

1 Buffer Potential. Observation (continued)

Pin Type: General

Created by:
Weston McBee
Nov 21, 2025 at 3:30 pm EST



Prepared by Weston McBee

- 4 -

Created with SiteMarker

Agenda Item #B-5

2307 ETIWAN AVENUE

(West Ashley)

TMS # 310-06-00-132 & -018

Request a special exception from Sec. 54-327 to allow the removal of ~~3~~ **one** grand trees. Request variances from Sec. 54-327 to allow the removal of ~~5~~ **one** grand trees ~~and to reduce the 15 protected trees per acre requirement.~~ Request a variance from Sec. 54-343 to provide no landscape islands (1 island per 5 parking spaces required).

Zoned: Pending GB Zoning



BOARD OF ZONING APPEALS – SITE DESIGN (BZA-SD)

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, RECONSIDERATION, EXTENSION

City of Charleston | Department of Planning, Preservation & Sustainability – Zoning Division
2 George Street, Charleston, SC 29401 843-724-3765 www.charleston-sc.gov/bza-sd

This application, along with all required information, must be submitted in PDF format to BZA-SD@charleston-sc.gov. The applicant will be invoiced for the application fee. **Applications are due by 12:00 noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

REQUESTED BZA-SD MEETING DATE: January 7, 2026. - Deadline is December 8th.

THE APPLICANT HEREBY REQUESTS:

- ☒ A Variance and/or Special Exception as explained on page 2 of this form.
☒ Tree Removal ☒ Landscaping/buffers ☐ Parking Surface ☒ Other: 15 tree per acre sec 54-327
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

Property Address:	2307 Etiwan Ave, Charleston, SC 29414	TMS #:	3100600132 & 3100600018
Zoning of Property:	VAC - COMM - LOT		
Property Owner(s):	Yonce Living Trust	Phone #:	843-577-8595 ext. 12
Applicant:	Adam Sheridan	Phone #:	9086011805
Applicant's Mailing Address:	1626 Cole Blvd, Suite 125, Lakewood, CO 80401		
Applicant's Email:	asheridan@centerpoint-is.com		
Relationship of Applicant to Owner (same, representative, buyer, other):	Representative of Buyer		

Information required with application: (check information submitted)

- ☒ Scaled site plan or plat showing the variance(s) or special exception(s) being requested
☒ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☒ For requests to remove trees, evaluations/reports from certified or qualified arborists
☒ City of Charleston CSS Account to pay application fee online (visit www.charleston-sc.gov/css)
☐ YES or ☒ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? (SC Code of Laws § 6-29-1145)

Optional, but very helpful information:

- ☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant: Adam Sheridan Date: 11/11/2025

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
------------------------	---------------------------------	------	--------

VARIANCE REQUESTS:

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Tree report included with submittal. This will show size, assessed condition and location of all trees.

Narrative included with submittal, please see included attachments.

Variance request for the reduction of the 15 protected tree per acre requirement, Sec 54-327.

Variance request for relief from parking lot landscape island requirement, Sec 54-343.1

Variance Test: The Board of Zoning Appeals – Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

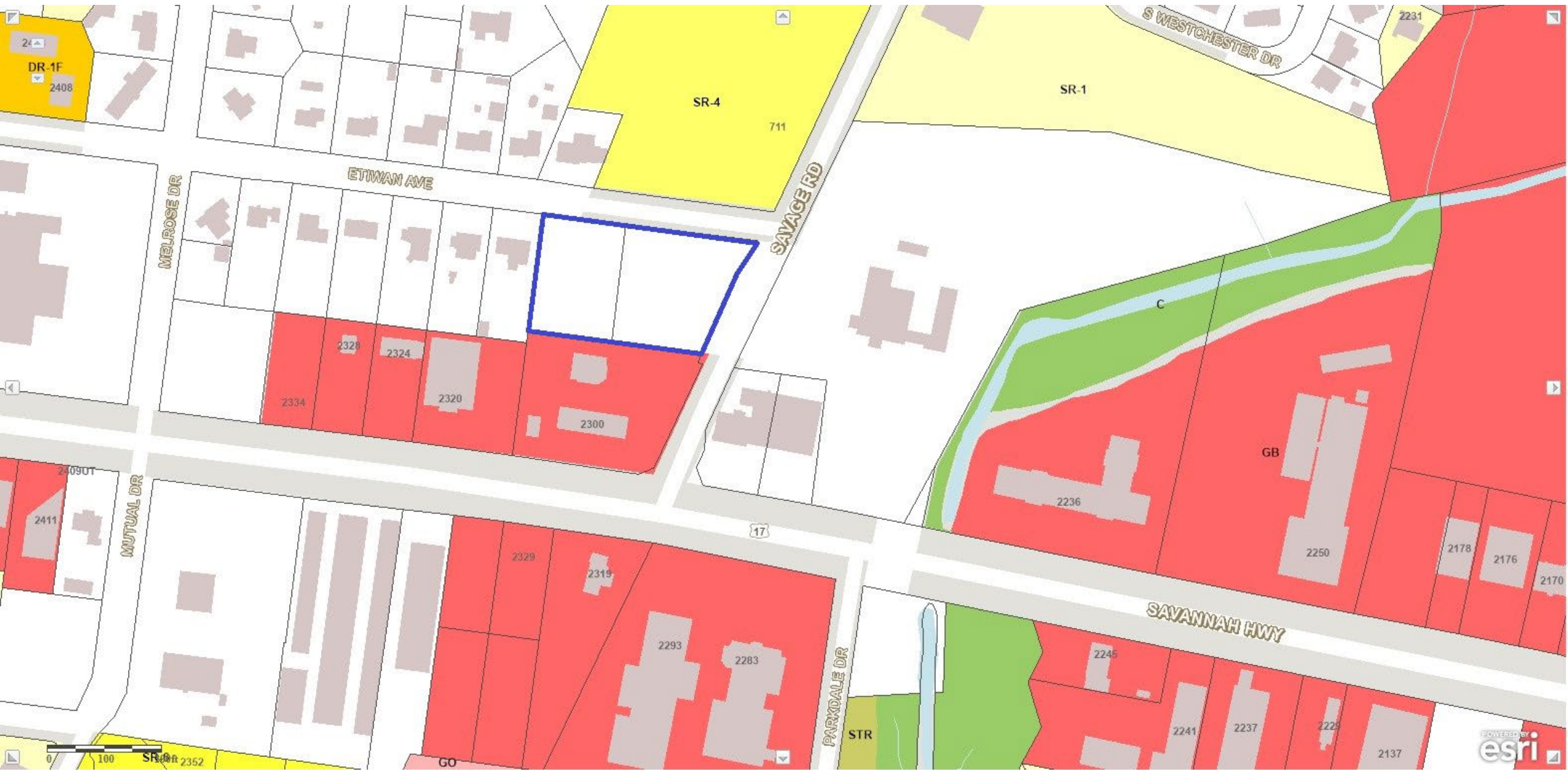
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws Section § 6-29-800)

SPECIAL EXCEPTIONS:

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the Zoning Ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





ETIWAN AVE

SAVAGE RD

SAVAGE RD

SAVANNAH HWY

SAVANNAH HWY

100 ft
20 m

Board of Zoning Appeals – Site Design (BZA-SD) Application Exhibit A

As a response to Sections 54-343.1, 54-924, and 54-327 of the City of Charleston Zoning Ordinance, the applicant has prepared the following justification of unnecessary hardship for the Board of Zoning Appeals to consider:

- a. There are extraordinary and exceptional conditions pertaining to the subject properties. These lots were subdivided prior to passage of the current versions of the City of Charleston and County of Charleston tree ordinances. The corner lot is odd-shaped. Further, both lots are densely wooded, with many mature trees; wetlands, easements, buffer requirements, and required stormwater infrastructure also impede usable area. Both lots abut a gas station and convenience store with extended hours, limiting their use to commercial, nonresidential uses.
- b. These conditions do not generally apply to other properties in the vicinity of the subject parcels as most of the properties in the vicinity are fully developed and are square or rectangular in shape. Those properties lack the wetlands, stormwater, and buffer demands that impair the subject properties.
- c. Because of these conditions, the application of the ordinance would unreasonably restrict or effectively prohibit utilization of the property. The seven (7) grand trees identified in green and yellow highlighting on the site plan, attached as Exhibit B, are either in poor form or decay, or are in the limited buildable area on the properties. As such, these trees unreasonably restrict the utilization of the property for any use and effectively prohibit use of the subject site for the applicant's proposed use. Certain specified trees pose a threat to property and safety. The trees that are within the operational area will reduce the useable space on the subject site and constrain the effective utilization of the parcel.

For the purposes of relief from the landscape island requirement, the proposed use of vehicle storage and staging does not require a traditional parking layout. The area will be contained with security gates and there will not be parking space striping within the secured area. Landscape islands would significantly reduce the usable area of the vehicle staging and storage area. This area will not be seen by customers or adjacent property owners, therefore there will be no visual impact of not installing landscape islands.

- d. The authorization of this variance will not be of substantial detriment to the adjacent properties or to the public good. Landscape buffers consistent with the zoning

ordinance requirements will be installed to buffer residential properties. The plantings in this landscape buffer will be designed to be consistent with the neighborhood character and allow for sufficient screening of the commercial use. The authorization of the variance will allow for an ingress/egress along Etiwan Road. It will also allow sufficient stormwater infrastructure on the subject site to ensure adequate water retainage. Lastly, authorization of the variance will allow for utilization of these properties.

**LATEST DA/PC**

DRAWN BY: JCM

CHECKED BY: JCM

REVISIONS

CARmax
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORE, INC.
10000 WOODBRIDGE CHURCH PARKWAY, FARMHIDE, VA 22039
(703) 477-2422

**STORE NO. XXXX
712 SAVAGE ROAD
CHARLESTON, SC 29414**

PROJECT NO.

DATE	12/17/2025
------	------------

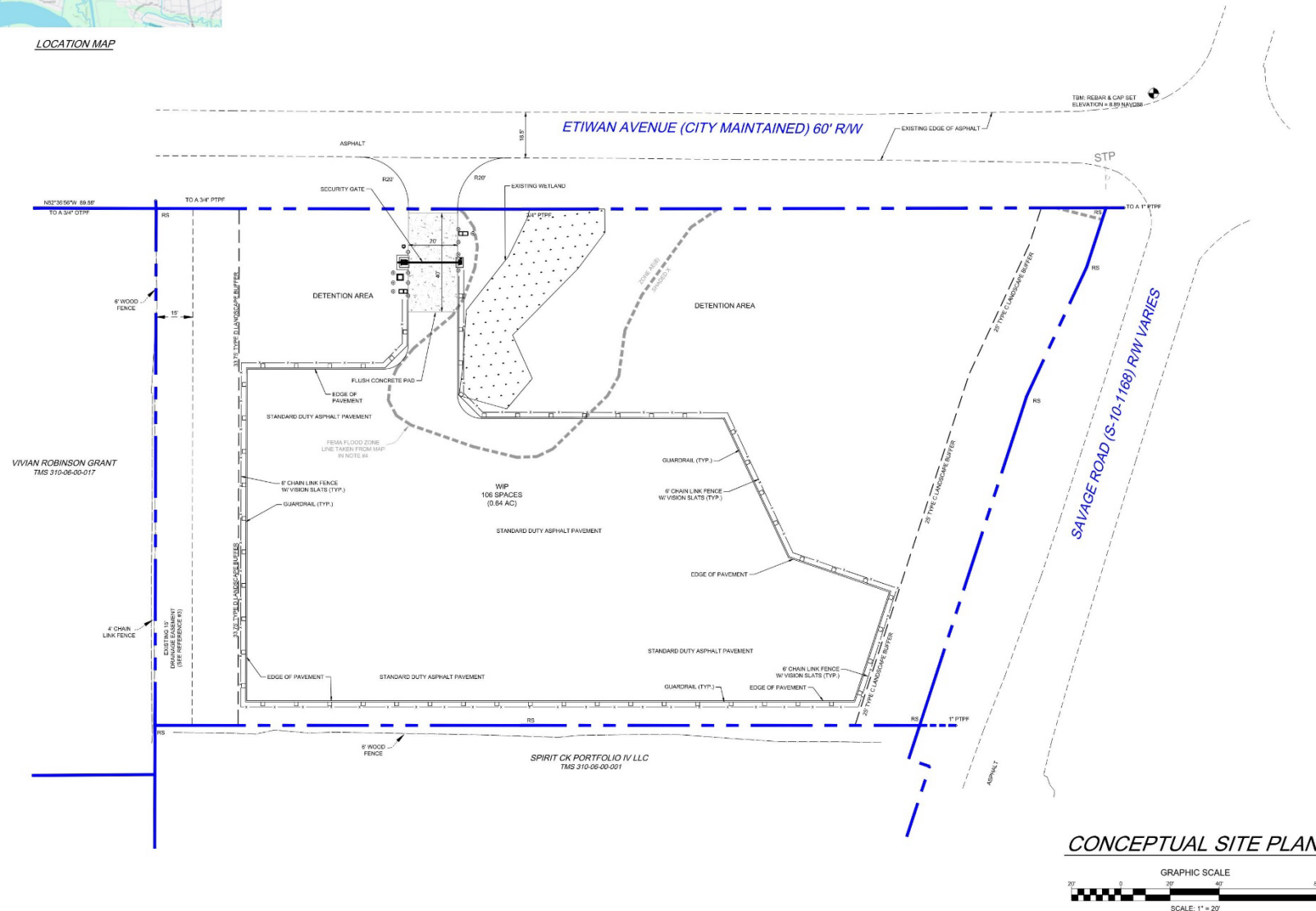
SHEET TITLE

CONCEPTUAL

SITE PLAN

SHEET NO

SP-2.0



CONCEPTUAL SITE PLAN



NOTES

- 1) THIS 310-06-00 PARCELS 018 (LOT B-1) AND 132 (LOT B-2).
- 2) THE PROPERTY IS OWNED BY YONCE LIVING TRUST (LOT B-1) AND LEON YONCE (LOT B-2).
- 3) THE TOTAL AREA = 1.670 ACRES.
- 4) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 4509IC 0491 K DATED JANUARY 29, 2021 THESE PARCELS LIE IN ZONES SHADDED X AND AE (S).
- 5) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT). THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
- 6) CONSIDERABLE EVIDENCE HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM LOCATIONS MARKED IN THE FIELD BY A PROFESSIONAL LOCATING SERVICE. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (PUPS) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
- 7) THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 8) THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE SURVEYOR IS UNWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 9) A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.
- 10) THERE ARE NO PAINTED PARKING SPACES ON THE PROPERTY.

REFERENCES

- 1) PLAT BY J. O'HEAR SANDERS, JR. DATED MAY 28, 1954 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK J PAGE 109.
- 2) PLAT BY EDWARD C. CUTTING, JR. DATED FEBRUARY 14, 1977 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AH PAGE 80.
- 3) PLAT BY G.E. LOH DATED OCTOBER 12, 1978 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK S PAGE 138.
- 4) PLAT BY KEVIN THEMES DATED FEBRUARY 5, 2018 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK L18 PAGE 0389.
- 5) DEED RECORDED IN THE CHARLESTON COUNTY ROD OFFICE ON NOVEMBER 15, 2017 IN BOOK 0679 PAGE 869.
- 6) SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION HIGHWAY DOCKET NO. 15.015 SHEET NO. 32.

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- DRAINAGE EASEMENT
- WOOD FENCE
- CHAIN LINK FENCE
- BURIED SANITARY SEWER LINE
- BURIED COMMUNICATION LINE
- BURIED GAS LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE
- FEMA FLOOD ZONE LINE

LEGEND

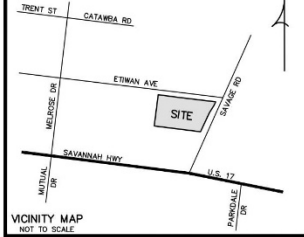
- PTPF - PINCH TOP PIPE FOUND
- OP - OPEN TOP PIPE FOUND
- RS - 5/8" REBAR SET
- TM - TEMPORARY BENCHMARK
- CH - COMMUNICATION HAND HOLE
- CP - COMMUNICATION PEDESTAL
- PP - POWER POLE
- GH - GROUND HOLE
- WV - WATER VALVE
- JB - JUNCTION BOX
- DI - DROP INLET
- RI - REINFORCED CONCRETE PIPE
- SSCO - SANITARY SEWER CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STP - STOP SIGN
- X 10.4 - SPOT ELEVATION (PERVIOUS SURFACE)
- X 9.81 - SPOT ELEVATION (IMPERVIOUS SURFACE)
- BP - BRADFORD PEAR HATCH
- (D) - DOUBLE TRUNK TREE
- (T) - TRIPLE TRUNK TREE
- (Q) - QUADRUPLE TRUNK TREE

LEGAL DESCRIPTION PER TITLE COMMITMENT

- PARCEL 1:
ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN ST. ANDREWS PARISH, IN THE COUNTY OF CHARLESTON, SOUTH CAROLINA AND LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVAGE ROAD AND ETIWAN AVENUE, BEING SHOWN AND DESIGNATED AS LOT B-1 ON A PLAT ENTITLED "PLAT LOT B, CHEROKEE PLANTATION BEING SUB-DIVIDED INTO LOTS B-1 & B-2, SAINT ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA", DATED OCTOBER 12, 1978 AND RECORDED IN PLAT BOOK S, AT PAGE 138, RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA.
- INFORMATIONAL PURPOSES: TMS#: 310-06-00-018
- PARCEL 2:
ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN ST. ANDREWS PARISH, IN THE COUNTY OF CHARLESTON, SOUTH CAROLINA AND LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVAGE ROAD AND ETIWAN AVENUE, BEING SHOWN AND DESIGNATED AS LOT B-2 ON A PLAT ENTITLED "PLAT LOT B, CHEROKEE PLANTATION BEING SUB-DIVIDED INTO LOTS B-1 & B-2, SAINT ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA", DATED OCTOBER 12, 1978 AND RECORDED IN PLAT BOOK S, AT PAGE 138, RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA.
- LESS AND EXCEPT ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, CONTAINING 0.062 ACRES, MORE OR LESS, CONVEYED BY THAT CERTAIN TITLE COMMITMENT, DATED FEBRUARY 5, 2018 AND RECORDED IN PLAT BOOK L18, PAGE 0389, TO THE REAL ESTATE FROM LEON L. YONCE AND KATHLEEN A. YONCE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE YONCE LIVING TRUST DATED 12/20/2004 TO THE COUNTY OF CHARLESTON, DATED AND RECORDED NOVEMBER 15, 2017 IN BOOK 0679, PAGE 869, RMC OFFICE FOR CHARLESTON COUNTY, SOUTH CAROLINA.
- INFORMATIONAL PURPOSES: TMS#: 310-06-00-132



The South Carolina State Law requires that excavators give a 72-hour notice, (3 working days excluding weekends and holidays), for the location to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area (L.P.S.) will be notifying you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The utility companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.



SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS UNRECORDED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
2. (a) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (b) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2024, CURRENTLY DUE AND PAYABLE, BUT NOT PAID DUE, AND SUBSEQUENT YEARS.
8. THIS POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE WHICH MIGHT ARISE OUT OF ROLL-BACK TAXES AS CONTEMPLATED UNDER SECTION 12-43-220, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.
9. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL OR RENTAL EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS.
10. RIGHTS OF PARTIES IN POSSESSION.
11. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND TO BE INSURED HEREUNDER.
12. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTHAYS, SETBACKS, RIGHTS OF PARTIES IN POSSESSION, INTERESTS OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND, ANY INACCURACY AS TO THE STATEMENT OF QUANTITY OF LAND CONTAINED IN THE SUBJECT LEGAL DESCRIPTION.
13. TITLE TO AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS OR OTHER WAYS.
14. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK S, PAGE 138, CHARLESTON COUNTY REGISTRY. (EASEMENT EASEMENT SHOWN, ZONING REPORT NOT PROVIDED FOR CURRENT BUILDING SETBACKS).
15. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK AH, PAGE 80, CHARLESTON COUNTY REGISTRY. (NO EASEMENTS ON PLAT).
16. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK L, PAGE 109, CHARLESTON COUNTY REGISTRY. (NO EASEMENTS ON PLAT).
17. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK F, PAGE 165, CHARLESTON COUNTY REGISTRY. (NO EASEMENTS ON PLAT).
18. GENERAL IDENTIFICATION OF CONVEYANCE, ASSIGNMENT AND TRANSFER RECORDED IN BOOK 0234, PAGE 803, CHARLESTON COUNTY REGISTRY.
19. RIGHT OF WAY AND/OR EASEMENT TO CHARLESTON COUNTY COUNCIL, DEPARTMENT OF PUBLIC WORKS RECORDED IN BOOK 874, PAGE 358, CHARLESTON COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY).
20. RIGHT OF WAY AND/OR EASEMENT TO CHARLESTON COUNTY COUNCIL, DEPARTMENT OF PUBLIC WORKS RECORDED IN BOOK 864, PAGE 619, CHARLESTON COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY).
21. GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 478, PAGE 119, CHARLESTON COUNTY REGISTRY. (DOES NOT AFFECT PROPERTY).
22. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
23. TITLE TO REAL ESTATE RECORDED IN BOOK 0679, PAGE 869, CHARLESTON COUNTY REGISTRY. [PLAT ATTACHED - TRACT 3-2 ONLY]

TO:

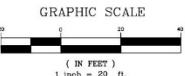
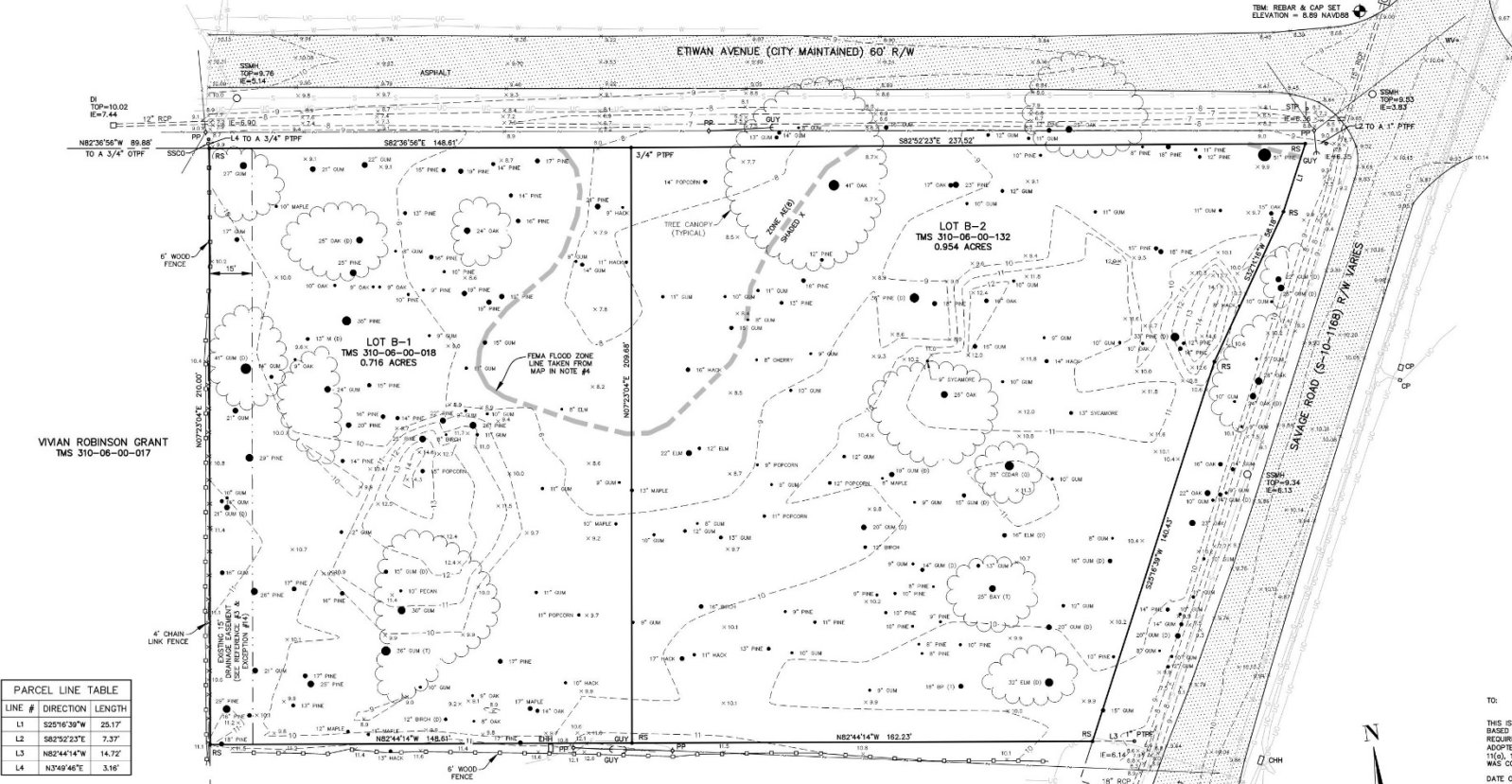
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 11(a), 11(b), 13, 14, 15, 16, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2024.

DATE OF MAP OR PLAT: DECEMBER 4, 2024, LAST REVISED MARCH 3, 2025

JEFFREY STEVEN COOPER, S.C. PLS #2516

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

JEFFREY STEVEN COOPER, S.C. PLS #2516



FORSEBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
CHARLESTON, SOUTH CAROLINA 29417
(843) 731-1111
FAX: (843) 731-1112
WWW.FORSEBERG-ENGINEERING.COM
AND LANDSCAPE ARCHITECTURE



ALTA/NSPS LAND TITLE SURVEY
LOTS B-1 & B-2 CHEROKEE PLANTATION
ETIWAN AVENUE & SAVAGE ROAD
ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA



JEFFREY S. COOPER

DATE

DECEMBER 4, 2024

DRAWN/CHECKED

JSC/LSM

LAST REVISED

MARCH 3, 2025

APPROVED

JSC

SCALE

1" = 20'

PROJECT NO.

6443

SHEET NUMBER

1

OF 1

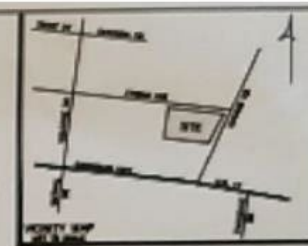
- 3) Was a 230-000 FERRIS WHEEL GIFT 8-4) AND THE GIFT 8-4).
- 4) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.
- 5) The 100th Street, Suite 100, St. Louis, Mo. 63114.
- 6) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.
- 7) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.
- 8) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.
- 9) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.
- 10) The company is located at 10000 100th Street, Suite 100, St. Louis, Mo. 63114.

[illegible]

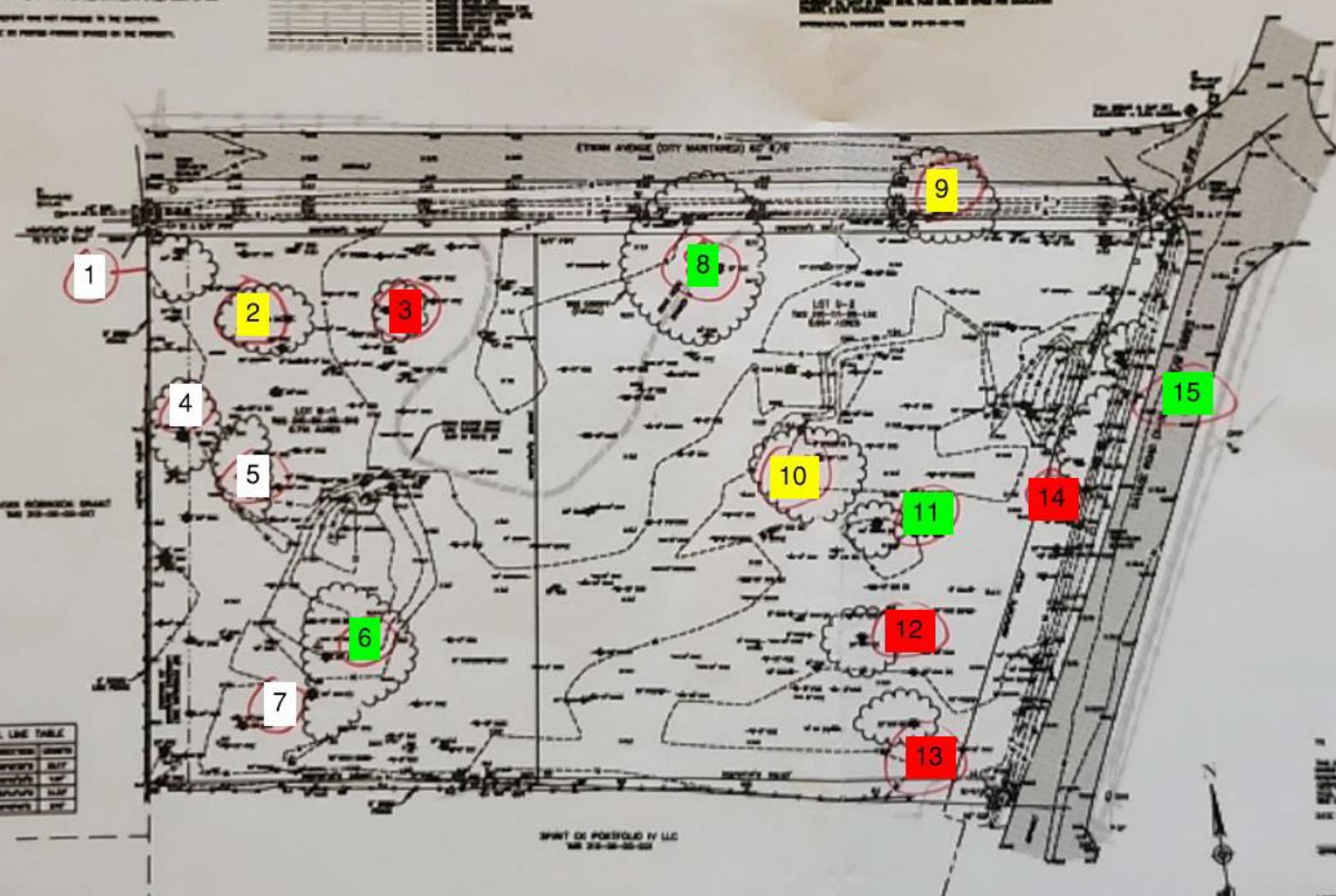
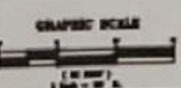
LINE LEGEND

Country	Line Style
United States	Solid line with dots
Canada	Dashed line with dots
France	Solid line with dots
Germany	Dashed line with dots
Japan	Solid line with dots
Italy	Dashed line with dots
Spain	Solid line with dots
Sweden	Dashed line with dots
Switzerland	Solid line with dots
Belgium	Dashed line with dots
Netherlands	Solid line with dots
Australia	Dashed line with dots
South Korea	Solid line with dots
India	Dashed line with dots
China	Solid line with dots
Indonesia	Dashed line with dots
Philippines	Solid line with dots
Thailand	Dashed line with dots
Malaysia	Solid line with dots
Singapore	Dashed line with dots
South Africa	Solid line with dots
Argentina	Dashed line with dots
Brazil	Solid line with dots
Mexico	Dashed line with dots
Colombia	Solid line with dots
Venezuela	Dashed line with dots
Chile	Solid line with dots
Peru	Dashed line with dots
Ecuador	Solid line with dots
Bolivia	Dashed line with dots
Paraguay	Solid line with dots
Uruguay	Dashed line with dots
Puerto Rico	Solid line with dots
Guam	Dashed line with dots
Virgin Islands	Solid line with dots
Samoa	Dashed line with dots
Tonga	Solid line with dots
Fiji	Dashed line with dots
Vanuatu	Solid line with dots
Maldives	Dashed line with dots
Yemen	Solid line with dots
Oman	Dashed line with dots
Qatar	Solid line with dots
UAE	Dashed line with dots
Saudi Arabia	Solid line with dots
Yemen	Dashed line with dots
Iran	Solid line with dots
Pakistan	Dashed line with dots
Bangladesh	Solid line with dots
India	Dashed line with dots
Sri Lanka	Solid line with dots
Malaysia	Dashed line with dots
Singapore	Solid line with dots
Thailand	Dashed line with dots
Philippines	Solid line with dots
Indonesia	Dashed line with dots
South Korea	Solid line with dots
Japan	Dashed line with dots
France	Solid line with dots
Germany	Dashed line with dots
Canada	Solid line with dots
United States	Dashed line with dots

LEADER

[illegible][illegible]

LINE #	DESCRIPTION	AMOUNT
1.0	EXPENSES	50.00
1.1	EXPENSES	10.00
1.2	EXPENSES	10.00



THE UNIVERSITY OF CHICAGO PRESS

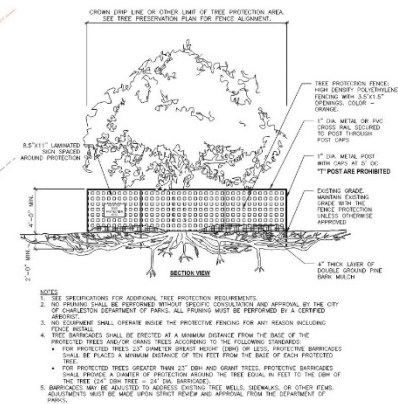
© 1997 by John Wiley & Sons, Inc.

Abstract

TABLE 1. *Continued*

- An 'A' rated tree is one that is healthy, has no obvious structural issues and is a species that performs well in this area. Trees highlighted green are graded A (good).
- 'B' graded trees have only minor defects and/or may be a species that is somewhat prone to health or structural problems. Trees highlighted green are graded B (good).
- A 'C' rated tree is one that has a moderate defect or a structural issue that may need a more in-depth evaluation to determine its severity. 'C' graded trees may also be a species that is not desirable as a shade tree. Trees highlighted yellow are graded C (fair).
- 'D' rated trees have major defects and should be seriously considered for removal. Tree highlighted red are graded D (poor).
- An 'F' rated tree is one that is either dead or dying or has structural problems that make it a hazard. Tree highlighted red are graded F (poor).
- The white labeled trees are unprotected trees due to the species and do not require BZA approval for removal.

Tree Number	DBH (inches)	Speices	Grade	Comments	Comments	Condition						
1		sweetgum		Not protected		#N/A					A	Good
2	7-16.5	red oak	C	Poor form		Fair					B	Good
3	23.9	maple	D	Decay	Decline	Poor					C	Fair
4		sweetgum		Not protected		#N/A					D	Poor
5		sweetgum		Not protected		#N/A					F	Poor
6	29.5	red oak	B			Good						
7		Tallow		Not protected	Invasive	#N/A						
8	39.5	red oak	B			Good						
9	26.5	red oak	C	Included bark	Forked	Fair						
10	26	water oak	C			Fair						
11	6-11-13	cedar	B			Good						
12	7-7-9.5	Japanese privet	F	Invasive		Poor						
13	13.5-18	elm	D	Included bark	Stump sprouts	Poor						
14	10.5-14	water oak	D	Included bark	Leaning	Poor						
15	27	red oak	B			Good						



PROTECTED TREE SUMMARY

Lot 1 Size:	1.67 AC
Must preserve 15 trees per acer	
1.67ac x 15 trees =	25 Trees to preserve
Preserved Trees:	43 Trees Preserved - See Preserved Tree Chart

GRAND TREES

REQUESTING TO REMOVE FOUR GRAND TREES

#140 - 29.5" DBH	RED OAK - variance
#105 - 23.9" DBH	MAPLE - not grand
#47 - 7" / 71" 9.5" DBH	JAPANESE PRIVET - invasive; staff F
#44 - 13.5" / 8" DBH	ELM - special exception