

**CHARLESTON COUNTY
BOARD OF ZONING APPEALS
SUMMARY OF MARCH 6, 2017 ANNUAL BUSINESS MEETING**

Members Present

Chair, Mr. Samuel McConnell, Jr., Mr. William H. Ray, Jr., Ms. Terri Craven, Mr. Thomas R. Goldstein, Mr. John E. Bevon, Jr., Mr. Rob Woodul, Ms. Laurie Lechner, and Ms. Lorena Jordan

Staff Members Present

Joel Evans, Zoning & Planning Director and Secretary for the BZA; Andrea Pietras, Deputy Director; Jenny Werking, Planner II; Sally Brooks, Planner III; Stephen Risse, Planner II, Joyce McGrew, Administrative Services Coordinator II, and Fran Wilbanks, Planning Technician I

Notification Procedures

Notice of this meeting was published and posted in accordance with the Freedom of Information Act.

Annual Business Meeting

The March 6, 2017 Annual Business Meeting was called to order at 3:00 p.m. by Mr. McConnell.

Joel Evans, Andrea Pietras, Sally Brooks and Jenny Werking gave a presentation on the Planning and Zoning Department and the policies and procedures that must be followed for all requests received by the department.

Mr. Goldstein made a nomination to elect Mr. McConnell as Chair for the BZA, Mr. Ray as Vice Chair for the BZA and Joel Evans as Secretary for the BZA. The nominations were seconded by Mr. Woodul and carried unanimously.

Adjournment

There being no further business of the Board, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,



Joel Evans, RLA, AICP
Secretary to the BZA

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Members Present

Chair, Mr. Samuel McConnell, Jr., Mr. John E. Bevon, Jr., Ms. Terri Craven, Mr. William H. Ray, Jr., Mr. Robert Woodul, Mr. Thomas Goldstein, Ms. Lauri Lechner, and Ms. Lorena Jordan

Staff Members Present

Kelvin Huger, BZA Attorney; Joel Evans, Director and Secretary for the BZA; Andrea Pietras, Deputy Director; Jenny Werking, Planner II; Sally Brooks, Planner III; Stephen Risse, Planner II; Fran Wilbanks, Planning Technician I; and Joyce McGrew, Administrative Service Coordinator II

Notification Procedures

Staff has met the requirements of state law and Section 3.1.6 of the *Charleston County Zoning and Land Development Regulations Ordinance* for notification for all cases to be heard by the BZA at this meeting. The notification procedures were completed by staff 15 calendar days prior to this meeting as follows:

- February 17th: Site Visits and Postings were completed by this date.
- February 17th: Letters were mailed to property owners within 300' and to Parties in interest for all cases. These notifications are above and beyond the state requirements.
- February 17th: Notice of this meeting was published in the *Post and Courier*.

The March 6, 2017 BZA meeting was called to order at 5:30 p.m. by Mr. McConnell.

Minutes

Bevon made a motion to approve the February 6, 2017 meeting minutes. The motion was seconded by Mr. Woodul and carried unanimously.

CASE#: BZA-01-17-00173

Steve Humbert, the applicant and designated agent for Jay and Nicole Kees of Kees Hospitality, LLC, the property owner, submitted a Variance request for the reduction of the required 50' front/street side setback by 25' to 25' for a proposed addition to an existing front porch at 3669 Savannah Highway in the St. Andrews Area of Charleston County, TMS # 285-00-00-019. Industrial (I) Zoning District standards apply.

Findings: After hearing the Staff review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Bevon made a motion to approve the Variance request with the following condition: (1) Prior to Zoning Permit approval for the addition, the applicant shall complete the Site Plan Review process. Mr. Woodul seconded the motion. Ms. Jordan, Ms. Lechner, Mr. Bevon, Mr. McConnell, Ms. Craven, Mr. Goldstein, and Mr. Woodul voted in favor of the motion. Mr. Ray voted against the motion. Two thirds of the members present, and voting, voted in favor of the motion to approve the application with a condition. Therefore, the application was approved with the above referenced condition.

CASE#: BZA-01-17-00174

Bill Fellers of Thomas and Hutton Engineering, the applicant and designated agent for John C.L. Darby, President and J. Darryl Reyna, Vice President of Kiawah River Plantation Holdings, LP and Ocean Boulevard Properties, LP, the property owners, submitted a Variance request for the removal of ten (10) Grand trees and variance request to encroach the protected area beneath nine (9) Grand trees in excess of twenty-five percent (25%) for the construction of a proposed Spine Road at 2501 Mullet Hall Road, Johns Island, TMS # 212-00-00-001. Development Agreement and Planned Development (PD-143) Zoning District standards apply.

Findings: After hearing the Staff review, the applicant's presentation, and any public comments concerning this application, the board determined that all items in Article 3.10 Zoning Variances, §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) had been satisfied. Mr. Goldstein made a motion to approve the Variance request with the following conditions: (1) The applicant shall mitigate the removal of up to 288" DBH (in consultation with the County Attorney and Planning Staff) of the 10 Grand Trees to be removed by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in §9.4.6 of the Charleston County Zoning and Land Development Regulations, or (c) a combination of both (a) and (b). Documentation of the allotted mitigation shall be submitted, reviewed, and approved for each tree prior to the trees' removal; (2) If any of the 9 Grand Trees that are encroached upon more than 25% die within 3 years of the construction of the proposed road, the applicant shall mitigate the DBH of Grand Tree(s) that die by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in §9.4.6 of the Charleston County Zoning and Land Development Regulations, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place for each tree prior to its removal; and (3) Prior to zoning permit approval, the applicant shall install tree barricades around the Grand trees to be preserved. Ms. Craven seconded the motion. The motion to approve the application was unanimous and therefore granted with the above referenced conditions.

Adjournment

There being no further business, the Board adjourned at 7:04 p.m.

Respectfully submitted,



Joel H. Evans, AICP, PLA
Secretary to the BZA