



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	Ruthie Ravenel
George Schneidmuller	Kelvin Huger
Paula Summers	Jeff Webb
Diandre Sunner	

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

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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

Schieving 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.

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

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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

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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 1/2" 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 1/2" 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

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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

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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 54-330 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

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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 – Domonic 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

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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		
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:
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BZA-SD APPLICATION (continued): Page 2 of 2

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.

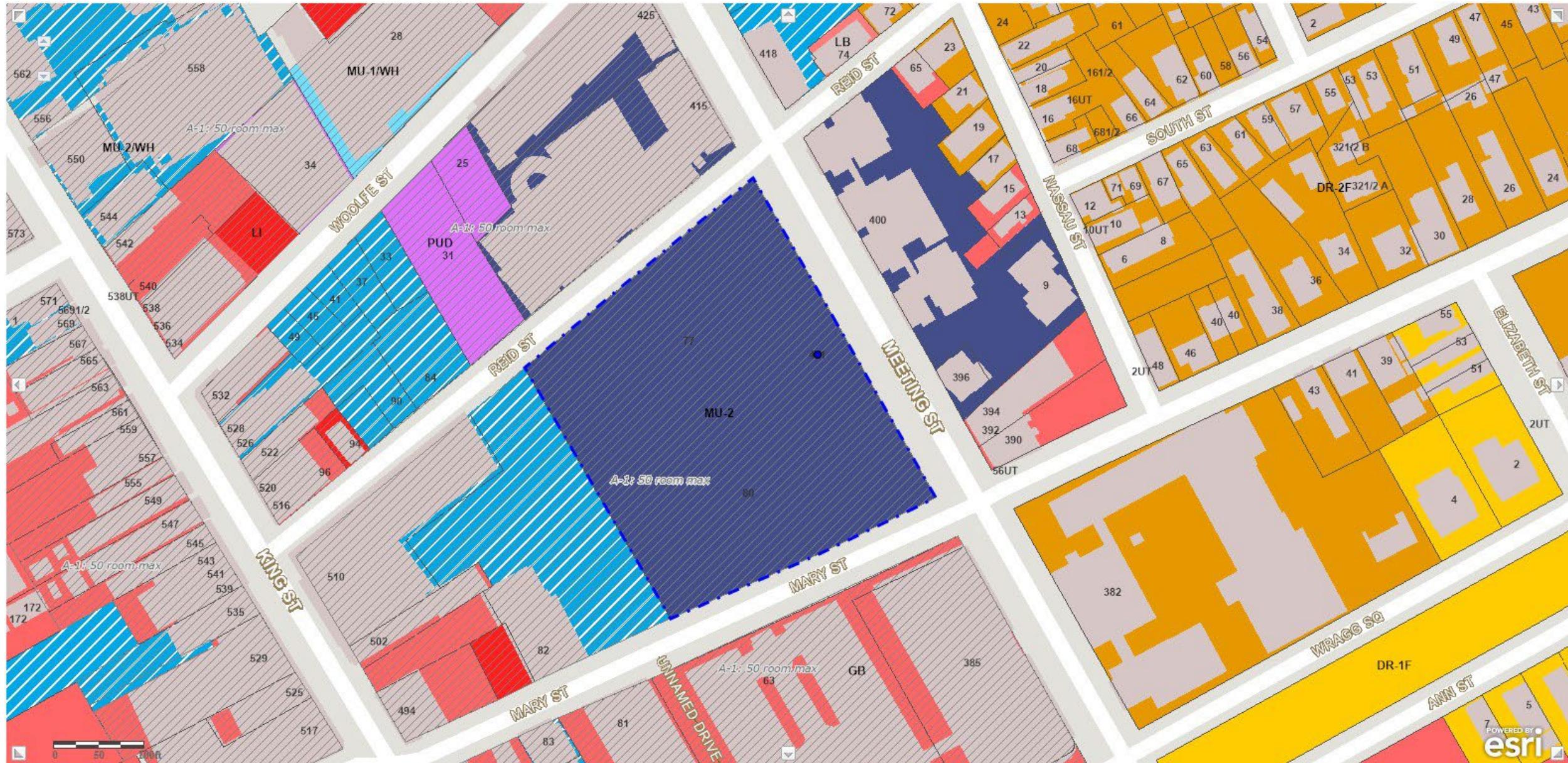




EXHIBIT A
to
Application for Extension of Variance

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) APP. NO. 2006-03-B1
(TMS# 459-09-03-114)**

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

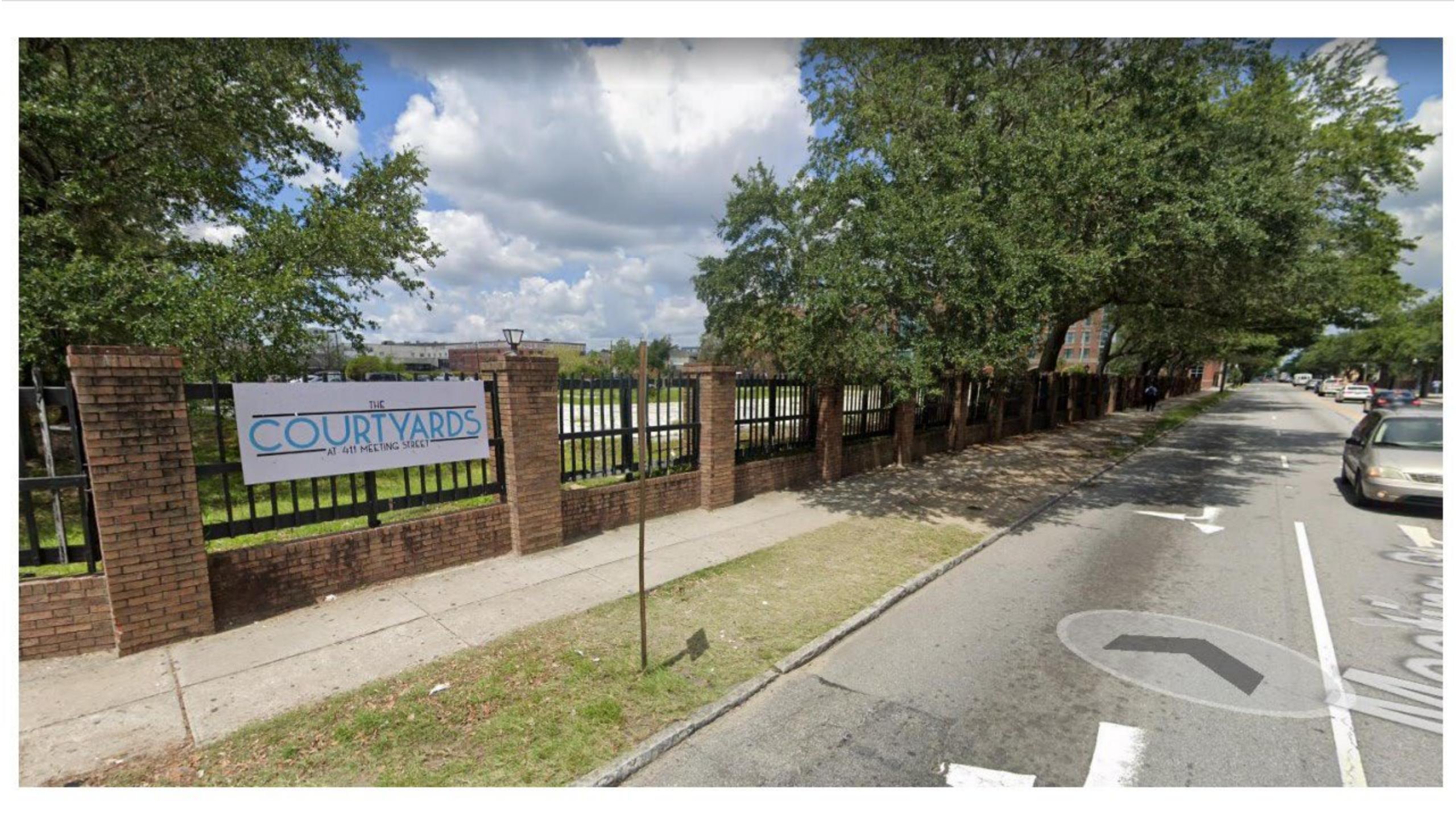
Agenda Page 1

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

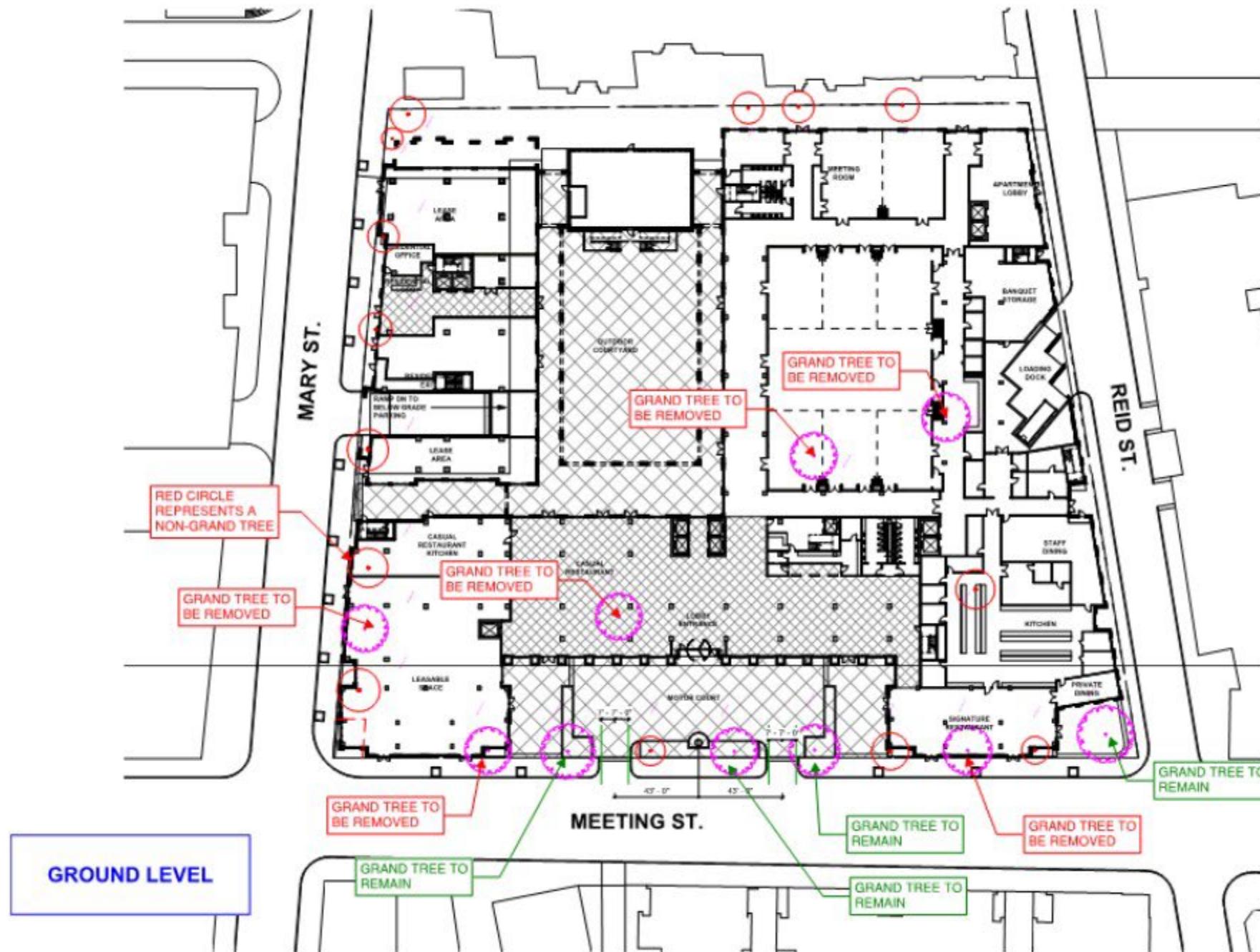
MOTION: Allow removal of three grand trees interior to the site, protected tree inside parking lot and three protected trees internal to low line area but all trees along Meeting Street and Mary Street shall be preserved, staff condition one to be recalculated, and keep 2-5.

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

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



THE
COURTYARDS
AT 411 MEETING STREET







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

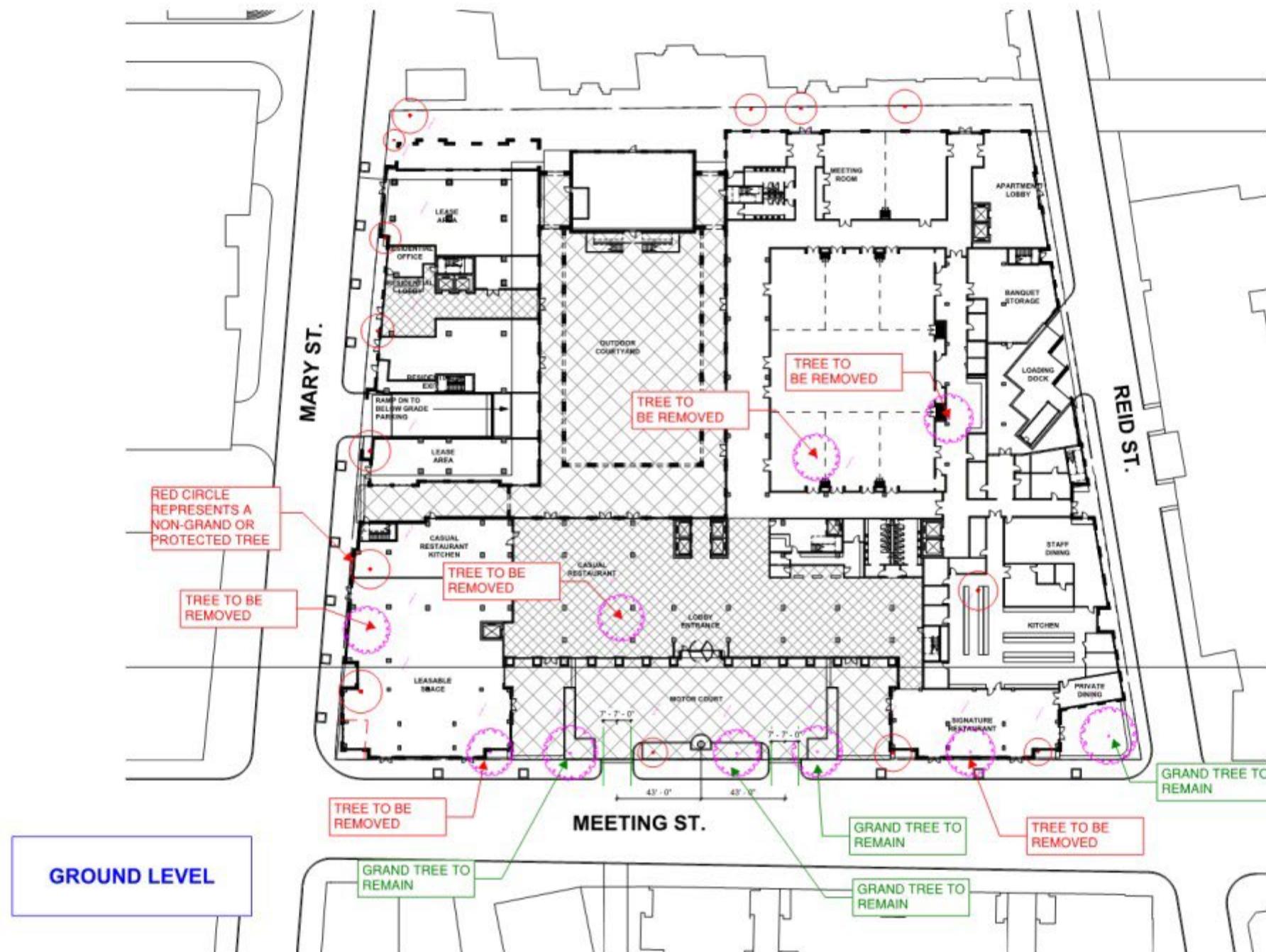
MOTION: Approval with staff recommendations & conditions and additional conditions listed below as item 6:

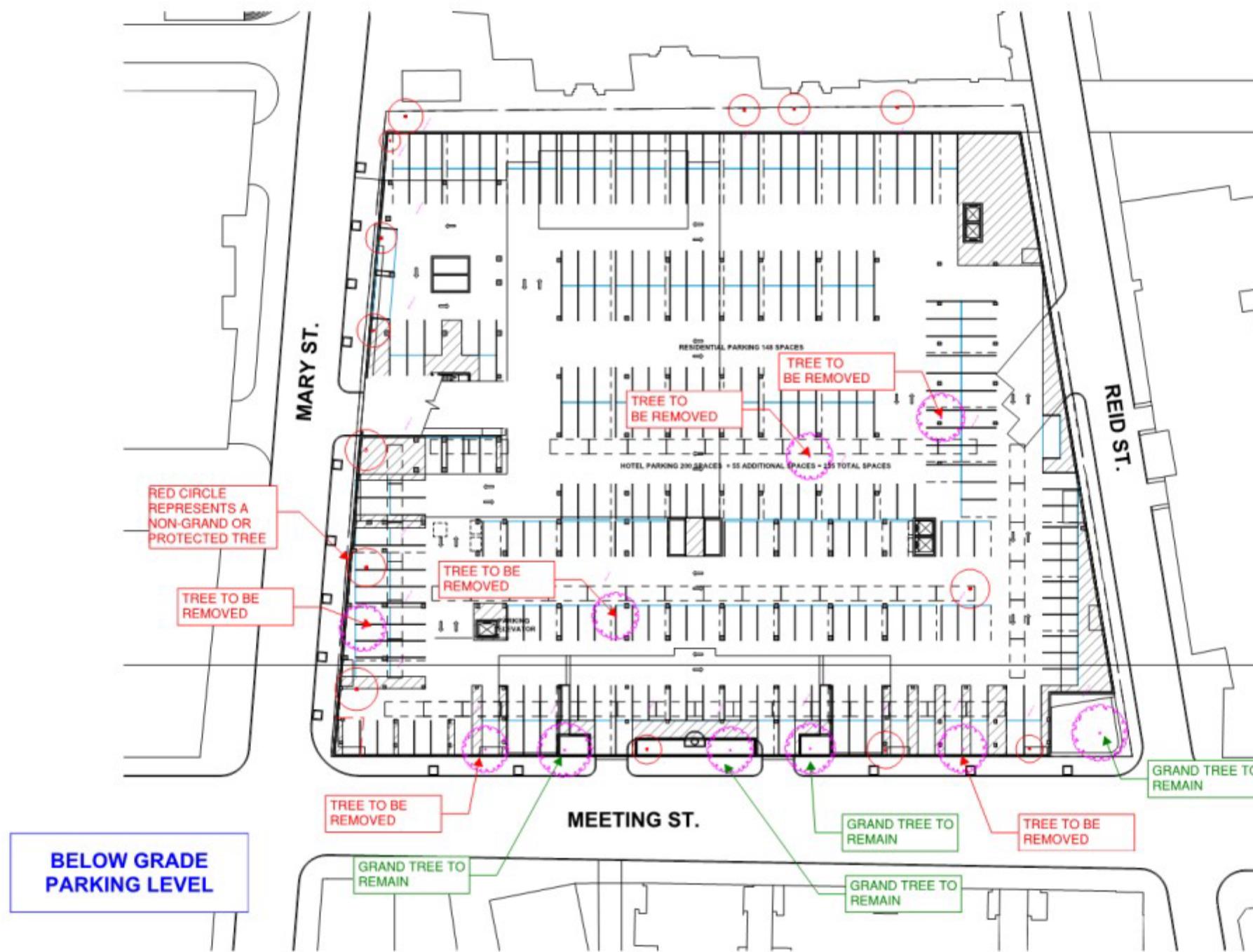
1. Must plant 100 caliper inches of recommended canopy trees on the project site; if it is determined that not all the inches can be provided on-site then the residual inches can be in the form a monetary contribution to the City's Street Tree Program.
2. Must use 4' chain-link fence as tree protection 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

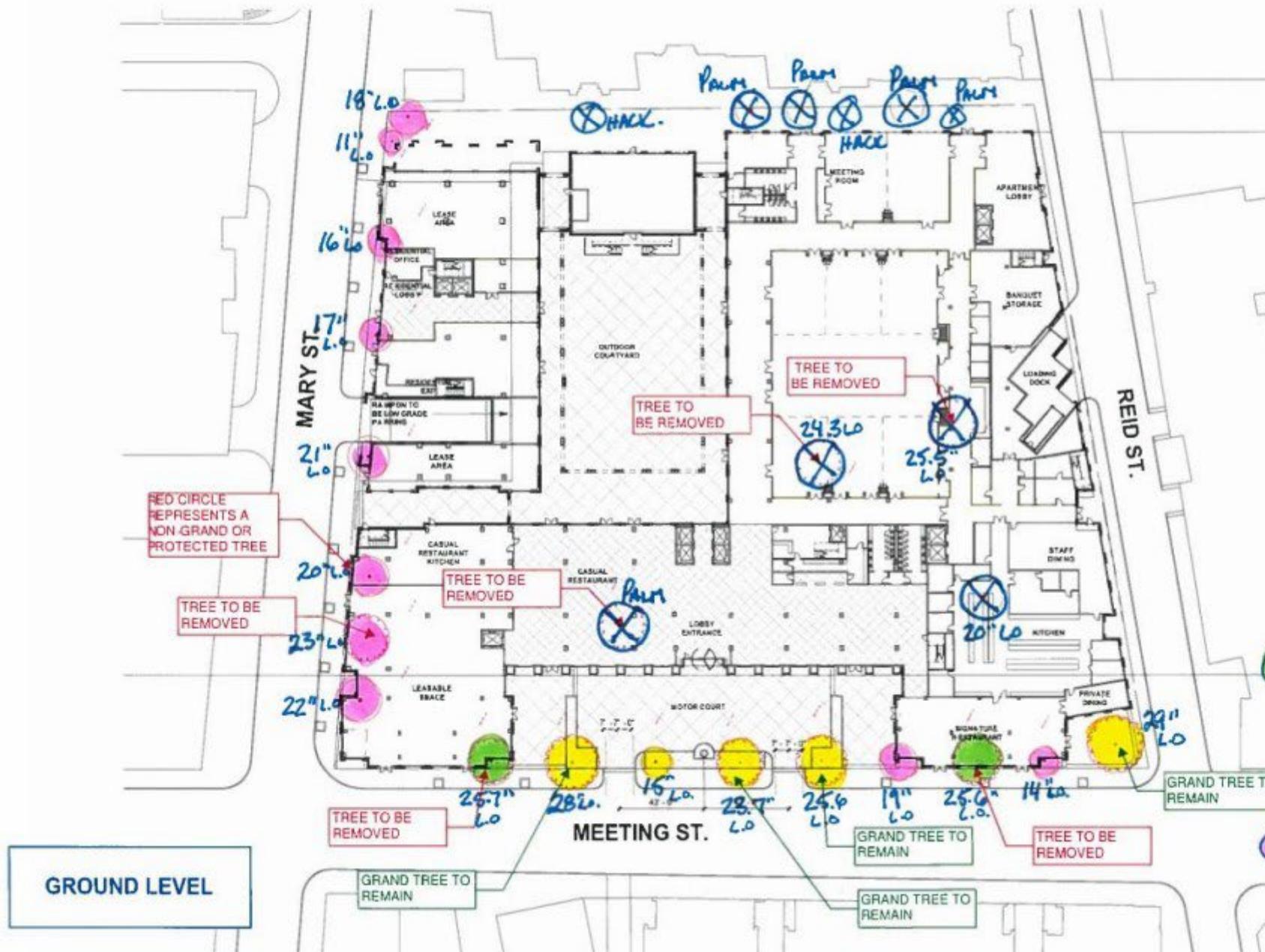
*A.Hargett

*K.Huger





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



(X) = PREVIOUSLY APPLIED
6/5/20

GRAND TREES TO BE
REMOVED 2021

10 PROTECTED
TREES TO BE
REMOVED.



GROUND LEVEL PLAN

11/05/19

411 Meeting Street
Charleston, SC

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

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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		
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:

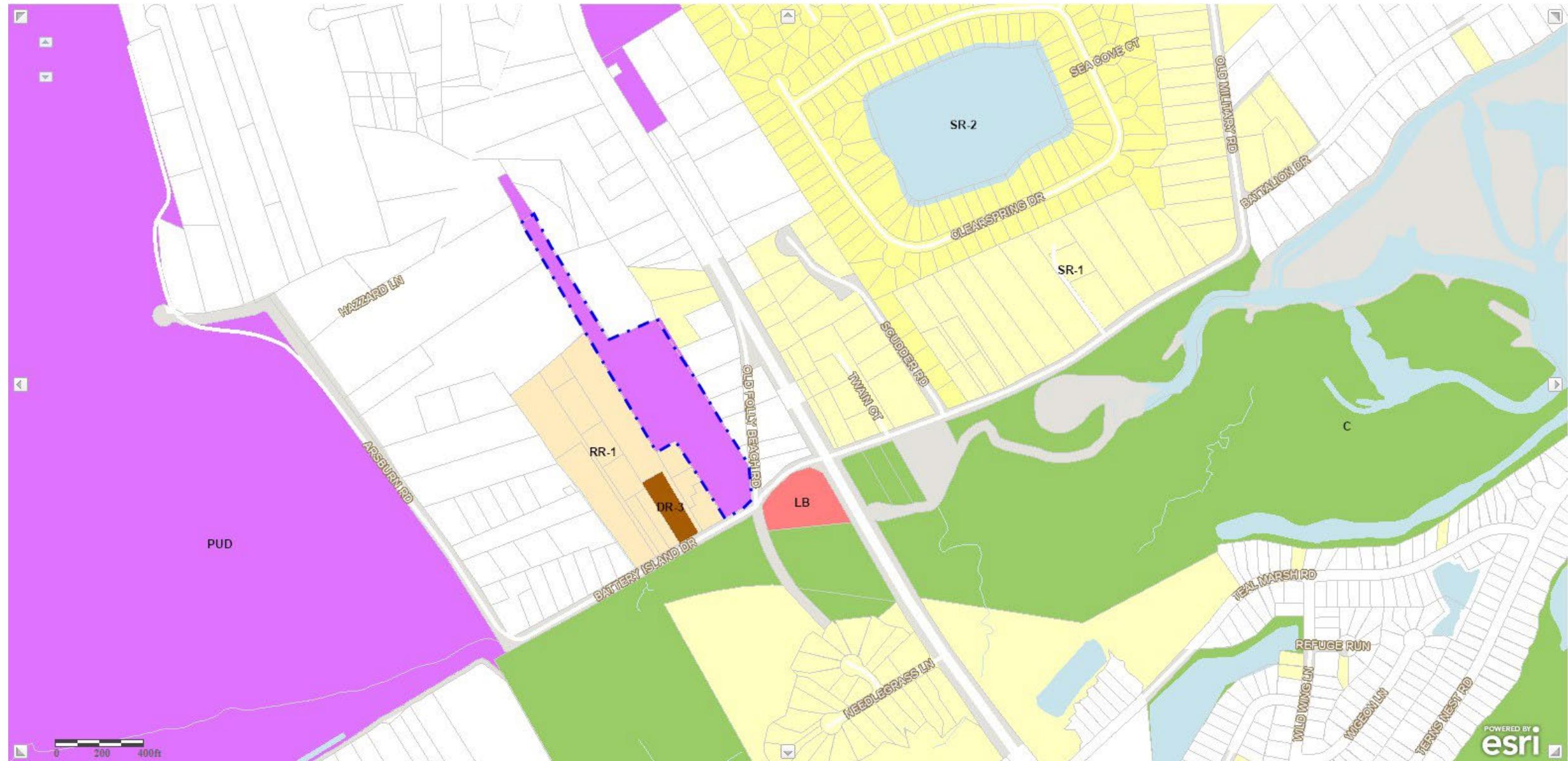
Letters or petitions from neighbors or organizations directly affected by your request

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.

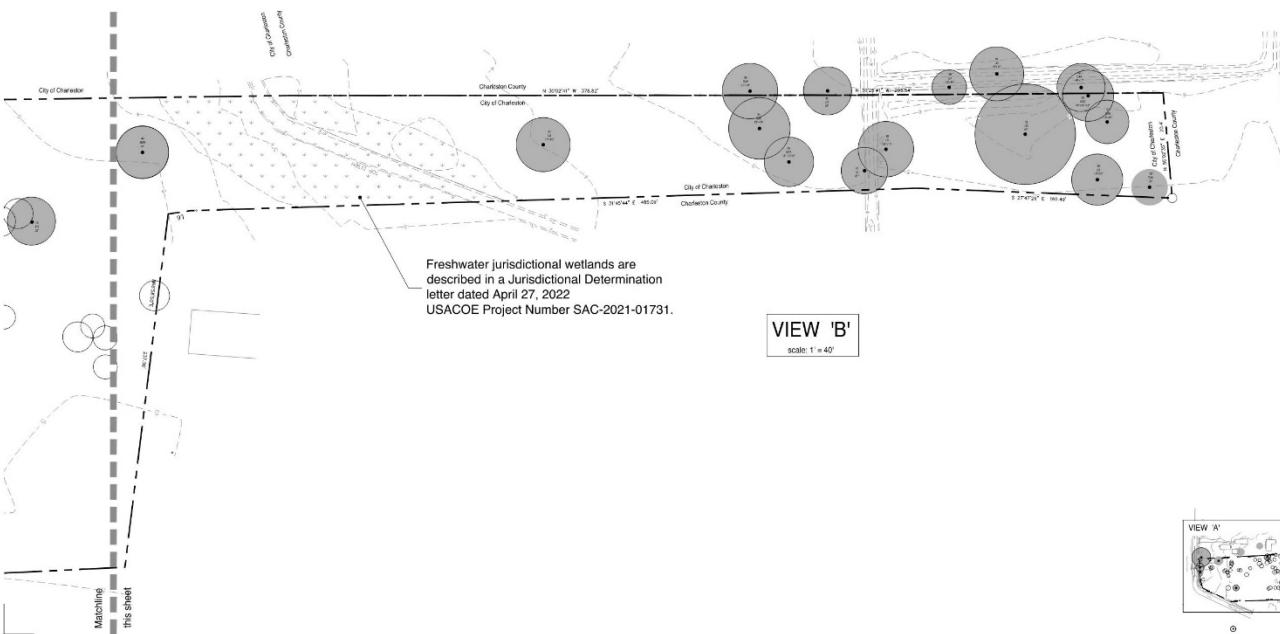
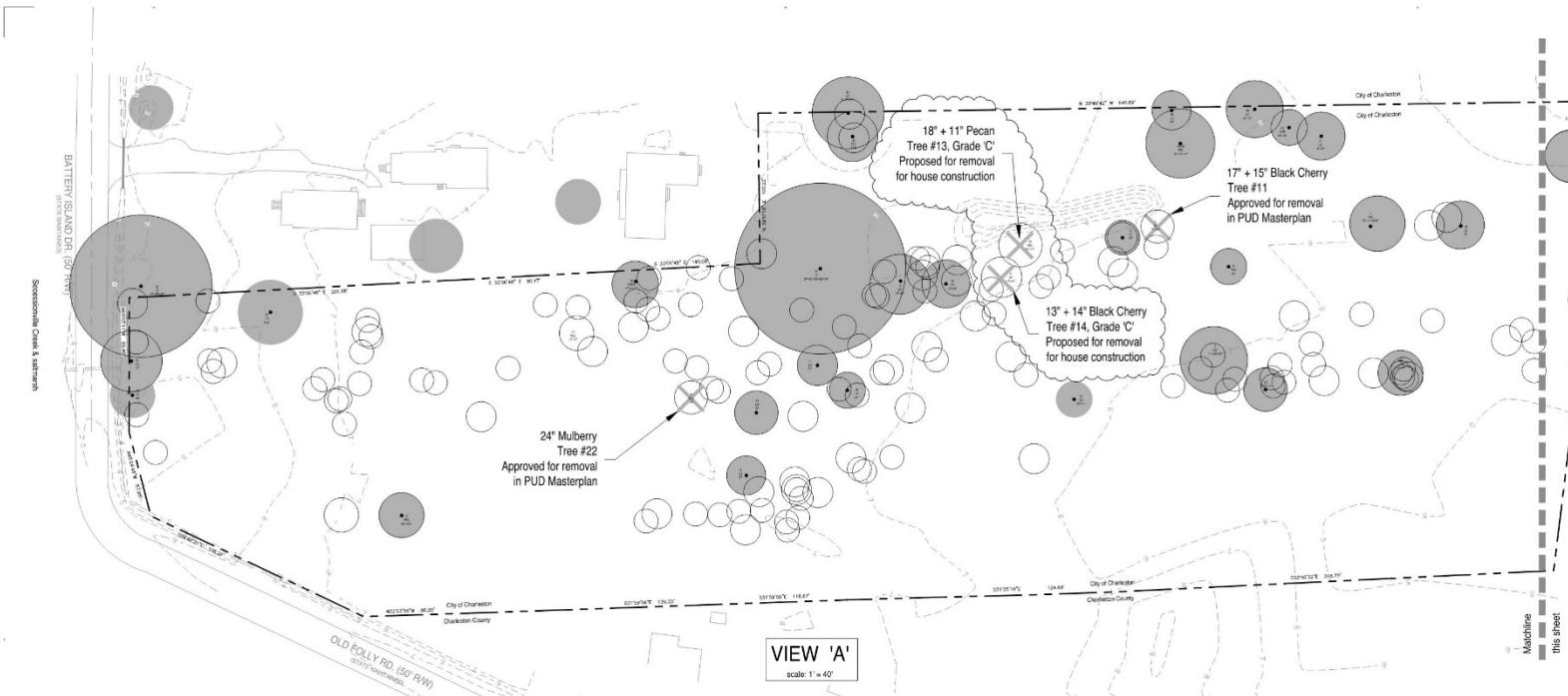
Applicant: _____

Date: December 8, 2025

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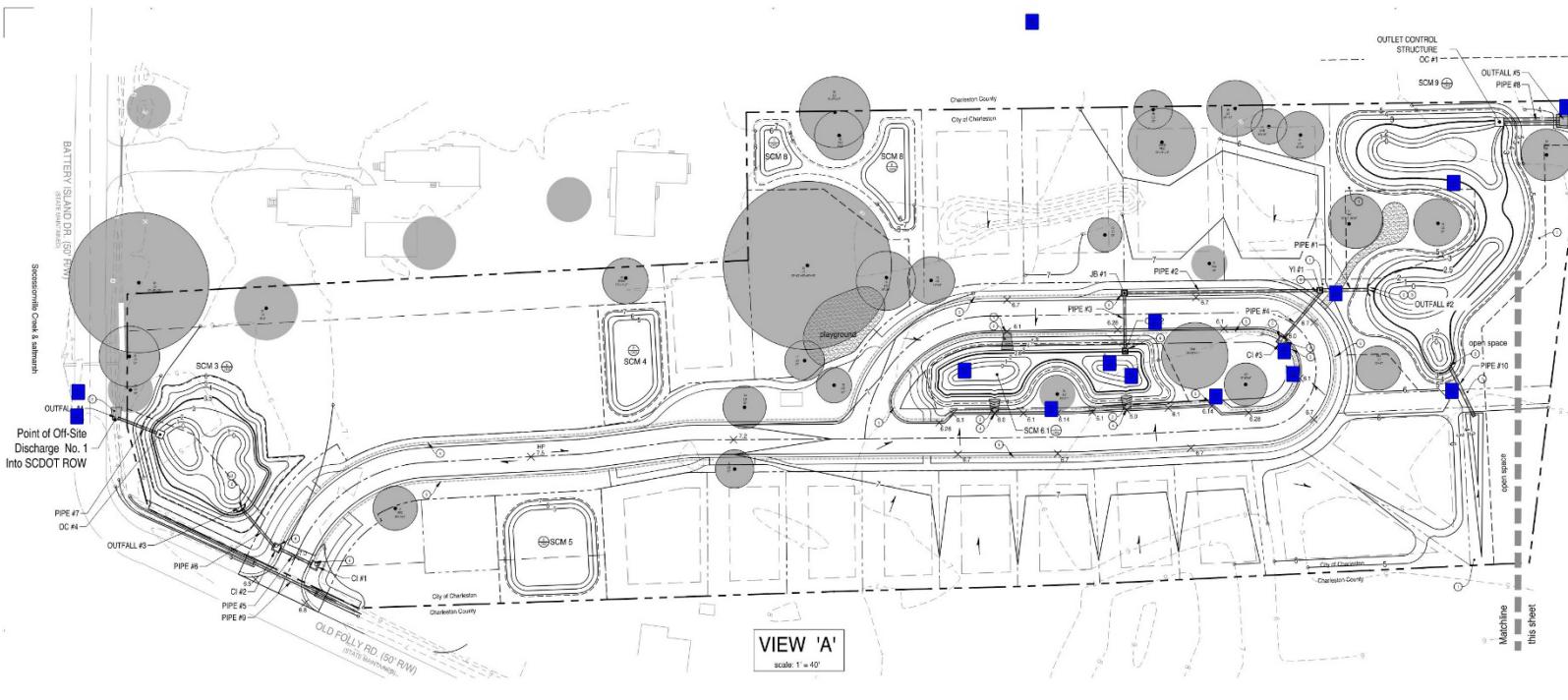


PURPOSE NOTE
The purpose of this project is to create single-family detached homes and a boutique inn. The design closely follows the principles of low impact development, and it exemplifies the water management methods presented in the Land & Water Analysis of the City Comprehensive Plan.

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TREE INDEX

Number	DBH (in)	Species/Grade	Comments	Condition
1	6.09	Cherry	D	Lean, V Shaped Crook
2	26		V Shaped Crook	Good
3	12.03	Live Oak	B	Good
4	11.57	Live Oak	D	Decay, Poor Form
5	6.77	Live Oak	B	Lean, V-shape
6	10.73	Live Oak	B	Decay, Inclined, Lean
7	12.51	Black Cherry	C	Fair
8	13.93	Live Oak	B	Stems Damage
9	13.93	Live Oak	B	Stems Damage, Support
10	13.93	Live Oak	B	Stems Damage
11	13.93	Live Oak	B	Stems Damage
12	13.93	Black Cherry	C	Fair
13	13.93	Black Cherry	C	Fair
14	18.23	Live Oak	B	Stems Damage
15	18.23	Live Oak	B	Stems Damage, Support
16	18.23	Live Oak	B	Stems Damage
17	9.07	Mulberry	D	Weak, Poor Form
18	10.47	Mulberry	A	Weak, Poor Form
19	10.47	Mulberry	B	Weak, Poor Form
20	10.47	Mulberry	C	Weak, Poor Form
21	10.47	Mulberry	D	Weak, Poor Form
22	10.47	Mulberry	D	Weak, Poor Form
23	10.47	Mulberry	D	Weak, Poor Form
24	10.47	Mulberry	D	Weak, Poor Form
25	10.47	Mulberry	D	Weak, Poor Form
26	10.47	Mulberry	D	Weak, Poor Form
27	10.47	Mulberry	D	Weak, Poor Form
28	10.47	Mulberry	D	Weak, Poor Form
29	10.47	Mulberry	D	Weak, Poor Form, Suppressed
30	0.5	Live Oak	B	Decay, Decay
31	0.5	Live Oak	B	Decay, Decay
32	0.5	Live Oak	B	Decay, Decay
33	0.5	Live Oak	B	Decay, Decay
34	14.43	Mulberry	C	V Shaped Crook
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237	14.43			



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 IEL 10, 11, and 12 per FEMA Flood Map Revision January 29, 2021. Limit of Moderate Wave Action.
- The AE Zone category has been divided by a limit of Moderate Wave Action. The LIMA represents the approximate landward limit of the 1.5 foot breaking wave. The effects of wave runups between the VE Zone and the LIMA for buildings and structures are not known. The effects of wave runups between the LIMA and the SCOT ROW are not known. The effects of wave runups between the SCOT ROW and the SCOT ROW are not known.
- For reference to previous plots, see the Survey of Existing Conditions by HLA on Sheet C002 of this set.
- Public water will be provided by Charleston Water System and public sewerage will be provided by James Island Public Service District.

GRADING & DRAINAGE NOTES

- PROPOSED OUTLET ELEVATIONS AND FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL INDUCE PAVEMENT / TORSOL THICKNESS FOR SUBGRADE ELEVATIONS.
- ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PREVENTION PLAN (SWMP).
- ALL PROPOSED HOUSES SHALL BE BUILT SO THAT THE FINISHED FLOOR ELEVATION (FFE) OF ALL HEATED SPACE IS ABOVE THE BASE FLOOD ELEVATION (FFE) IN ACCORDANCE WITH ONE OF THE FOLLOWING CODES/STANDARDS: AASHTO H-80, STORMWATER DRAINAGE SHALL BE PROVIDED FROM ALL GARAGE SLABS.
- FOR ALL WORK IN SCOT ROW, CONTRACTOR SHALL REFER TO THE SCOT ROW DESIGN MANUAL AND SCOT STANDARD DRAWINGS AT THE TIME OF CONSTRUCTION.
- ANY FIELD CHANGES WITHIN SCOT ROW OR CHANGES THAT WOULD IMPACT SCOT ROW WILL REQUIRE WRITTEN SCOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.

GRADING & DRAINAGE KEY NOTES

- PROPOSED DRAINAGE EASEMENT SEE PLAT.
- INSTALL OUTLET PROTECTION PER DETAIL C822D.
- INSTALL CONCRETE HEADWALL/FLARED END SECTION PER DETAIL C822C.
- CURB CUT PER DETAIL C823U.
- ROADSIDE UNDERDRAIN PER DETAIL C822F.
- CONNECT ROADSIDE UNDERDRAIN TO STORMWATER STRUCTURE.

Battery Island PUD

Permit Drawings submitted to
The City of Charleston, SC, Project ID # TRC-SUB2025-000016



ENGINEER
Robinson Design Engineers SC # 4593
Joshua Robinson, PE SC # 26831
10 Canal Street
Charleston, SC 29407
www.rde.us

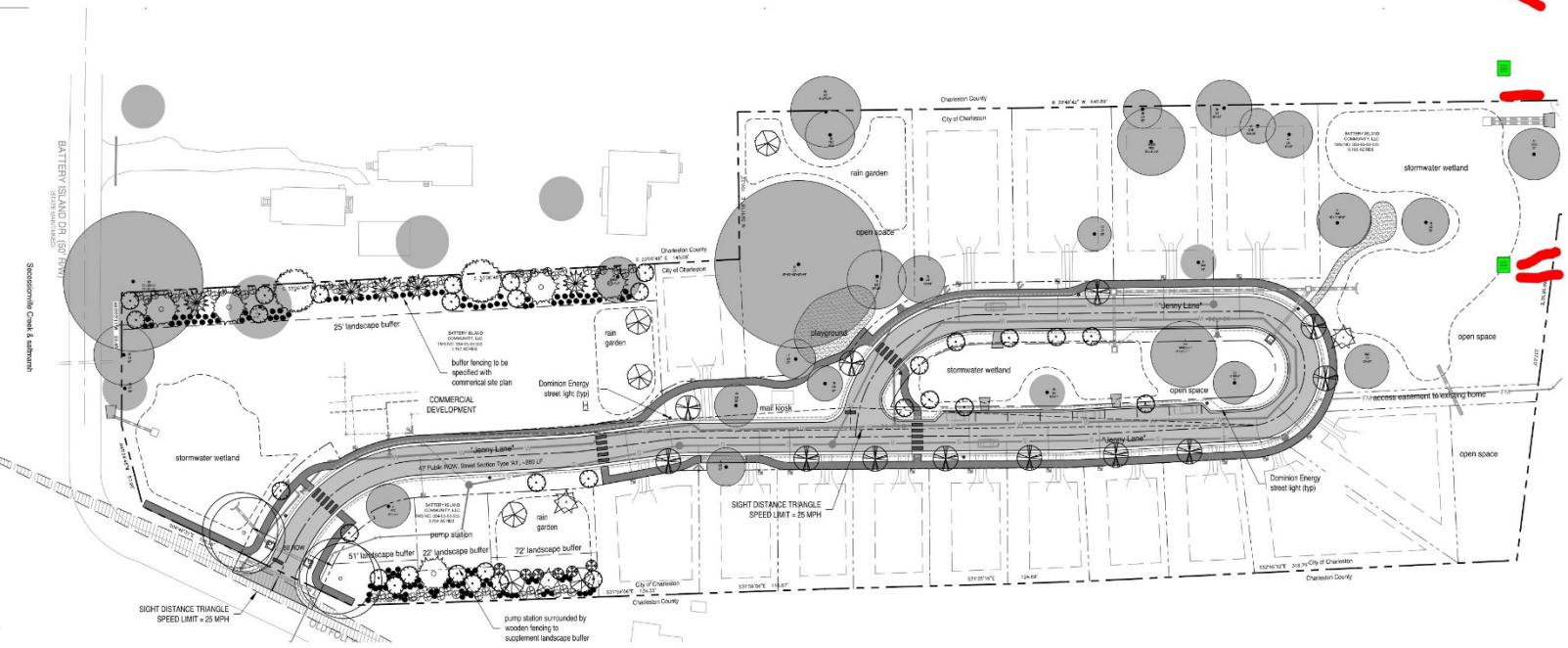
Battery Island PUD
RDE Project No: 21331
Submitted: Road Plans
Date: March 31, 2025
Revisions: July 26, 2015
October 20, 2025

Road Plans
Grading & Drainage Plan
sheet: **C200**
scale: 1" = 40'

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25' BUFFER (TYPE D) SCHEDULE - INN BUILDING						
Key	Quantity	Botanical name	Common name	Height	Spread	Planting Notes
1	4	Juniperus virginiana	Eastern red cedar	40ft	20ft	8' ft. tall, no-sheared appearance
2	2	Magnolia grandiflora	Southern magnolia	40ft	20ft	2.5' caliper, 8' ft
3	5	Fraxinus	White ash	20ft	8ft	8'-10' ft, full plant
4	11	Magnolia virginiana	Sweetbay magnolia	15ft	10ft	2.5' caliper, 8-10' ft, full plant
5	36	Rhododendron atlanticum	Coastal azalea	4ft	3ft	3 gallon pot, full plant
6	66	Sorbus aucuparia	Rowan	5ft	5ft	3 gallon pot, full plant

STORMWATER WETLAND SCHEDULE

SEE SHEET C083, DETAIL C AND DETAIL D FOR PLANTING ZONES, SCHEDULE, AND REQUIREMENTS

PLANTING ZONES

LOW MARCH - WATER DEPTH 5 INCHES TO 16 INCHES

1. Magnolia grandiflora (Southern magnolia)

2. Fraxinus (White ash)

3. Rhododendron atlanticum (Coastal azalea)

4. Sorbus aucuparia (Rowan)

5. Juniperus virginiana (Eastern red cedar)

6. Magnolia virginiana (Sweetbay magnolia)

7. Fraxinus (White ash)

8. Rhododendron atlanticum (Coastal azalea)

9. Sorbus aucuparia (Rowan)

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99. Sorbus aucuparia (Rowan)

100. Juniperus virginiana (Eastern red cedar)

101. Magnolia virginiana (Sweetbay magnolia)

102. Fraxinus (White ash)

103. Rhododendron atlanticum (Coastal azalea)

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199. Sorbus aucuparia (Rowan)

200. Juniperus virginiana (Eastern red cedar)

201. Magnolia virginiana (Sweetbay magnolia)

202. Fraxinus (White ash)

203. Rhododendron atlanticum (Coastal azalea)

204. Sorbus aucuparia (Rowan)

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:

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:

Date:

OFFICE USE ONLY	Date/Time Application Received:	Fee:	Staff:
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BZA-SD APPLICATION (continued): Page 2 of 2

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.

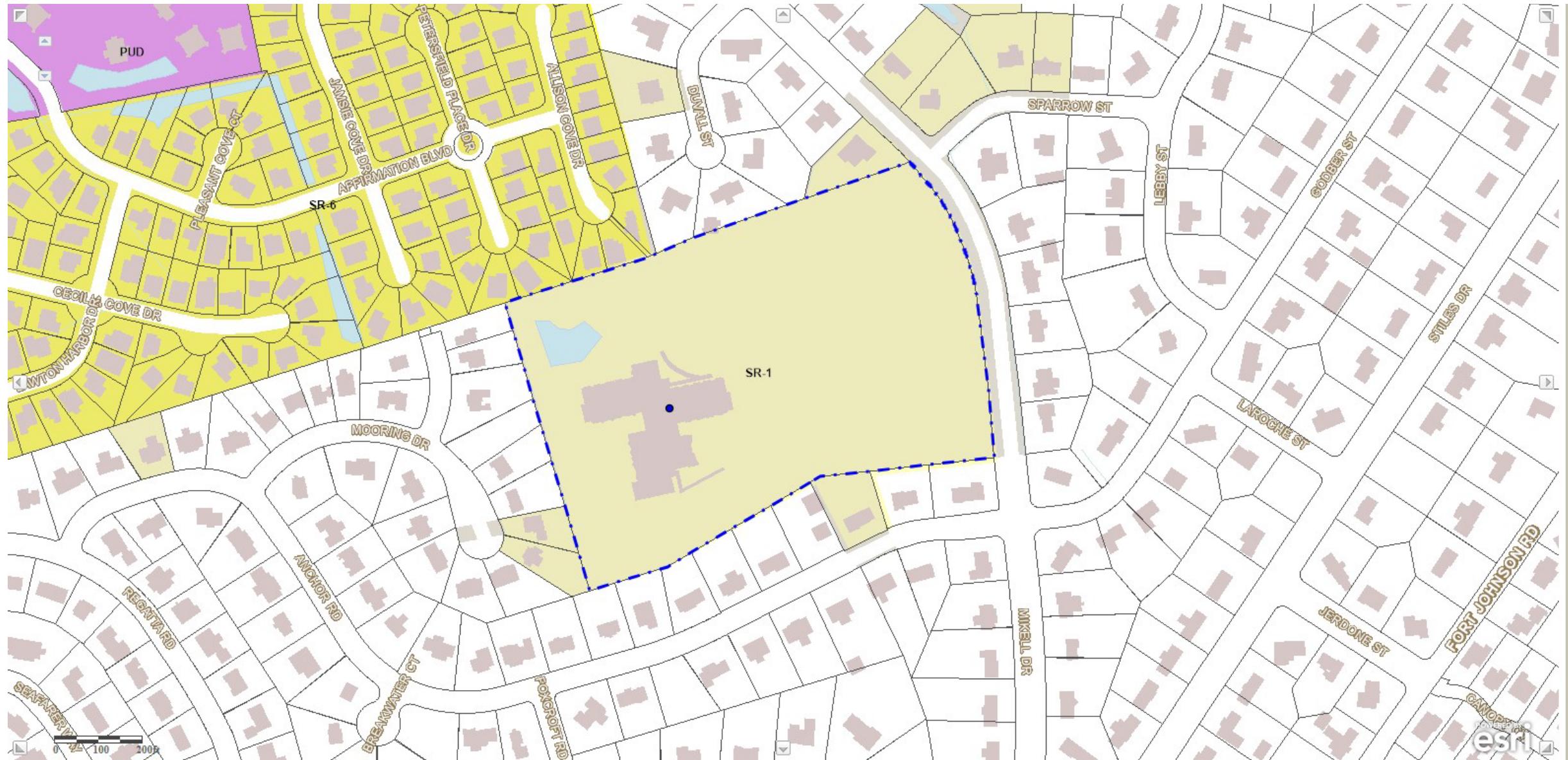
In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety,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

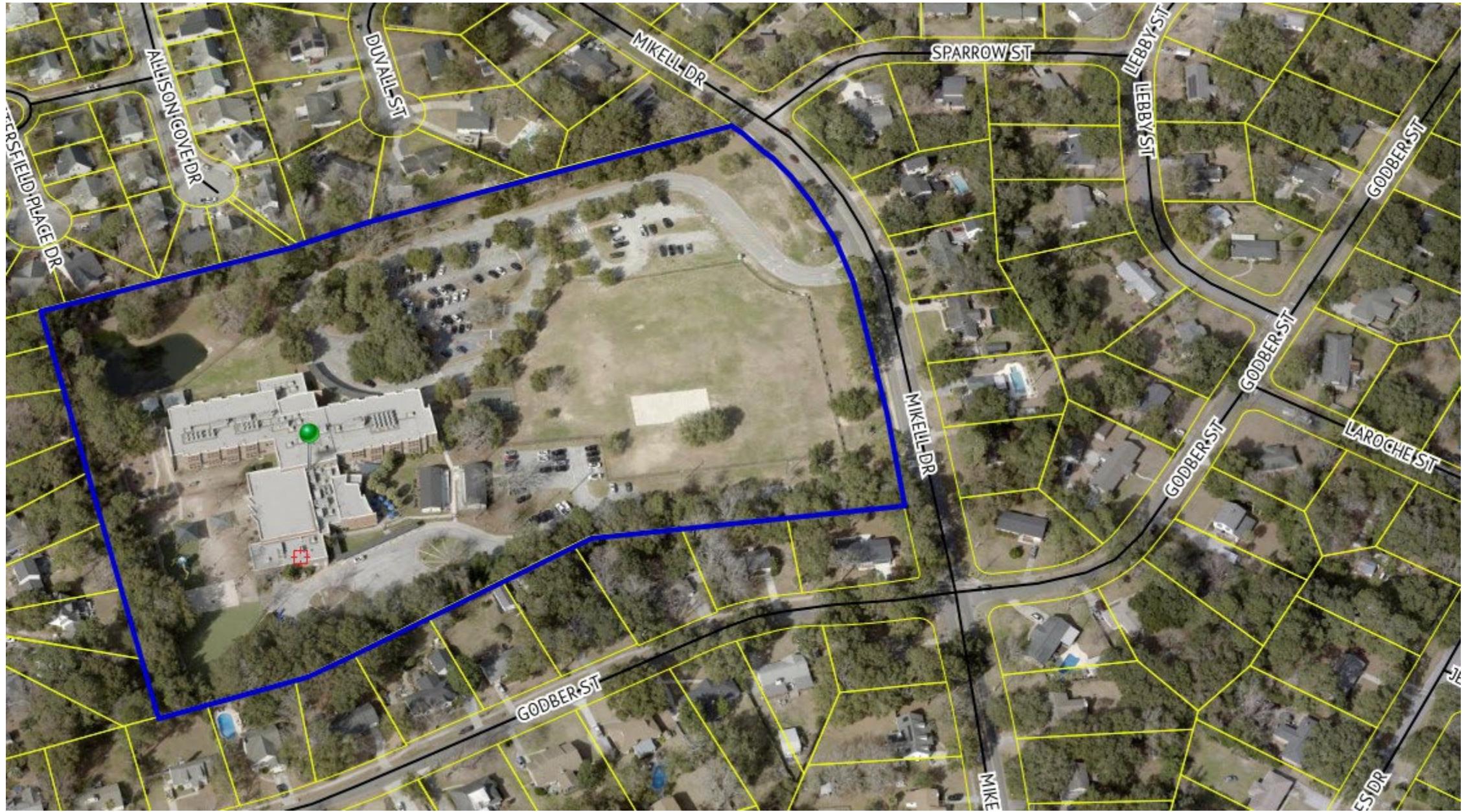
SPECIAL EXCEPTIONS:

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):

<input type="text"/>

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.



GENERAL NOTES:

1. THIS SHEET, C007, IS NOT INTENDED FOR ANY SITE STAKE OUT OR CONSTRUCTION PURPOSES. THE AERIAL IMAGE IS TAKEN FROM GOOGLE EARTH AND NOT TO SCALE.
2. SEE SHEETS C001 & C002 FOR CIVIL NOTES AND ABBREVIATIONS.
3. COORDINATES ARE IN UTM 17N, NAD 83. ELEVATION IS IN FEET, 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 PAMETIC UTILITY LOCATION SERVICE AS WELL AS LOCAL UTILITY PROVIDERS AND ANY OTHER CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTRACTOR ENGINEERED 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 THAT PROJECT, CONTRACTOR IS RESPONSIBLE FOR ALL WORK AS SHOWN IN DRAWINGS. REFER TO THE GIVEN DIMENSIONS, SYMBOL LEGEND, NOTES, AND REFERENCED DETAILS FOR CORRECT STAKEOUT.
8. ALL CONTRACTORS/SUBCONTRACTORS/PERSONNEL THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL STATE, LOCAL, AND FEDERAL ENVIRONMENTAL PROTECTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

CIVIL LEGEND - SITE

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

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

NOT FOR CONSTRUCTION

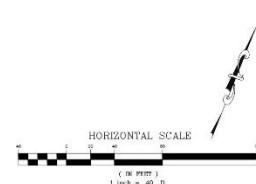
mcmillan
pazdan
smith
ARCHITECTURE

ADC
ENGINEERING
123 YEARMAN HALL ROAD
HANAHAN, SC 29410
34030
ADCENGINEERING.COM

ISSUE DATE: 12/12/2020
PHASE: 95% CONSTRUCTION DOCUMENTS
SHEET ISSUE
NO. DATE DESCRIPTION

PRINCIPAL INCHES/DEC
PROJECT ARCHITECT: GIA - GES
DRAWN BY: GIA - GES
SHEET TITLE: GIA - GES
DRAWN: GIA - GES

AERIAL SITE PLAN
EXISTING
C003
SHEET NO. 000
FREQ. NO. 000
PROJ. NO. 000



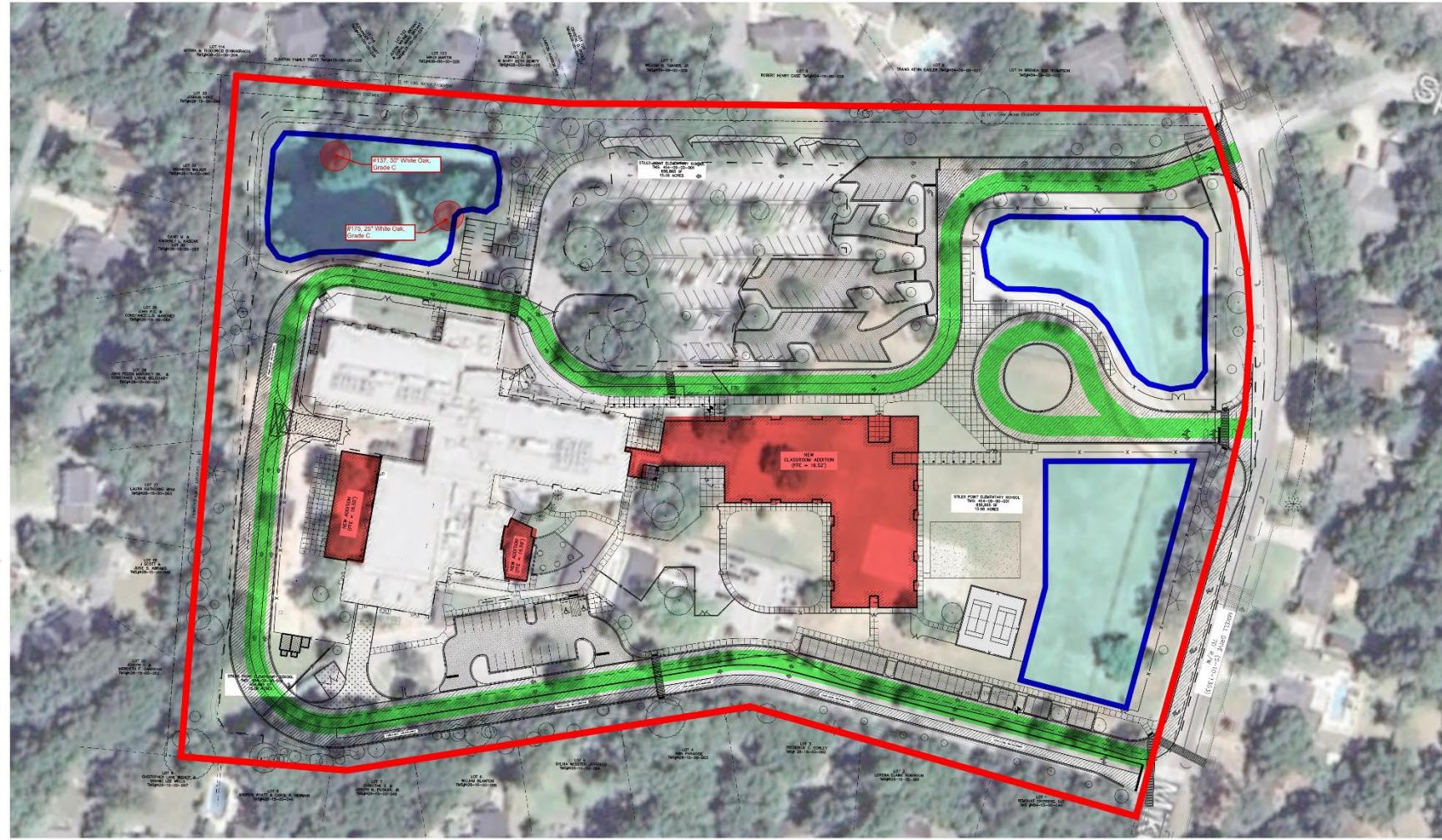
NOT FOR CONSTRUCTION

CHARLESTON COUNTY SCHOOL DISTRICT

880 MCKELL DRIVE, CHARLESTON, SC 29412

ADDITION TO STILES POINT ELEMENTARY SCHOOL

ISSUE DATE: 12/01/2015
PHASE: 95% CONSTRUCTION DOCUMENTS
SHEET ISSUE
NO. DATE DESCRIPTION



GENERAL NOTES:

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2. SEE SHEETS C001 & C002 FOR CIVIL NOTES AND ABBREVIATIONS.
3. COORDINATES ARE IN FEET AND ARE IN STATE PLANE COORDINATES NAD 83. VERTICAL DATUM IS BASED ON NAVD 88.
4. CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN, UNLESS SPECIFICALLY INDICATED OTHERWISE.
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6. CONTRACTOR SHALL CONTACT PLANNED UTILITY LOCATION SERVICE AS WELL AS THE CITY TO DETERMINE IF ANY WORK CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND PROTECTING ALL UTILITIES. CONTRACTOR ENGINEER IN THE EVENT THAT UTILITIES CONFLICT WITH NEW FACILITIES.
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8. ALL CONTRACTORS/SUBCONTRACTORS/PERSONS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL TECHNICAL STANDARDS AND PRACTICES AS WELL AS EROSION CONTROL REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS AND PERMITS.

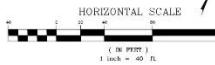
CIVIL LEGEND - SITE

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

PRINCIPAL INCHES/DECIMETERS
PROJECT ARCHITECT: CDA - CSC LA - GES
DRAWN BY: AM - CSC LA - GES
SHEET TITLE: CDA - CSC LA - GES

AERIAL SITE PLAN
PROPOSED

SHEET NO. F004
PROJ. NO. ADC 24020
C004

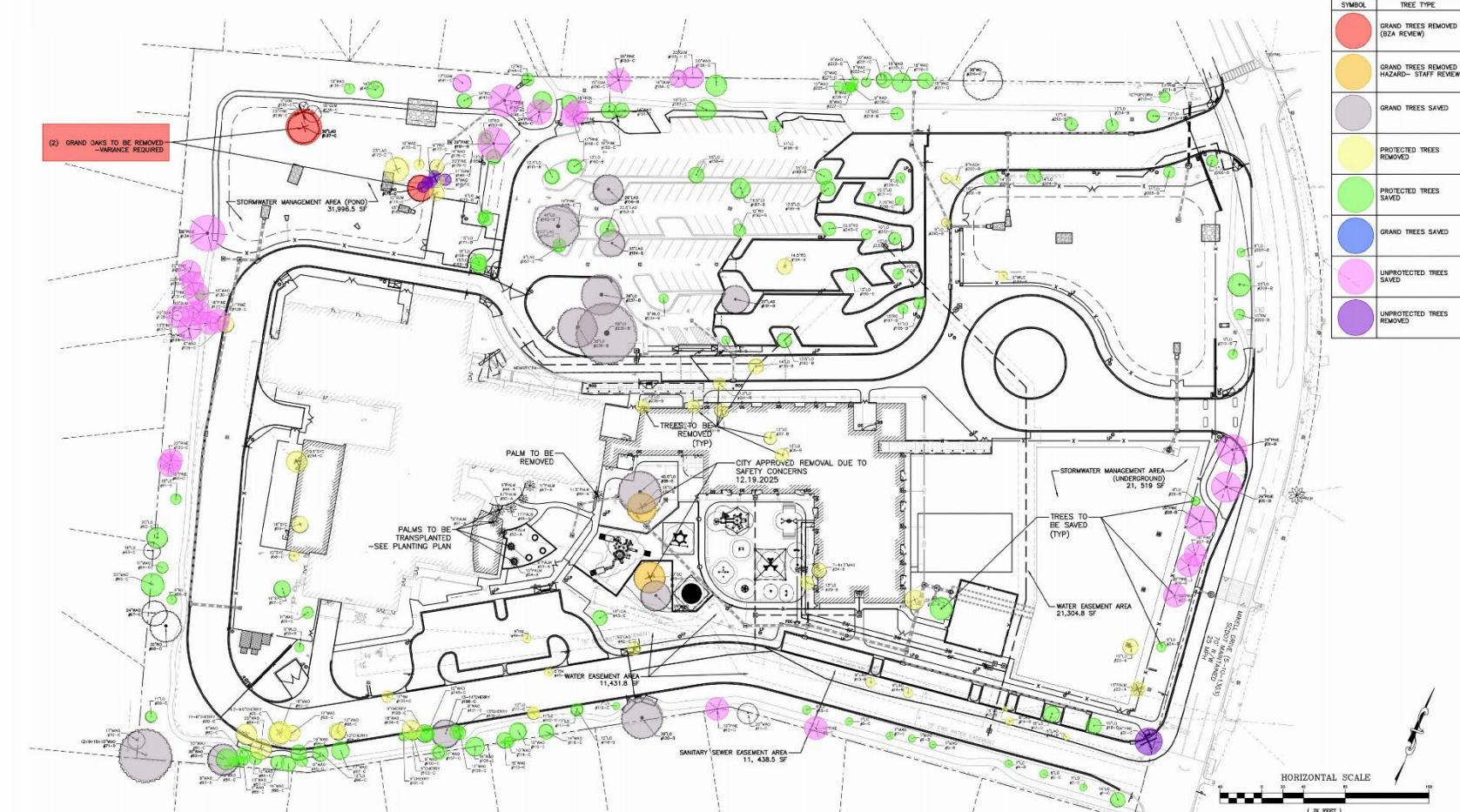




ADDITION TO STILES POINT ELEMENTARY SCHOOL

CHARLESTON COUNTY SCHOOL DISTRICT

880 MICKELL DRIVE, CHARLESTON, SC 29412



TREE INVENTORY AND MITIGATION BREAKDOWN

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ISSUE DATE: 12/10/2025
PHASE: PERMIT SET
SHEET ISSUE
NO. DATE DESCRIPTION

PRINCIPAL IN-CHARGE: GDL - GCLA - GES
PROJECT ARCHITECT: AN - HES
DRAWN BY: CIVL - CSC LA - CES

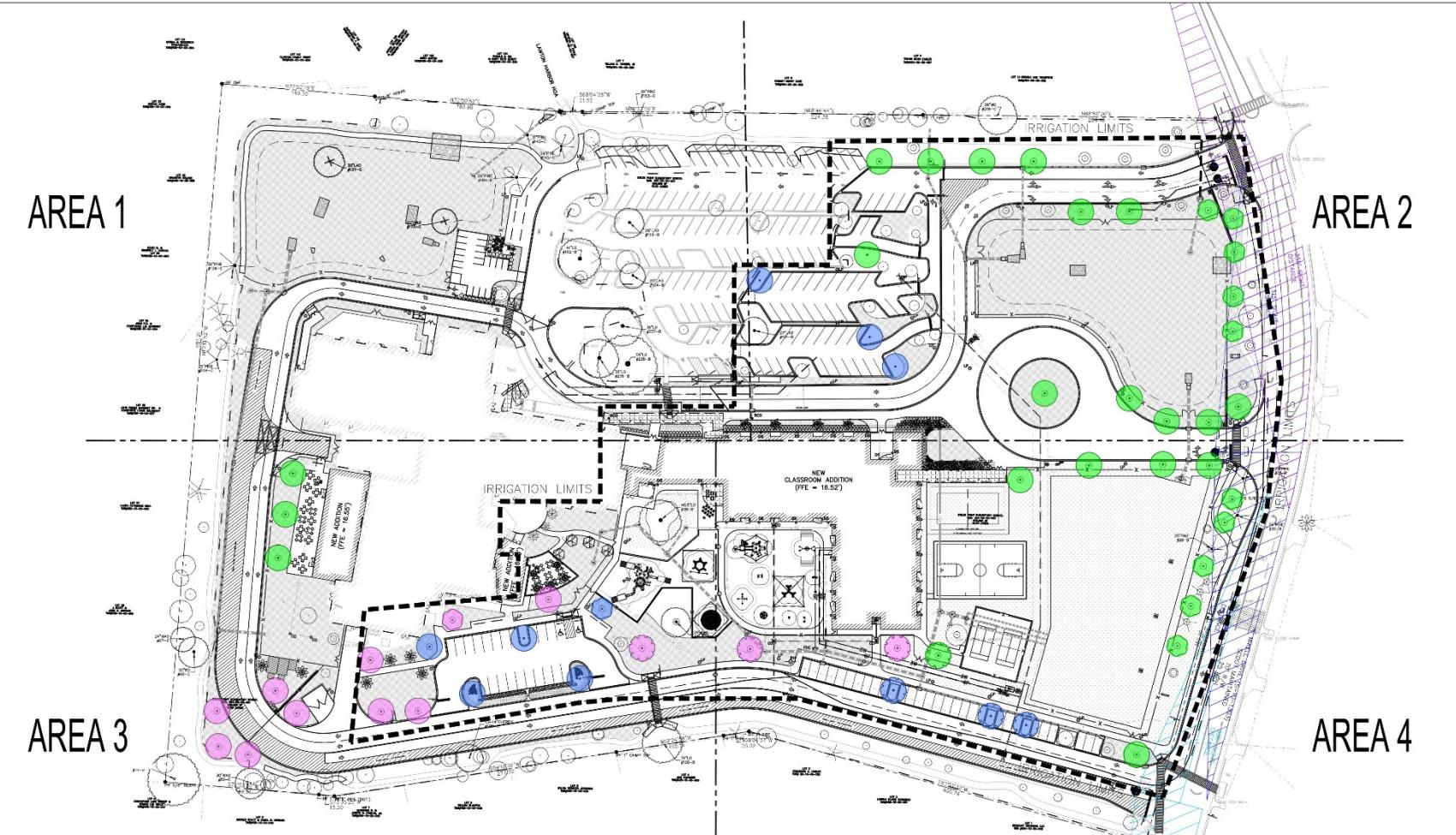
SHEET TITLE: TREE REMOVAL
PLAN

SHEET NO. 001
PROJ. NO. AD-2402

L001



CHARLESTON COUNTY SCHOOL DISTRICT
ADDITION TO STILES POINT ELEMENTARY SCHOOL
860 MILL Drive, CHARLESTON, SC 29412

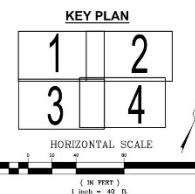


LANDSCAPE PLANTING PLAN - OVERALL
SCALE: 1"=40'

TREE MITIGATION NOTES
TREE MITIGATION REQUIRED, AS NOTED ON LO01, 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



PRINCIPAL IN-CHARGE:
PROJECT ARCHITECT:
DRAWING NO.:
SHEET TITLE:
LANDSCAPE
PLANTING PLAN -
OVERALL
SHEET NO.:
PROJ. NO.:
ACO 2020

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		
			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:
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BZA-SD APPLICATION (continued): Page 2 of 2

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:

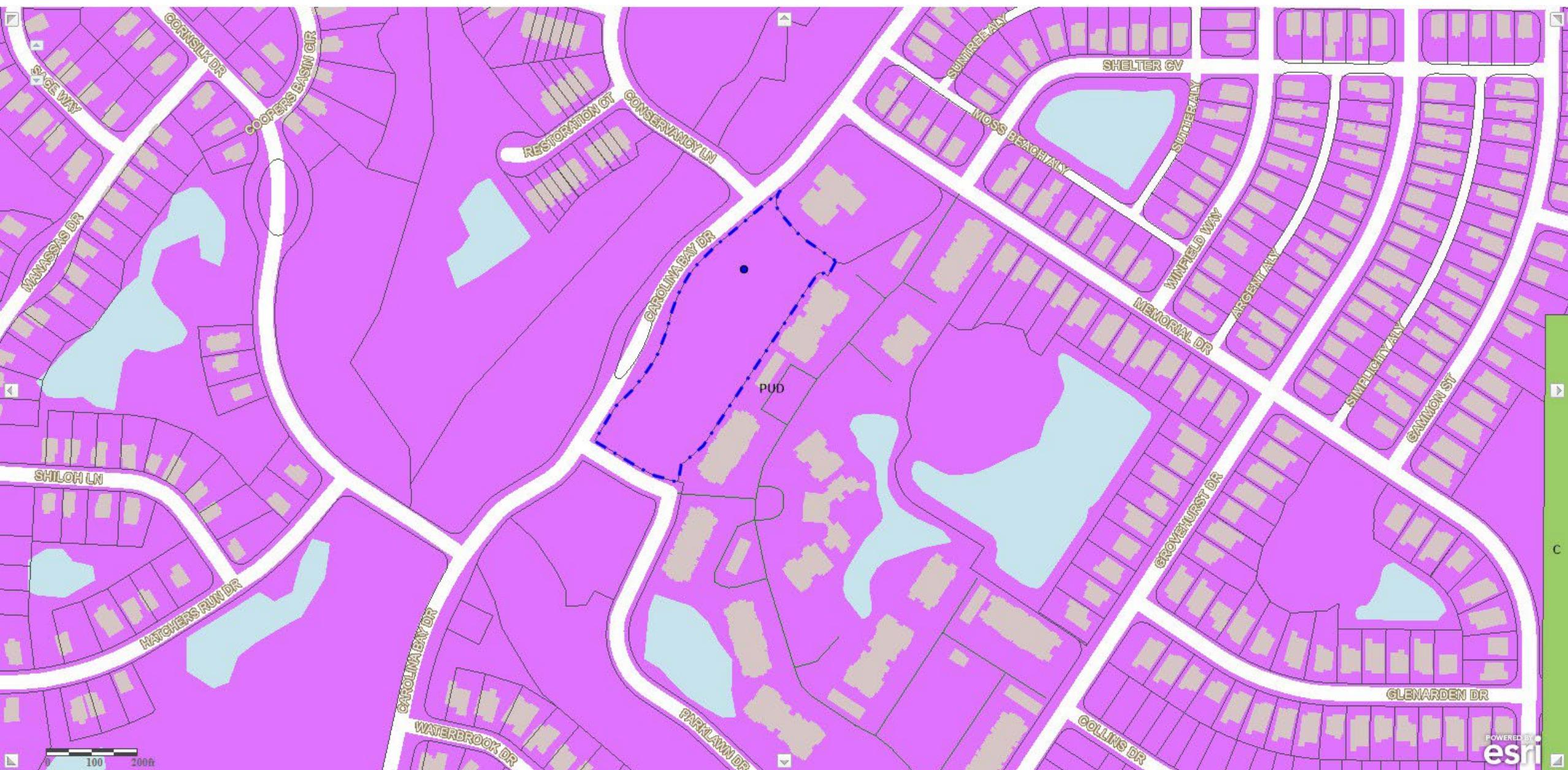
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit 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:

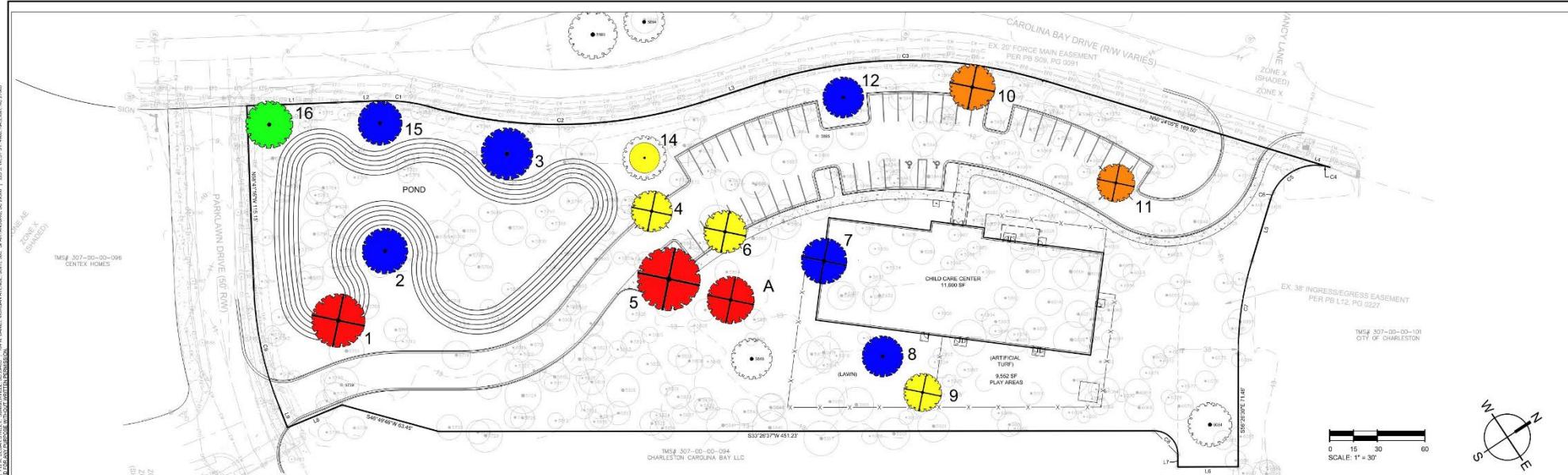
- #1 F-rated 16/10/8" Tulip Poplar (condition)
- #4 C-rated 26" Red Oak (driveway)
- #5 D/F-rated 31/9" Tulip Poplar (condition)
- #6 C-rated 27" Red Oak (parking)
- #7 B-rated 29" Red Oak (building location)
- #9 C-rated 24" Red Oak (condition/safety)
- #10 D-rated 20/9" Tulip Poplar (condition/grading)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

A handwritten signature in black ink, appearing to read "Betsy Ellingson".

Betsy Ellingson, RLA



SW SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1687
GREENVILLE, SC
864.255.5554
SUMMERTON, SC
843.972.0710
SPARTANBURG, SC
864.582.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
www.seamonwhite.com
DISCLAIMER:
PLAN SETS ARE INTENDED TO BE
VIEWED AND PRINTED IN COLOR.



NOT FOR CONSTRUCTION

TMS NO. 307-00-00-005
ACREAGE: 3.03 AC
ZONING: PUD (CAROLINA BAY)

PROPOSED USE: EARLY LEARNING CENTER

OWNER: RED APPLE DEVELOPMENT, LLC
800 CORPORATE DRIVE, #124
FORT LAUDERDALE, FL 33334
CONTACT: JIM LONERGAN

ENGINEER/LANDSCAPE ARCHITECT:
SEAMON WHITE SIDE
712 NORTH CEDAR STREET
SUMMERTON, SOUTH CAROLINA 29483
CONTACT: BETSY ELLINGSON
PHONE: (843) 530-0577

REQUESTED GRAND TREE REMOVALS

TREE	GRADE/SIZE	SPECIES	REASON
1	F 16/108	TULIP POPLAR	CONDITION
4	C 26	RED OAK	DRIVE
5	D/F 31/9	TULIP POPLAR	CONDITION
6	C 27	RED OAK	PARKING
7	B 29	RED OAK	BUILDING
9	C 24	RED OAK	CONDITION/SAFETY
10	D 20/9	TULIP POPLAR	CONDITION/GRADING
11	D 24	TULIP POPLAR	CONDITION/PARKING
18	F 30	TULIP POPLAR	CONDITION

*NOTES

- GRADE BASED ON SITE WALK AND TREE ANALYSIS WITH E. SCHULTZ 11/21/2025.
- NUMBERED TREES (WITH THE EXCEPTION OF #18) GRADED "F" ASSUMED AS APPROVED FOR REMOVAL BY E. SCHULTZ.
- TREE 18 GRADED AS "F" BY ARBORIST MIKE RUSSELL AT NATURAL DIRECTIONS ON 08/14/2025, NOT REVIEWED BY E. SCHULTZ.

POOR TREES (GRADED F)

SW SEAMONWHITESIDE

Action Items

1 Tulip Poplar Observation

Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 2:42 PM EST
11'-7" x 9' F rating. One dead stem.



Prepared by Weston McBee

- 5 -

Created with SiteMarker

SW SEAMONWHITESIDE

12661 Carolina Bay Private School

Tree Review With City Zoning #12025-11-21

SW SEAMONWHITESIDE

12661 Carolina Bay Private School

Tree Review With City Zoning #12025-11-21

SW SEAMONWHITESIDE

Tree #18 (EVALUATED BY M. RUSSELL/NATURAL DIRECTIONS ARBORIST 08/14/2025)

Tree Number	DBH	Species	Grade	Comments	Comments	Condition
10	30	poplar	F	Hollow base		POOR



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

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

REVISION HISTORY

##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####
##	#####	##	####

BZA-SD SUBMITTAL

SITE PLAN

C1.0

Action Items



Buffer Potential.

Observation

Created by:

Weston McBee

Nov 21, 2025 at 3:30 pm EST

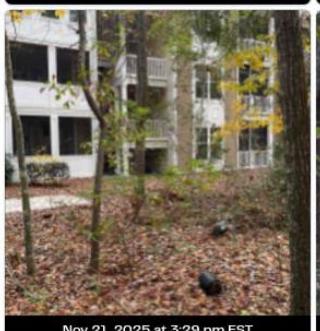
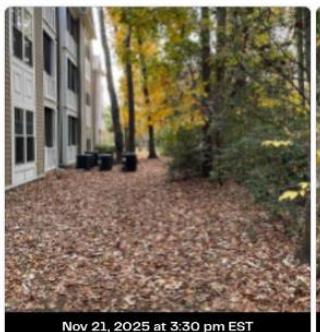
Pin Type: General Categories: Landscape

Location:



Worklog:

Weston McBee November 21, 2025 3:30 PM EST



Prepared by Weston McBee

- 3 -

Created with SiteMarker

Created by:

Weston McBee

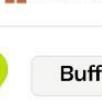
Nov 21, 2025 at 3:30 pm EST

1

Buffer Potential.

Observation (continued)

Pin Type: General



Buffer Potential.

Observation (continued)



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:
-----------------	---------------------------------	------	--------

BZA-SD APPLICATION (continued): Page 2 of 2

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:

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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.





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:

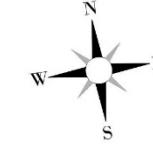
- a. There are extraordinary and exceptional conditions pertaining to the subject properties. These lots were subdivided prior to passage of the current versions of the City of Charleston and County of Charleston tree ordinances. The corner lot is odd-shaped. Further, both lots are densely wooded, with 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.

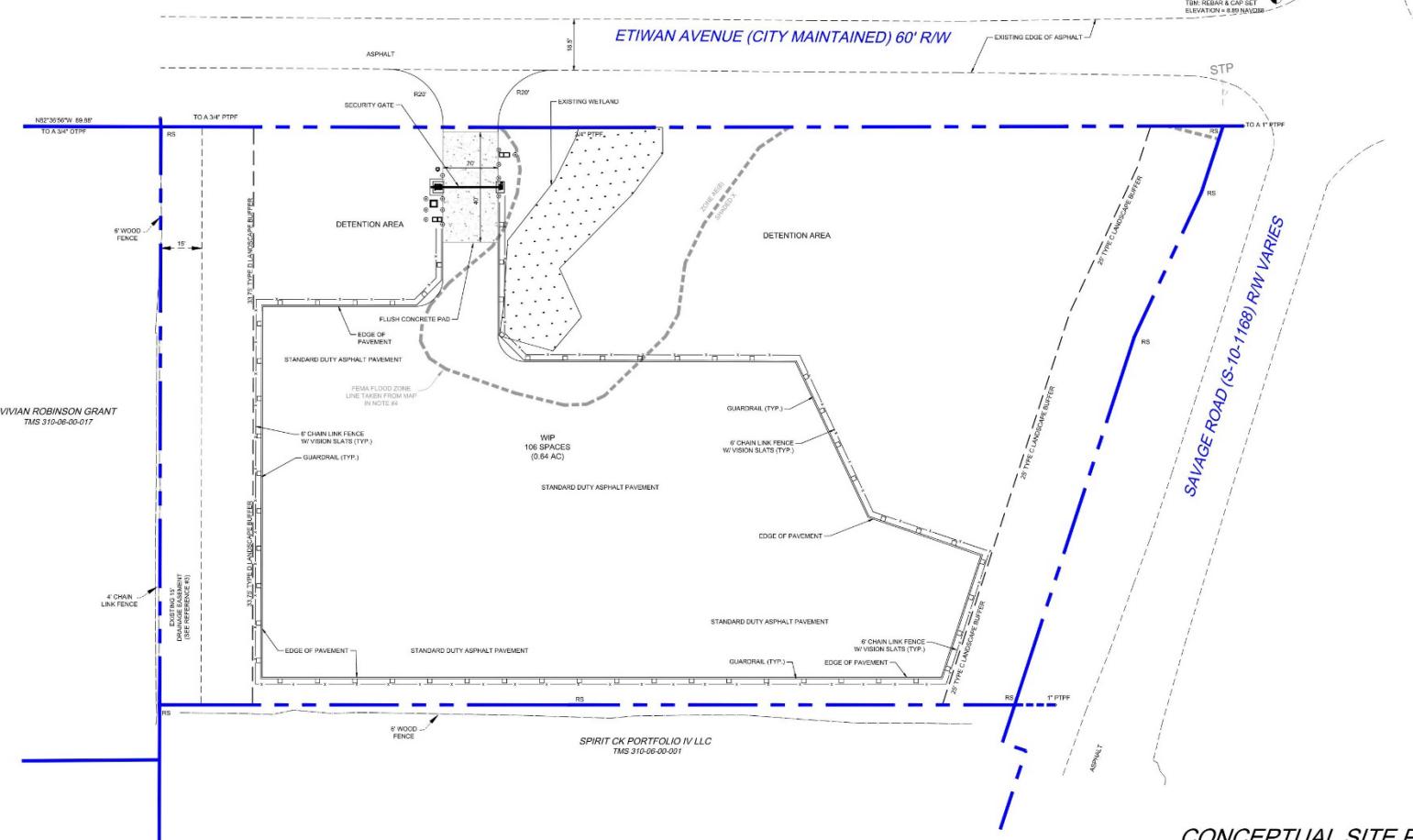


LOCATION MAP



CHARLESTON
CARMAX
LOT
EXPANSION

LATEST DA/PC			
DRAWN BY:	JCM	CHECKED BY:	JCM
REVISIONS			
REV#	DATE	DESCRIPTION	BY



PROJECT NO	12/17/2025
DATE	CONCEPTUAL
SHEET TITLE	SITE PLAN

SHEET NO SP-2.0

REFERENCES

100

LESSON



Know what's below.
Call before you dig.



SEARCHED: NO, PART 3 - EXEMPTED

5TH AVENUE (CITY MAINTAINED) AC 1/4M

6TH AVENUE (CITY MAINTAINED) AC 1/4M

LOT 1-8

PARCEL LINE TABLE

GRAPHIC SCALE

5TH AVENUE (CITY MAINTAINED) AC 1/4M

6TH AVENUE (CITY MAINTAINED) AC 1/4M

LOT 1-8

PARCEL LINE TABLE

GRAPHIC SCALE

- 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)	Species	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			

