



Case # BZA-09-22-00614

Charleston County BZA Meeting of November 7, 2022

Applicant:	Thomas Kellum of Kellum Engineering, LLC
Property Owner (easement):	Garry Lesesne of Haulover Greek Partners, LLC
Property Owner (R-O-W):	Wesley Linker of Charleston County Public Works
Grand Tree Location:	The Grand Trees are located within the Resurrection Road Right-of-Way and ingress/egress easement – Johns Island
Zoning District:	Low Density Residential (R-4) Zoning District
Request:	Variance request to remove two (2) Grand Trees located within the Resurrection Road Right-of-Way and ingress/egress easement in order to construct a paved road for a proposed subdivision on TMS # 204-00-00-014 and -017 and to provide access to Betsy Kerrison Parkway for several parcels.
Requirement:	<i>The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, "Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."</i>

Sec. 9.2.5 Tree Removal

- A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:
1. Trees are not required to be retained by the provisions of this Article.
 2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;
 3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or
 4. Removal of Required Trees has been approved by the Board of Zoning Appeals.
- B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.
- C. In the event that a Tree poses a serious and imminent threat to public safety due to death, disease, or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Zoning and Planning Director may waive requirements of this Article. Documentation shall later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified professional and photographs supporting the Tree Removal emergency.
- D. The Zoning and Planning Director may require replacement of Required Trees that are removed where it is determined that death or disease resulted from negligence.
- E. Violations and penalties are specified in CHAPTER 11, *Violations, Penalties, and Enforcement*, of this Ordinance.

CASE # BZA-09-22-00614
PROJECT LOCATION

PD

AGR

CAMP CARE ROAD

CC

002

024

328

006

007
AGR

BETSY KERRISON PARKWAY

RESURRECTION ROAD R-O-W

027

019

133

018

R-4

RESURRECTION ROAD

R-4

025

022

AGR



Legend

- Resurrection Road
- AGR; AGRICULTURAL RESIDENTIAL
- CC; COMMUNITY COMMERCIAL
- PD; PLANNED DEVELOPMENT ZONING
- R-4; LOW DENSITY RESIDENTIAL
- MUNICIPAL BOUNDARIES
- TOWN OF KIAWAH ISLAND

CASE # BZA-09-22-00614
PROJECT LOCATION
AERIAL VIEW



Case # BZA-09-22-00614

BZA Meeting of November 7, 2022

Grand Tree Location: The Grand Trees are located within the Resurrection Road Right-of-Way and ingress/egress easement - Johns Island

Proposal: Variance request to remove two (2) Grand Trees located within the Resurrection Road R-O-W and ingress/egress easement.



27" DBH LAUREL OAK (GRADE C)



34" DBH LIVE OAK (GRADE B)



Resurrection Road



Surrounding Properties



Surrounding Properties



Surrounding Properties



Staff Review:

The applicant Thomas Kellum of Kellum Engineering, LLC, is requesting a variance to remove two (2) Grand Trees located within the Resurrection Road Right-of-Way and ingress/egress easement in order to construct a paved road for a proposed subdivision on TMS # 204-00-00-014 and -017 and to provide access to Betsy Kerrison Parkway for several parcels on Johns Island. Charleston County Public Works is the property owner of the Resurrection Road Right-of-Way and Garry Lesesne of Haulover Creek Partners, LLC is the property owner of the easement. The first half of Resurrection Road borders a property to the south under the jurisdiction of the Town of Kiawah Island. The project area and adjacent properties are located in the Low Density Residential (R-4) Zoning District.

The applicant's letter of intent explains the request, *"These two tree removals will allow for the construction of a paved road to serve the proposed 34 lot subdivision, as well as provide an improved access allowing emergency vehicles to serve the 7 parcels accessed by Resurrection Drive."* The two (2) Grand Trees are located approximately 100' down Resurrection Road on the right-hand side after turning off Betsy Kerrison Parkway. The two trees proposed for removal include a 27" DBH Laurel Oak (grade C) and a 34" DBH Live Oak (grade B). The subdivision request, SBDV-10-21-01883, is currently in the review process.

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, *"Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."*

Applicable ZLDR Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:

Arborist, Certified A Person certified by the International Society of Arboriculture.

Diameter Breast Height (DBH) The total diameter, in inches, of a Tree trunk or trunks measured at a point four and one-half feet above existing Grade (at the base of the Tree). In measuring DBH, the circumference of the Tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

Grand Tree Any Tree with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (*Liquidambar styraciflua*) species.

Staff conducted site visits at the project location on October 17th and 18th 2022. Please

review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **The applicant's letter of intent states, "Resurrection Road is an existing dirt road of varying width. At it's widest point it is approximately 18' and 11' at it's narrowest point. The road winds between privately owned property and a 25' wide Charleston County right-of-way. The owner of TMS#'s 204-00-00-014 & -017 purchased a varying width ingress/egress and utility easement from the owner of TMS 204-00-00-133 in September of 2021. As of today, TMS #'s 204- 00-00-015, -016, -018, -019 & -072 do not have the legal right to utilize the portion of the dirt road that exits the Charleston County right-of-way and enters TMS # -133. Parcels -018 & -019 do have frontage on Betsy Kerrison Parkway, but currently have primary/secondary driveways on Resurrection Drive. Additionally, the dirt road is not adequate for emergency vehicles. The obtained easement and proposed improvements will result in providing legal access to and from Betsy Kerrison Parkway for all parcels served by Resurrection Road. The easement agreement allows for the easement to become dedicated public r/w to Charleston County, should the County want to accept the road. The existing property line between parcels 204-00-00-019 and -133 does not allow for the proposed improvements to be shifted to avoid the grand tree removals located approximately 134' from the intersection of Betsy Kerrison Parkway. The proposed roadway has been designed to minimize impacts/removals to grand trees within the subject parcels."** **Due to the limited ability to shift the roadway away from the Grand Trees, the request may meet this criterion.**

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: **These conditions do not generally apply to other properties in the vicinity. These conditions could apply to other areas along the easement but do not generally apply to adjacent properties. The applicant's letter of intent states, "These conditions of grand tree distribution combined with the established property lines/easements requiring access at this location do not apply to other properties in the vicinity." Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: **The applicant's letter of intent states, "Without being allowed to remove the two trees, to construct the proposed improvement the parcels served by Resurrection Road would not be able to be adequately provided emergency services such as fire and ambulance. Additionally, parcels 204-00-00-015, -016, & -072 would have no legal vehicular access to Betsy Kerrison Parkway without the removal of all grand trees within the County r/w, resulting in the removal of 4 additional Class B live oaks." While there is an existing dirt road allowing vehicular access to these parcels, utilization may be restricted due to the width in some areas. Therefore, the request may meet this criterion.**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: **The applicant's letter of intent states, "The use of the property will not change. There are no adjacent properties which will be adversely affected by this request. The adjacent properties will greatly benefit from the proposed road improvement." While the applicant is proposing the removal of two grand trees, many other grand trees in the vicinity and along Resurrection Road will be saved, thus limiting the potential negative impacts. Therefore, the request may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.**

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: **The applicant's letter of intent states, "Construction of a roadway that can provide two-way vehicular access cannot be achieved without the proposed variance/tree removals." The removal of the 27" DBH Laurel Oak would be necessary. However, staff's review shows the tree protection barricades and limits of disturbance to be approximately 6' off the trunk of the 34" DBH grade B Live Oak. Complete removal of this tree may be avoided by the applicant working with a Certified Arborist to develop a tree**

care plan and to monitor the tree before, during, and after construction. A variance may be approved for encroachment into the critical root zone, but removal of this tree may not be necessary. Therefore, the request may not fully meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance would result in an unnecessary hardship. The applicant's letter of intent states, "It is our opinion that the granting of the variance would not create this conflict." Therefore, the request may meet this criterion.**

Board of Zoning Appeals' Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

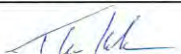
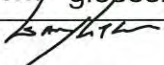
In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-09-22-00614 [Variance request to remove two (2) Grand Trees located within the Resurrection Road Right-of-Way and ingress/egress easement in order to construct a paved road for a proposed subdivision on TMS # 204-00-00-014 and -017 and to provide access to Betsy Kerrison Parkway for several parcels on Johns Island] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:



- 1. Prior to construction, the applicant shall install tree barricades around all Grand and Protected Trees to be preserved within 40' of disturbance associated with this project, pursuant to Sec. 9.2.4 of the ZLDR. All barricades shall be inspected and approved by Planning Staff prior to construction.**

2. The applicant shall mitigate the removal of the **34" DBH Live Oak and 27" DBH Laurel Oak** by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR. The allotted mitigation shall be in place prior to removal of the trees.

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: Resurrection Road r/w to serve 3202 & 3245 Resurrection Road Johns Island, SC			
Tax Map Number(s): 204-00-00-014 & 204-00-00-017			
Current Use of Property: Agricultural			
Proposed Use of Property: Single Family Residential			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Thomas Kellum c/o Haulover Greek Partners, LLC			
Name of Company (if applicable): Kellum Engineering, LLC			
Mailing Address: 634-C Marina Drive			
City: Charleston	State: SC	Zip Code: 29492	
Email Address: thomas@kellum-engineering.com		Phone #: 843-471-1480	
Applicant Signature: 		Date: 9/27/22	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.): Haulover Greek Partners, LLC			
Property Owner(s) Mailing Address: 382 Race Street Unit C			
City: Charleston	State: SC	Zip Code: 29403	Phone #: 843-864-4392
Property Owner(s) Email Address: glesesne@cctre.com			
Property Owner(s) Signature: 			Date: 9/21/22
FOR OFFICE USE ONLY:			
Zoning District: R-4/ n/a	Flood Zone: n/a	Date Filed: 9/27/2022	Fee Paid: \$300 credit card
Application #: BZA-09-22-0064	TMS #: Resurrection Rd R-o-W	Staff Initials: jju	

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: Resurrection Road r/w to serve 3202 & 3245 Resurrection Road Johns Island, SC			
Tax Map Number(s): 204-00-00-014 & 204-00-00-017			
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Proposed Use of Property: Single Family Residential			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Thomas Kellum c/o Haulover Greek Partners, LLC			
Name of Company (if applicable): Kellum Engineering, LLC			
Mailing Address: 634-C Marina Drive			
City: Charleston	State: SC	Zip Code: 29492	
Email Address: thomas@kellum-engineering.com		Phone #: 843-471-1480	
Applicant Signature: 		Date: 9/27/22	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Wesley Linker			
Name of Company (if applicable, LLC etc.): Charleston County Public Works			
Property Owner(s) Mailing Address: 4045 Bridge View Drive			
City: N. Charleston	State: SC	Zip Code: 29405	Phone #: 202-7626
Property Owner(s) Email wlinker@charlestoncounty.org			
Property Owner(s) Signature: 		Date: 10/7/22	
FOR OFFICE USE ONLY:			
Zoning District: R-4/n/a	Flood Zone: n/a	Date Filed: 9/27/2022	Fee Paid: \$300 credit card
Application #: BZA-09-22-00614	TMS #: Resurrection Rd R/W	Staff Initials: jpw	



October 12, 2022
Charleston County Board of Zoning Appeals (BZA)
and Planning Department
4045 Bridge View Drive
North Charleston, SC 29405

**Re: Haulover – Grand Tree Removal Variance Request
(TMS# 204-00-00-014, -017 & -133)**

Chair of the Charleston County Board of Zoning Appeal,

It is the owner of TMS #204-00-00-014 & 204-00-00-017 and the applicant's intent to request a variance from the requirements of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) for the subject property, please see the attached plans. The owner and applicant request a variance from section 9.2.5: Tree Removal, to allow for the removal of two grand trees. These two tree removals will allow for the construction of a paved road to serve the proposed 34 lot subdivision, as well as provide an improved access allowing emergency vehicles to serve the 7 parcels accessed by Resurrection Drive. The following letter demonstrates how the subject property meets the variance criteria detailed by the requirements.

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

Resurrection Road is an existing dirt road of varying width. At it's widest point it is approximately 18' and 11' at it's narrowest point. The road winds between privately owned property and a 25' wide Charleston County right-of-way. The owner of TMS#'s 204-00-00-014 & -017 purchased a varying width ingress/egress and utility easement from the owner of TMS 204-00-00-133 in September of 2021. As of today, TMS #'s 204-00-00-015, -016, -018, -019 & -072 do not have the legal right to utilize the portion of the dirt road that exits the Charleston County right-of-way and enters TMS # -133. Parcels -018 & -019 do have frontage on Betsy Kerrison Parkway, but currently have primary/secondary driveways on Resurrection Drive. Additionally, the dirt road is not adequate for emergency vehicles. The obtained easement and proposed improvements will result in providing legal access to and from Betsy Kerrison Parkway for all parcels served by Resurrection Road. The easement agreement allows for the easement to become dedicated public r/w to Charleston County, should the County want to accept the road. The existing property line between parcels 204-00-00-019 and -133 does not allow for the proposed improvements to be shifted to avoid the grand tree removals located approximately 134' from the intersection of Betsy Kerrison Parkway. The proposed roadway has been designed to minimize impacts/removals to grand trees within the subject parcels.

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

These conditions of grand tree distribution combined with the established property lines/easements requiring access at this location do not apply to other properties in the vicinity.

- 3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.**

Without being allowed to remove the two trees, to construct the proposed improvement the parcels served by Resurrection Road would not be able to be adequately provided emergency services such as fire and ambulance. Additionally, parcels 204-00-00-015, -016, & -072 would have no legal vehicular access to Betsy Kerrison Parkway without the removal of all grand trees within the County r/w, resulting in the removal of 4 additional Class B live oaks.

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

The use of the property will not change. There are no adjacent properties which will be adversely affected by this request. The adjacent properties will greatly benefit from the proposed road improvement.

- 5. The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of Land, or to change the zoning district boundaries shown on the Official Zoning Map. The Fact that property may be utilized more profitable if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance.**

This does not apply to this property.

- 6. The need for a variance is not the result of the applicant's own actions.**

Construction of a roadway that can provide two-way vehicular access cannot be achieved without the proposed variance/tree removals.

- 7. Granting of the variance does not substantially conflict with the Comprehensive Plan or the Purpose of this Ordinance.**

It is our opinion that the granting of the variance would not create this conflict.

The owner and applicant feel that the noted conditions meet the criteria for hardship outlined by the ordinance and as such do formally request that the Board grant the variance to allow the removal of the grand trees in question. The applicant will be present at the hearing on this matter and will be able to clarify any issues regarding this matter should they exist.

Sincerely,



Thomas W. Kellum, III
Kellum Engineering, LLC

- **PROJECT TYPE:** SINGLE FAMILY RESIDENTIAL (34 LOTS)
- **LOCATION:** RESURRECTION ROAD
JOHNS ISLAND, SC 29455
- **TMS #**204-00-00-014, -017
- **PROJECT AREA:** 18.19 AC (19.4 AC WITH OFFSITE ROAD IMPROVEMENTS)

JOB NO:	22000.00
DATE:	01/27/2022
DRAWN:	TWK
DESIGNED:	TWK
REVIEWED:	
SCALE:	1" = 40'
SHEET	
C-001	

LEGEND OF ARBORIST GRAND TREE ANALYSIS

- A - EXCELLENT
B - GOOD
C - MARGINAL
D - POOR
F - DEAD

TREE SUMMARY

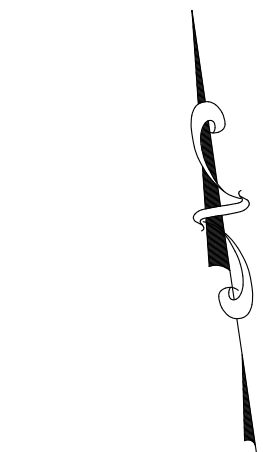
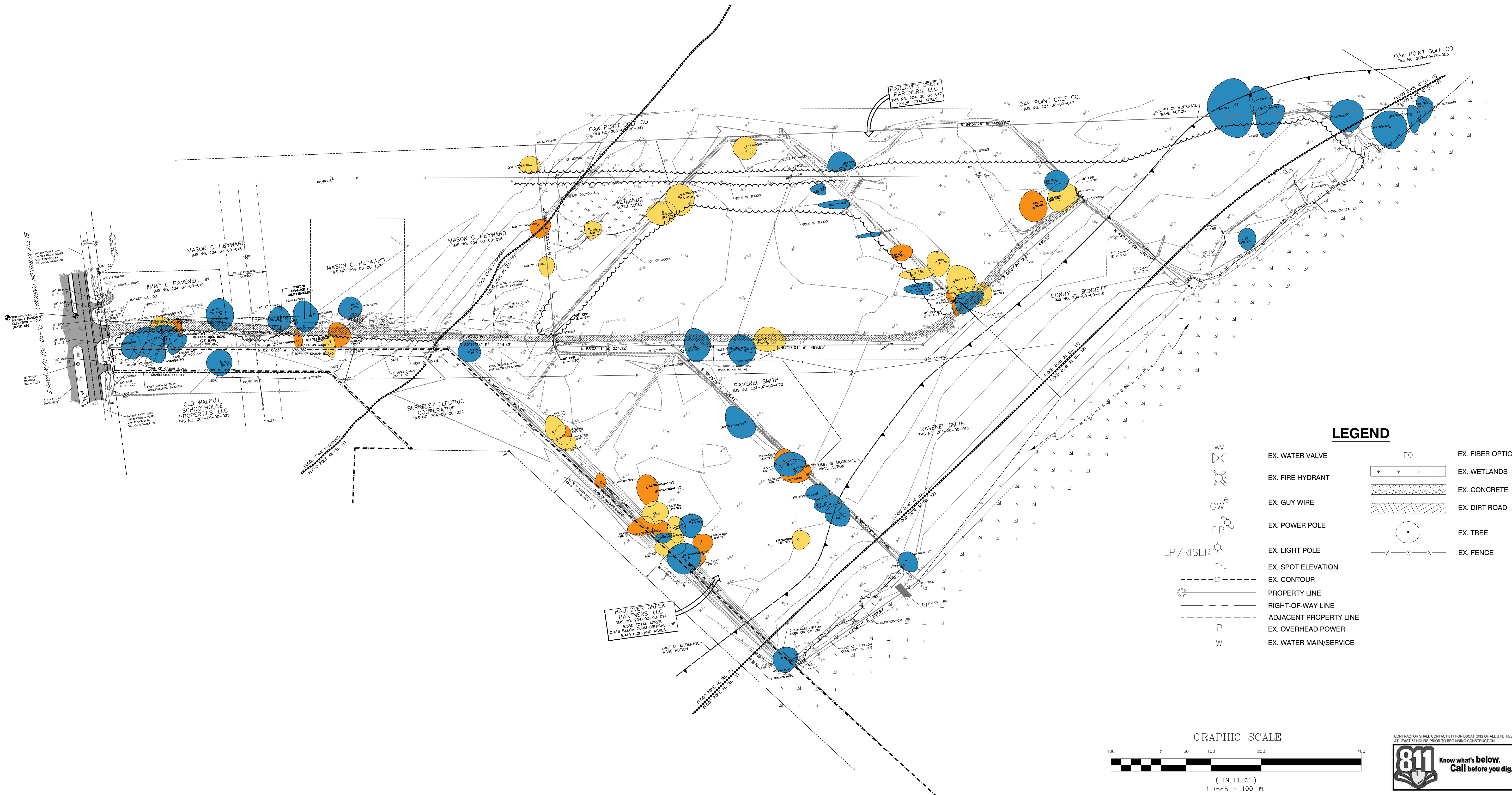
- TOTAL GRAND TREES: 65
GRAND TREES TO BE REMOVED: 15
TYPE B: 1
TYPE C: 5
TYPE D: 9
GRAND TREES TO BE REMOVED WITH STAFF LEVEL APPROVAL: 13
GRAND TREES TO BE REMOVED WITH VARIANCE REQUEST: 2
27" LAUREL OAK #5 'C'
34" LIVE OAK #4 'B'
TOTAL GRAND TREES TO REMAIN: 50

REFERENCES

1. PLAT BY JOHN MCGRADY, DATED JUNE 1945. RECORDED IN DEED BOOK V45, PAGE 173. CHARLESTON CNTY ROD.
2. PLAT BY HERBERT A. NIEMEYER, JR., DATED JANUARY 30, 1974. RECORDED IN PLAT BOOK V, PAGE 109. CHARLESTON COUNTY ROD.
3. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED APRIL 7, 1976. RECORDED IN PLAT BOOK AG, PAGE 091. CHARLESTON COUNTY ROD.
4. PLAT BY W. L. GAILLARD DATED SEPTEMBER 29, 1977. RECORDED IN PLAT BOOK AK, PAGE 040. CHARLESTON COUNTY ROD.
5. PLAT BY W. L. GAILLARD DATED AUGUST 16, 1982. RECORDED IN PLAT BOOK AW, PAGE 016. CHARLESTON COUNTY ROD.
6. PLAT BY SOUTHEASTERN SURVEYING, INC., DATED FEBRUARY 5, 1991. RECORDED IN PLAT BOOK CH, PAGE 025. CHARLESTON COUNTY ROD.
7. PLAT BY E. M. SEABROOK, JR., INC., DATED JANUARY 18, 1996. RECORDED IN PLAT BOOK DA, PAGE 789. CHARLESTON COUNTY ROD.
8. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED MAY 10, 1999. RECORDED IN PLAT BOOK ED, PAGE 255. CHARLESTON COUNTY ROD.
9. DEED FROM FRANCIS JOHNSON, DEED BOOK 1043, PAGE 010. CHARLESTON COUNTY ROD.
10. DEED FROM NUVIEW TRUST, DEED BOOK 1043, PAGE 008. CHARLESTON COUNTY ROD.
11. EASEMENT AGREEMENT FROM MASON HEYWARD, DEED BOOK 1043, PAGE 011. CHARLESTON COUNTY ROD.
12. CONFIRMATORY EASEMENT, DEED BOOK 1043, PAGE 012. CHARLESTON COUNTY ROD.

NOTES

1. TMS NO.S 204-00-00-014 & 017.
2. AREAS DETERMINED BY COORDINATE METHOD.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11), AE (EL. 12) AND X-SHADED AS PER FEMA MAP NUMBER 45019C0785K, COMMUNITY PANEL 455413 0785 K. EFFECTIVE DATE JANUARY 29, 2021.
LIMIT OF MODERATE WAVE ACTION. (LIMWA)
THE AE ZONE CATEGORY HAS BEEN DIVIDED BY A LIMIT OF MODERATE WAVE ACTION. THE LIMWA REPRESENTS THE APPROXIMATE LANDWARD LIMIT OF THE 1.5 FOOT BREAKING WAVE. THE EFFECTS OF WAVE HAZARDS BETWEEN THE VE ZONE AND THE LIMWA (OR BETWEEN THE SHORELINE AND THE LIMWA FOR AREAS WHERE VE ZONES ARE NOT IDENTIFIED) WILL BE SIMILAR TO, BUT LESS SEVERE THAN THOSE IN THE VE ZONE.
5. ELEVATIONS SHOWN ARE BASED ON DATUM - NAVD 88.
6. TREE CANOPIES REFLECTED ON THIS SURVEY ARE BASED ON FIELD MEASURED LOCATIONS AND REFLECT THE 'DRIP LINE' OF THE GRAND TREES.



NO.	REVISION	BY	DATE

OVERALL EXISTING CONDITIONS
HAULOVER
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

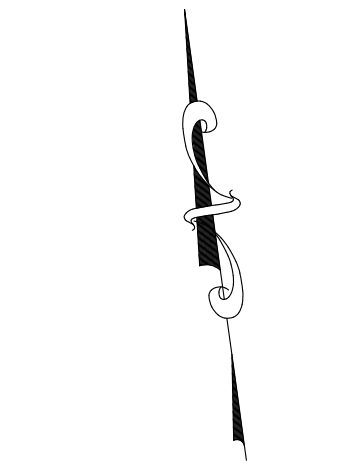
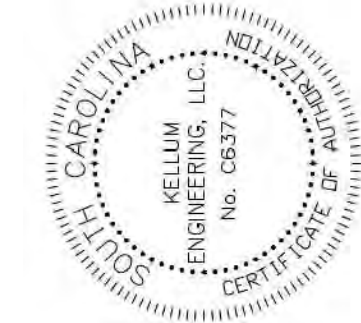
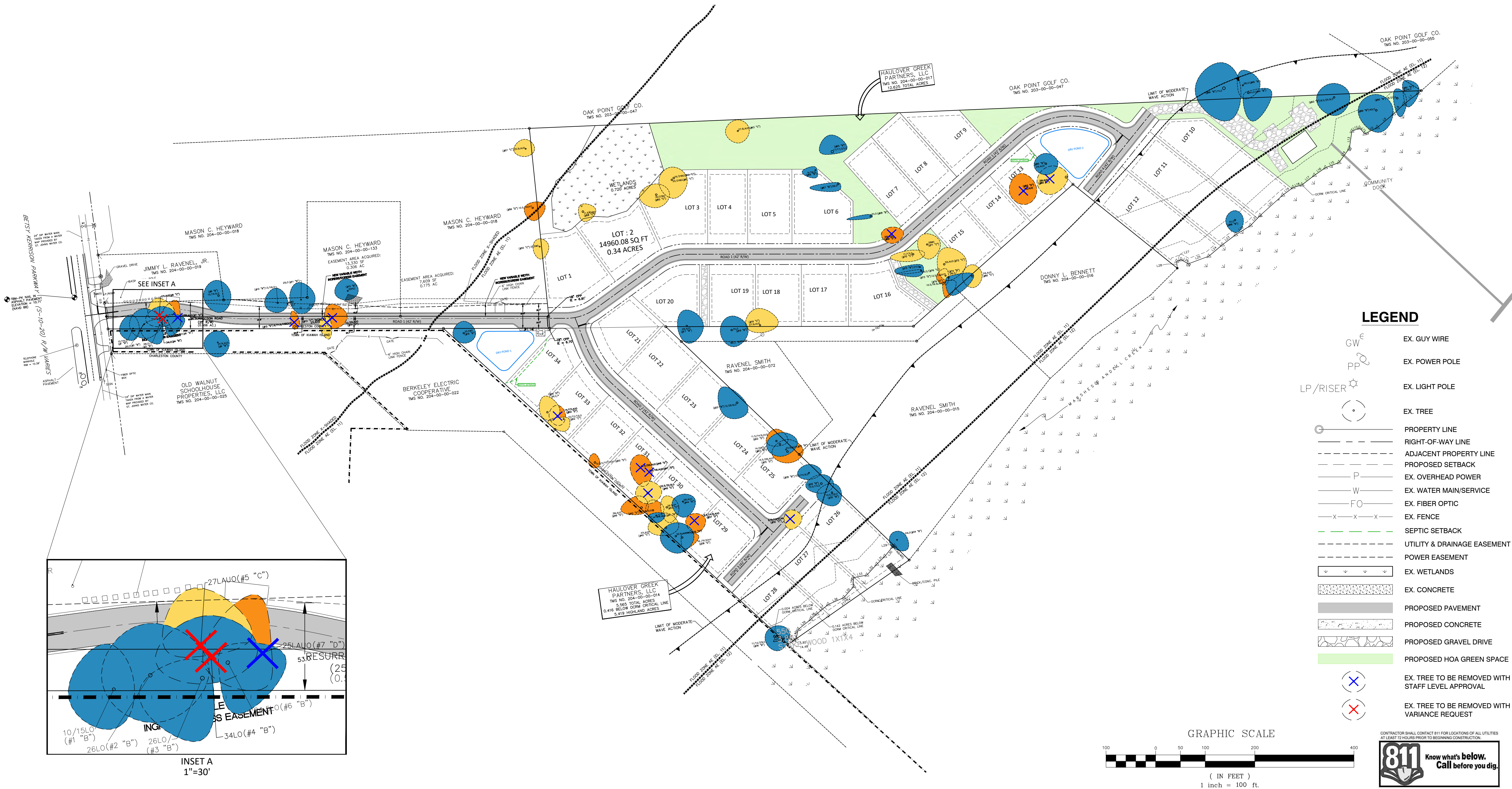
JOB NO: 22000.00
DATE: 01/27/2022
DRAWN: TWK
DESIGNED: TWK
REVIEWED:
SCALE: 1"=400'

DEVELOPMENT SUMMARY

- PROJECT TYPE: SINGLE FAMILY RESIDENTIAL (34 LOTS)
- LOCATION: RESURRECTION ROAD
JOHNS ISLAND, SC 29455
- TMS #204-00-00-014, -017
- PROJECT AREA: 18.19 AC (19.4 AC WITH OFFSITE ROAD IMPROVEMENTS)
- ZONING: R-4
- MINIMUM LOT AREA: 10,000 SF
- MINIMUM LOT WIDTH: 60'
- MINIMUM SETBACKS:
 - FRONT/STREET SIDE: 20'
 - INTERIOR SIDE: 5'
 - REAR: 10'
 - OCRM CRITICAL LINE: 35'
- MAXIMUM HEIGHT: 35'
- MAXIMUM BUILDING COVERAGE: 30% OF LOT
- ALLOWABLE DENSITY: 4 DWELLING UNITS PER ACRE
- ACTUAL DENSITY: 34 DU/18.19 AC = 1.9 DWELLING UNITS PER ACRE

LEGEND OF ARBORIST GRAND TREE ANALYSIS

- A - EXCELLENT
- B - GOOD
- C - MARGINAL
- D - POOR
- F - DEAD



NO.	REVISION	BY	DATE

OVERALL SITE PLAN

HAULOVER
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

JOB NO:	22000.00
DATE:	01/27/2022
DRAWN:	TWK
DESIGNED:	TWK
REVIEWED:	
SCALE:	1"=100'
SHEET	C-200

LEGEND

CMF	BOUNDARY LINE & CONCRETE MONUMENT FOUND
IPF	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
IPF	BOUNDARY LINE & CORNER SET (5/8" REBAR)
IPF	BOUNDARY LINE & CALCULATED POINT
---	ADJACENT BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE
---	INCORPORATION LINE
---	OVERHEAD POWER LINE
PP	POWER POLE
SP	SERVICE POLE POLE
GW	GUY WIRE

NOTES

- TMS NO. S 204-00-00-014, 017 & RESURRECTION ROAD PARCEL.
- AREAS DETERMINED BY COORDINATE METHOD.
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11), AE (EL. 12) AND X-SHADED AS PER FEMA MAP NUMBER 45019C0785K, COMMUNITY PANEL 455413 0785 K. EFFECTIVE DATE JANUARY 29, 2021.
LIMIT OF MODERATE WAVE ACTION. (LIMWA)
THE AE ZONE CATEGORY HAS BEEN DIVIDED BY A LIMIT OF MODERATE WAVE ACTION. THE LIMWA REPRESENTS THE APPROXIMATE LANDWARD LIMIT OF THE 1.5 FOOT BREAKING WAVE. THE EFFECTS OF WAVE HAZARDS BETWEEN THE VE ZONE AND THE LIMWA (OR BETWEEN THE SHORELINE AND THE LIMWA FOR AREAS WHERE VE ZONES ARE NOT IDENTIFIED) WILL BE SIMILAR TO, BUT LESS SEVERE THAN THOSE IN THE VE ZONE.
- THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
- CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THOSE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

REFERENCES

- PLAT BY JOHN MCGRADY, DATED JUNE 1945. RECORDED IN DEED BOOK V45, PAGE 173. CHARLESTON COUNTY ROD.
- PLAT BY HERBERT A. NIEMEYER, JR., DATED JANUARY 30, 1974. RECORDED IN PLAT BOOK V, PAGE 109. CHARLESTON COUNTY ROD.
- PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED APRIL 7, 1976. RECORDED IN PLAT BOOK AG, PAGE 091. CHARLESTON COUNTY ROD.
- PLAT BY W. L. GAILLARD DATED SEPTEMBER 29, 1977. RECORDED IN PLAT BOOK AK, PAGE 040. CHARLESTON COUNTY ROD.
- PLAT BY W. L. GAILLARD DATED AUGUST 16, 1982. RECORDED IN PLAT BOOK AW, PAGE 016. CHARLESTON COUNTY ROD.
- PLAT BY SOUTHEASTERN SURVEYING, INC., DATED FEBRUARY 5, 1991. RECORDED IN PLAT BOOK CH, PAGE 025. CHARLESTON COUNTY ROD.
- PLAT BY E. M. SEABROOK, JR., INC., DATED JANUARY 18, 1996. RECORDED IN PLAT BOOK DA, PAGE 789. CHARLESTON COUNTY ROD.
- PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED MAY 10, 1999. RECORDED IN PLAT BOOK ED, PAGE 255. CHARLESTON COUNTY ROD.
- DEED FROM FRANCIS JOHNSON, DEED BOOK 1043, PAGE 010. CHARLESTON COUNTY ROD.
- DEED FROM NUVIEW TRUST, DEED BOOK 1043, PAGE 008. CHARLESTON COUNTY ROD.
- EASEMENT AGREEMENT FROM MASON HEYWARD, DEED BOOK 1043, PAGE 011. CHARLESTON COUNTY ROD.
- CONFIRMATORY EASEMENT, DEED BOOK 1043, PAGE 012. CHARLESTON COUNTY ROD.

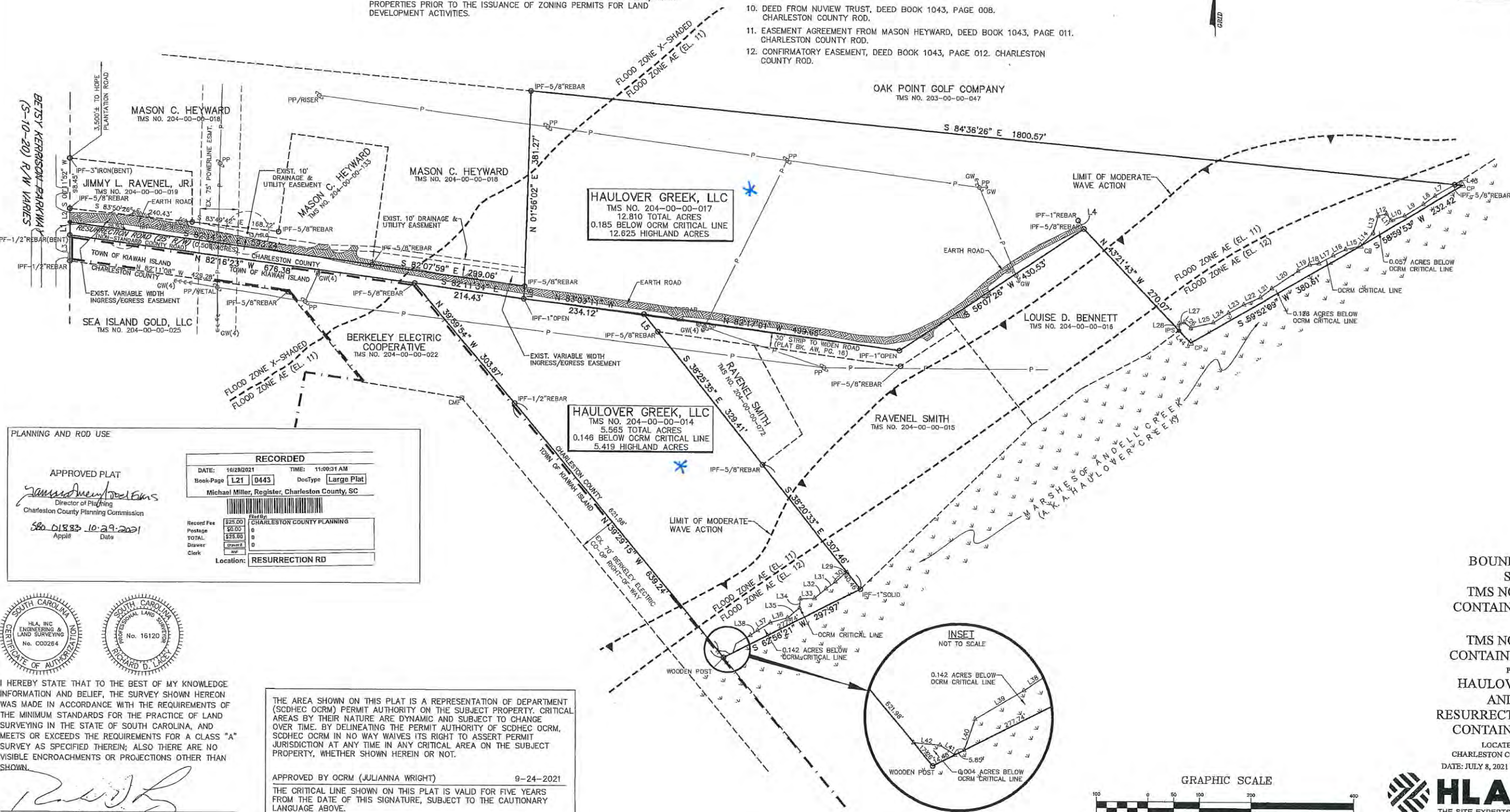
TREE LEGEND

LO - LIVE OAK

LOCATION MAP

NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 00°09'44" W	25.32'
L2	S 00°09'44" E	26.79'
L3	N 00°07'14" E	50.35'
L4	N 35°14'47" W	19.81'
L5	S 38°22'05" E	43.26'
L6	S 03°02'33" W	24.35'
L7	S 59°54'41" W	44.42'
L8	S 54°36'11" W	28.56'
L9	S 58°00'53" W	42.95'
L10	S 71°01'05" W	28.09'
L11	N 34°34'17" W	15.63'
L12	S 75°39'38" W	16.96'
L13	S 15°52'16" W	34.48'
L14	S 43°45'50" W	35.89'
L15	S 76°52'58" W	29.29'
L16	S 63°17'44" W	27.22'
L17	S 60°10'33" W	31.51'
L18	S 81°23'25" W	18.76'
L19	S 61°18'37" W	25.82'
L20	S 55°48'42" W	61.26'
L21	S 51°36'08" W	28.33'
L22	S 66°10'56" W	35.04'
L23	S 60°40'55" W	33.99'
L24	S 57°40'03" W	35.34'
L25	S 77°26'57" W	44.09'
L26	S 51°57'09" W	16.53'
L27	S 77°43'38" W	9.90'
L28	S 02°18'52" W	13.84'
L29	S 78°56'26" W	4.70'
L30	S 47°11'20" W	24.96'
L31	S 52°56'20" W	22.72'
L32	S 50°22'42" W	29.48'
L33	S 87°17'24" W	27.98'
L34	S 03°30'18" W	17.72'
L35	S 49°38'24" W	30.25'
L36	S 74°01'53" W	34.62'
L37	S 58°09'20" W	29.52'
L38	S 55°44'36" W	16.74'
L39	S 59°07'48" W	32.52'
L40	S 19°17'16" W	18.99'
L41	N 57°24'33" W	10.08'
L42	N 84°56'09" W	15.35'
L43	S 84°36'26" E	15.01'
L44	N 43°21'43" W	33.36'



PLANNING AND ROD USE

APPROVED PLAT

RECORDED

DATE: 10/29/2021 TIME: 11:00:31 AM

Book-Page: L21 0443 DocType: Large Plat

Michael Miller, Register, Charleston County, SC

Record Fee: \$25.00

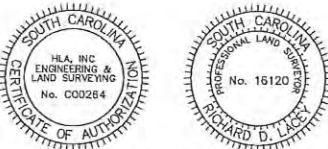
Postage: \$0.00

TOTAL: \$25.00

Drawer: [Signature]

Clerk: [Signature]

Location: RESURRECTION RD



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

APPROVED BY OCRM (JULIANNA WRIGHT) 9-24-2021

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

RICHARD D. LACEY S.C.P.L.S. 16120

BOUNDARY SURVEY
SHOWING
TMS NO. 204-00-00-014
CONTAINING 5.565 ACRES
AND
TMS NO. 204-00-00-017
CONTAINING 12.810 ACRES
PROPERTIES OF
HAULOVER GREEK, LLC
AND SHOWING
RESURRECTION ROAD PARCEL
CONTAINING 0.506 ACRES

LOCATED ON JOHN ISLAND
CHARLESTON COUNTY SOUTH CAROLINA
DATE: JULY 8, 2021 SCALE: 1" = 100'



29 Leinbach Drive, A2, Charleston SC 29407-6988
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