



Case # BZA-06-25-00872

Charleston County BZA Meeting of August 4, 2025

Applicant: Chris McCarthy of Ravenel Construction Group

Property Owners: Peter and Rhonda Rubcic

Property Location: 2997 Maritime Forest Drive – Johns Island

TMS#: 203-12-00-051

Zoning District: Planned Development (PD-27E, Kiawah River Estates) Zoning District

Request: Variance request to reduce the required 30' rear setback by 16.6' to 13.4' at the closest point for a proposed swimming pool.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.25 PD, Planned Development Zoning District, Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans, C. Variances states, "Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related, dimensional, design, or performance standards on individual Lots. Variance applications for Trees, Setbacks, Buffers, height, and maximum Impervious Surface/Building Coverage on individual Lots shall be processed pursuant to Article 3.10, Zoning Variances, of this Ordinance and all requirements of Art. 3.10, Zoning Variances, shall apply. All other proposed modifications, except minor modifications as described above, require an amendment to the PD Planned Development Plan, in accordance with the procedure specified in this Article."

PD-27E, Kiawah River Estates Planned Development Zoning District requires a 30' rear setback for lots adjacent to the golf course.



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans

The Zoning and Planning Director shall determine whether a proposed modification affecting one or more Parcels in a previously approved PD Development Plan is considered a minor or major modification, or requires a Variance, pursuant to the criteria in this section. Modifications of approved PD Development Plans are categorized as major or minor depending on the type and extent of proposed changes, as described below:

A. Minor Modifications.

1. Increase in Common Open Space area;
2. Decrease in residential Density or number of Dwelling Units;
3. Increase in Setbacks;
4. Increase in the area, dimensions, and/or Density of Landscape Buffers;
5. Decrease in Building Floor Area;
6. Decrease in the number or size of Signs;
7. Minor shifts in the layout of the land uses in the Sketch Plan; and
8. Minor shifts in the location of access points or internal Roadways necessary to resolve regulatory (e.g., SCDOT) permitting issues.

The Zoning and Planning Director is authorized to approve minor modifications to an approved PD Development Plan.

B. Major Modifications.

1. Any modification not considered “minor” pursuant to paragraph A, above, is considered a major modification.
2. Major modifications require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.
3. Any PD Amendment must comply with all requirements of this Article.

C. Variances.

1. Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related dimensional, design, or performance standards on individual Lots. Variance applications for Trees, Setbacks, Buffers, height, and maximum Impervious Surface/Building Coverage on individual Lots shall be processed pursuant to Article 3.10, *Zoning Variances*, of this Ordinance and all requirements of Art. 3.10, *Zoning Variances*, shall apply. All other proposed modifications, except minor modifications as described above, require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.
2. The Director’s determination does not bind the Board of Zoning Appeals to a particular decision.

GENERAL GUIDELINES

General Guidelines applicable to all property owners and all lands and improvements within the property.

1. Siting

Siting to assure that the building and other structures will be located so that reasonable view, privacy, and breeze will be available to the largest practical number of buildings or structures within the property. The structures shall be located with regard to topography of each property taking into consideration the location of large trees, or other aesthetic or environmental conditions and commonly shown on a survey plat.

2. Setback Requirements & Minimum Lot Sizes

A. Front, side and rear yard building setbacks will be enforced throughout the development.

<u>Use</u>	<u>Front Yard Setback</u>	<u>Side Yard Setback</u>	<u>Rear Setback</u>	<u>Lot Size</u>
Single Family (includes zero lot line lots)	30'	10'	20'***	9500
**Waterfront Single Family Residential	30'	10'	30'	9500
****Patio Homes	10'	5'	10'	5000
Town Homes	20'	0'	15'	700
Multi-Family Marsh Villas (For Each Attached Grouping)	20'	10'	20'	None
Recreational Club House	20'	20'	20'	None
Utilities: Water Tank	20'	15'	15'	None

Multi-Family
Apartments

(For Each

Attached Grouping)

20'

10'

20'

None

* Owners of single-family residential lots on corners may have the right to select one of the lot sides facing the street as their front yard, and the other side may be treated as their side yard. The side yard setback for a lot side facing a street will become 15 feet. Two (2) Zero Lot Line lots adjacent to Amenity Site will have one side lot line setback of zero (0') feet and one side lot line setback of ten (10') feet. Dwelling units for zero lot line lots may include a common wall.

** No dwelling unit, or building may be erected within 30 feet of the center point of the line adjacent to a marsh edge on any part of the property as shown on a recorded development plat. Reasonable variances for structures such as decks and entertainment structures will require site location approval by the Home Owners' Association, Charleston County Planning Department and the Charleston County Zoning Board of Adjustments. Dwelling units adjacent to a marsh within the B-1 land use classification shall be limited in height to 2 stories and a roof structure.

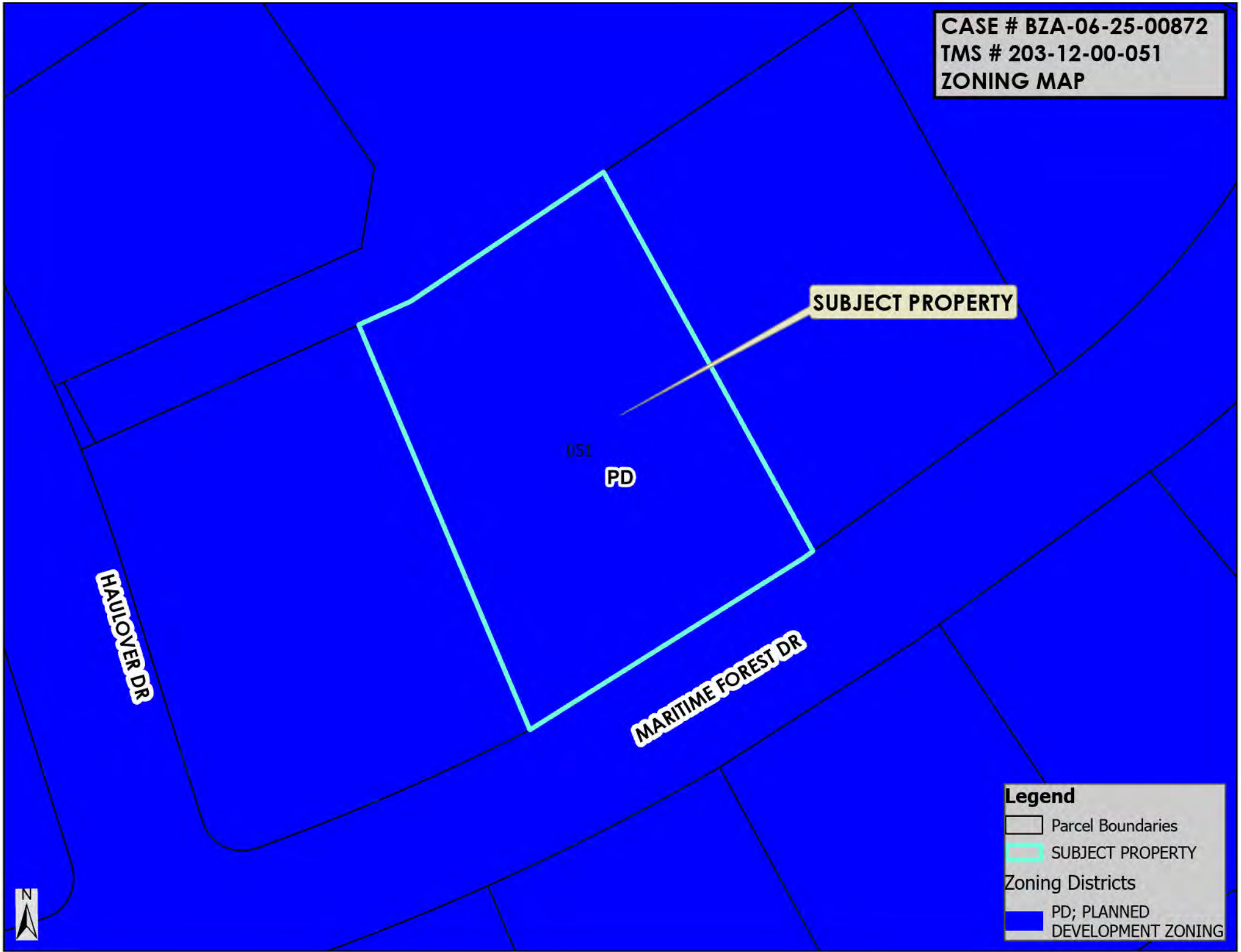
*** Rear lot setbacks for lots adjacent to golf course shall be as follows:

- 1) Forty foot (40') setback with ten-foot (10') planted landscape easement for lots fronting on golf landing areas as shown on Master Plan.
- 2) Thirty foot (30') setback with ten-foot (10') planted landscape easement for all other golf course lots.

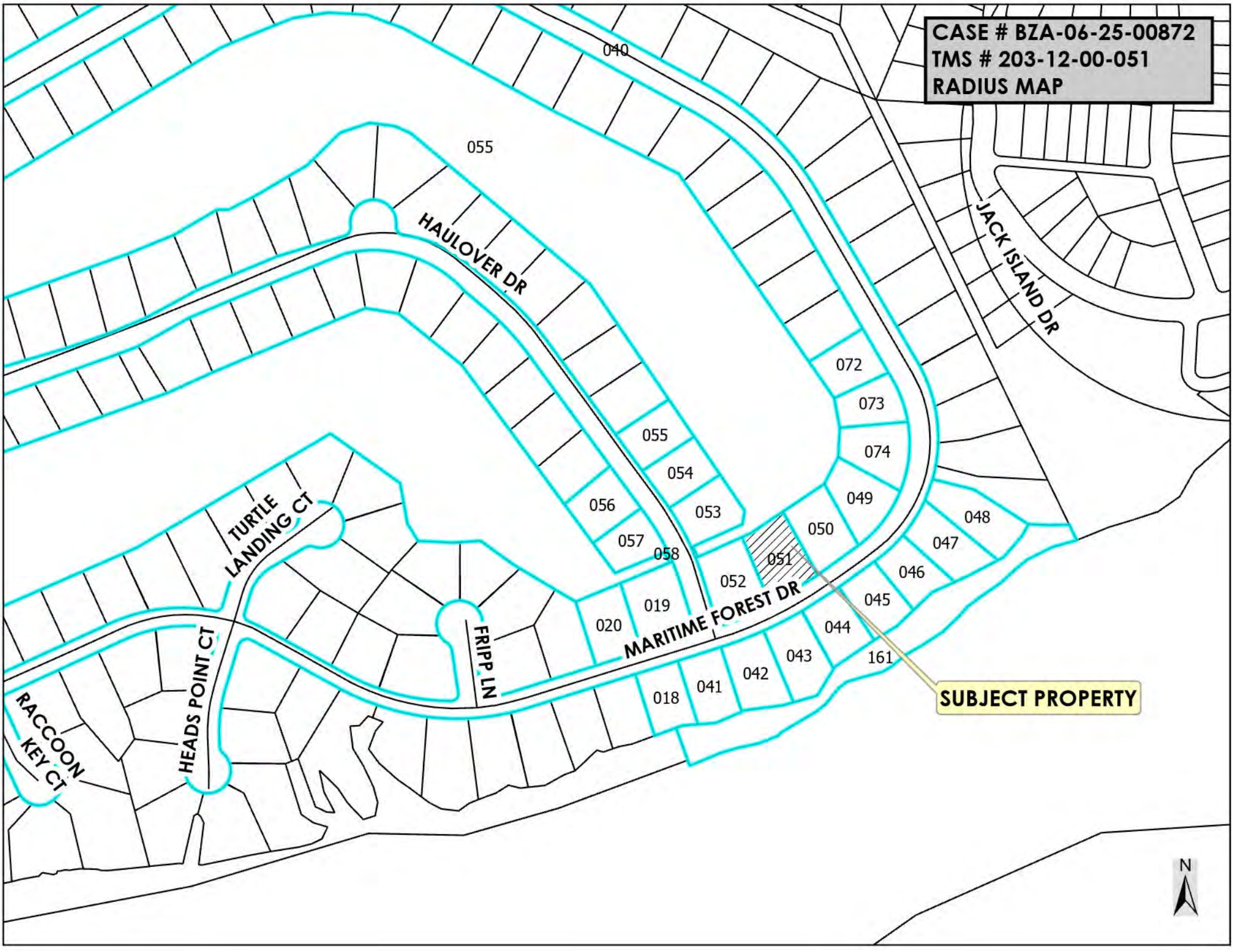
Plantings within ten foot (10') landscape easement shall comply with the following standards:

- 1) Non-wooded lots shall be planted with a minimum of four (4) canopy trees and three (3) understory trees.
- 2) Wooded lots shall not be required to plant within the buffer if an equivalent number of existing trees are left to remain between the house and the golf course.
- 3) Sizes for new planted trees shall meet Charleston County Standards - Canopy Trees - 2 ½" Caliper; Understory Trees - 6' - 8' in height.
- 4) Hope Plantation Property Owners' Association (P.O.A.) and Architectural Review Board (ARB) shall review and approve the planting plan for the 10' landscape easement at the time house plans are submitted for review and approval to obtain a County Building Permit. The POA/ARB has the authority, with approval by Charleston County Zoning Administrator, to vary

CASE # BZA-06-25-00872
TMS # 203-12-00-051
ZONING MAP



CASE # BZA-06-25-00872
TMS # 203-12-00-051
RADIUS MAP



CASE # BZA-06-25-00872
TMS # 203-12-00-051
AERIAL MAP

SUBJECT PROPERTY

HAULOVER DR

MARITIME FOREST DR



CASE # BZA-06-25-00872
TMS # 203-12-00-051
AERIAL MAP

HAULOVER DR

SUBJECT PROPERTY

MARITIME FOREST DR

051



Case # BZA-06-25-00872

BZA Meeting of August 4, 2025

Subject Property: 2997 Maritime Forest Drive – Johns Island

Proposal: Variance request to reduce the required 30' rear setback for a proposed swimming pool.



Subject Property



Subject Property



Staff Review:

The applicant, Chris McCarthy of Ravenel Construction Group, on behalf of the property owners, Peter and Rhonda Rubcic, are requesting a variance **to reduce the required 30' rear setback by 16.6' to 13.4' at the closest point for a** proposed swimming pool at 2997 Maritime Forest Drive (TMS # 203-12-00-051) on Johns Island in Charleston County. The subject property and adjacent properties are located in the Kiawah River Estates, (PD-27E) Planned Development Zoning District.

There is currently a single-family home under construction on the 0.38-acre subject property. The applicant's letter of intent explains, *"Applicant/Owner seeks relaxation of the 30' Rear Yard Setback for an in-ground pool. This new build house is setback well beyond (20'+/-) the required Front Yard Setback, in order to preserve many Live Oaks, and as such, impinges into the Rear Yard. The adjoining lot to the rear appears to be a flag lot and it is improbable that a structure would be placed in vicinity of the proposed pool. Furthermore, a landscape buffer borders this pool."*

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.25 PD, Planned Development Zoning District, Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans, C. Variances states, *"Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related, dimensional, design, or performance standards on individual Lots. Variance applications for Trees, Setbacks, Buffers, height, and maximum Impervious Surface/Building Coverage on individual Lots shall be processed pursuant to Article 3.10, Zoning Variances, of this Ordinance and all requirements of Art. 3.10, Zoning Variances, shall apply. All other proposed modifications, except minor modifications as described above, require an amendment to the PD Planned Development Plan, in accordance with the procedure specified in this Article."*

Kiawah River Estates (PD-27E) Planned Development Zoning District requires a 30' rear setback for lots adjacent to the golf course.

Staff conducted a site visit of the subject property on July 17, 2025. 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: There may be extraordinary and exceptional conditions pertaining to the 0.38-acre property. **The applicant's letter of intent states, "The parcel is**

heavily treed: the placement of the house and pool preserves many Live and Grand Oaks. The Kiawah River Estates (KRE) Architectural Review Committee (ARC) concurs and supports a Rear Yard Setback Variance to **within 10' of the rear property. Applicant respectfully requests relaxation of the 30' setback for this in-ground pool.**" Therefore, 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 may not generally apply to other properties in the vicinity. **The applicant's letter of intent states, "Generally unique. Other properties may not have oaks restricting placement into the front yard, nor is the unusual geometry of the rear adjacent property an extenuating circumstance."** 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 application of this Ordinance, Chapter 4 Base Zoning Districts, Article 4.25 PD, Planned Development Zoning District Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans, C. Variances and PD-27E, Kiawah River Estates Planned Development, IV. General Guidelines, 2. Setback Requirements & Minimum Lot Sizes to 2997 Maritime Forest Drive prohibits construction of a swimming pool, however it does not unreasonably restrict the utilization of the property. Therefore, the request may not meet this criterion. However, **the applicant's letter of intent** contends, "Property of this value, will usually have a house and amenities commensurate to the cost of the land. While not prohibiting utilization, the house placement and denial of Rear Yard Setback Variance would restrict **utilization.**"

§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: Authorization of this request may not be of substantial detriment to adjacent properties or to the public good and the character of the Kiawah River Estates Planned Development may not be harmed if this variance is granted. The KRE, ARC granted approval of the proposed setback and swimming pool location. **The applicant's letter of intent** states, "No it will not. Due to the adjacent rear lot configuration, the landscape buffer, landscape screening and heavily treed parcel, no harm will result to the district from **approval of the Rear Yard Setback variance.**" 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 need for the variance is **the result of the applicant's** own actions. Therefore, the request may not meet this criterion. However, **the applicant's** letter of intent contends, **"In collaboration with the KRE Architectural Review Committee, the placement of the house to preserve front yard trees was a group effort resulting in a shortened rear yard."**

§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 results in an unnecessary hardship. 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-06-25-00872 [Variance request to reduce the required 30' rear setback by 16.6' to 13.4' at the closest point for a proposed swimming pool at 2997 Maritime Forest Drive (TMS # 203-12-00-051) on Johns Island in Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

In the event the Board decides to approve the application, the Board should consider the following condition recommended by Staff:

1. The encroachment area shall be limited to the footprint shown on the submitted site plan.

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

Property Information			
Subject Property Address: 2997 MARITIME FOREST DRIVE JOHN IS. 29455			
Tax Map Number(s): 203-12-00.051			
Current Use of Property: UNDER CONSTRUCTION			
Proposed Use of Property: SFR			
Zoning Variance Description: REAR YARD SETBACK RELAXATION - IN GROUND POOL			
Applicant Information (Required)			
Applicant Name (please print): CHRIS MCCARTHY			
Name of Company (if applicable): RAVENEL CONSTRUCTION GROUP			
Mailing Address: [REDACTED]			
City: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>Chris McCarthy</i>			Date: JUNE 10 2025
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: JAMES CHRIS MCCARTHY RAVENEL CONSTRUCTION GROUP			
Mailing Address: [REDACTED]			
City: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
Email Address: [REDACTED]		Phone #: [REDACTED]	
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): PETER & RHONDA RUBCIC			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: [REDACTED]			
City: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED] Phone #: [REDACTED]
Property Owner(s) Email Address: [REDACTED]			
Property Owner(s) Signature: <i>Peter & Rhonda Rubcic</i>			Date: 6-16-2025
FOR OFFICE USE ONLY:			
Zoning District: PD-27E	Flood Zone: AE(30785K)	Date Filed: 6/24/25	Fee Paid: \$250
Application #: BZA-25-00872	TMS #: 20312 00 051	Staff Initials: jfw	

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

APPLICANT/OWNER SEEKS RELAXATION OF 30' R.Y.S.B. FOR AN IN-GROUND POOL. THIS NEW-BUILD HOUSE IS SET BACK WELL BEYOND (20') THE REQ'D F.T.S.B., IN ORDER TO PRESERVE MANY LIVE OAKS, AND AS SUCH, IMPINGES INTO THE REAR YARD. THE ADJOINING LOT TO THE REAR, APPEARS TO BE A FLAG LOT & IT IS IMPROBABLE THAT A STRUCTURE WOULD BE PLACED IN VICINITY OF PROPOSED POOL. FURTHERMORE A LAND-SCAPE BUFFER BORDERS THIS POOL... WHICH IS FURTHERMORE SCREENED.

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

THE PARCEL IS HEAVILY TREED: THE PLACEMENT OF THE HOUSE & POOL PRESERVES MANY LIVE & GRAND OAKS. THE KIRWAN RIVER ESTATES ARC CONCURS & SUPPORTS A R.Y.S.B. VARIANCE TO WITHIN 10' OF THE REAR PROPERTY. APPLICANT RESPECTFULLY REQUESTS RELAXATION OF 30' SET BACK FOR THIS INGROUND POOL.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

Generally, unique. OTHER PROPERTIES MAY NOT HAVE OAKS RESTRICTING PLACEMENT INTO FRONT YARD, NOR IS THE UNUSUAL GEOMETRY OF THE REAR ADJACENT PROPERTY AN EXTENUATING CIRCUMSTANCE.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

PROPERTY OF THIS VALUE, WILL USUALLY HAVE A HOUSE & AMENITIES COMMENSURATE TO THE COST OF THE LAND. WHILE NOT PROHIBITING UTILIZATION, THE HOUSE PLACEMENT & DENIAL OF R.Y.S.B. VARIANCE WOULD RESTRICT UTILIZATION,

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

NO IT WILL NOT.

DUE TO THE ADJACENT REAR LOT CONFIGURATION, THE LANDSCAPE BUFFER, LANDSCAPE SCREENING & HEAVILY TREED PARCEL,... NO HARM WILL RESULT TO THE DISTRICT, FROM APPROVAL OF THIS R.T.S.B. VARIANCE.

5. The BZA 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 if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

NO IT DOES NOT.

THIS IS A PRIVATE CITIZEN WHO WANTS TO CREATE A WONDERFUL HOME FOR FAMILY & FRIENDS.

6. Is the need for the variance the result of your own actions? Explain:

IN COLLABORATION WITH THE KRE-ARCHITECTURAL REVIEW COMMITTEE, THE PLACEMENT OF THE HOUSE TO PRESERVE F.Y. TREES WAS A GROUP EFFORT- RESULTING IN A SHORTENED REAR YARD.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

POOL VARIANCES OCCUR FREQUENTLY & HAVE NO IMPACT ON CHS CNTY COMPREHENSIVE PLAN..

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.



**KIAWA
H
RIVER
ESTATE
S 4530
Hope**

Plantation Drive Johns Island, SC
29455

Date 4/22/2025

From: Kiawah River Estates (KRE) Architectural Review Committee (ARC)
Point of Contact: Ed Sales KRE BoD Architectural Review Committee Chair
E-mail: [REDACTED]

Subject: KRE Variance letter for build on 2997 Maritime Forest Drive

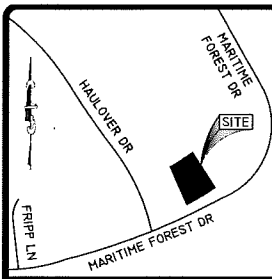
This letter is to certify that the new construction home on 2997 Maritime Forest Drive has received the following variances from the KRE ARC.

- Swimming Pool
- Setback wavier to 10 feet of rear property line for the approved swimming pool

All other requirements remain in effect.

Sincerely,

Ed Sales
KRE ARC Chair



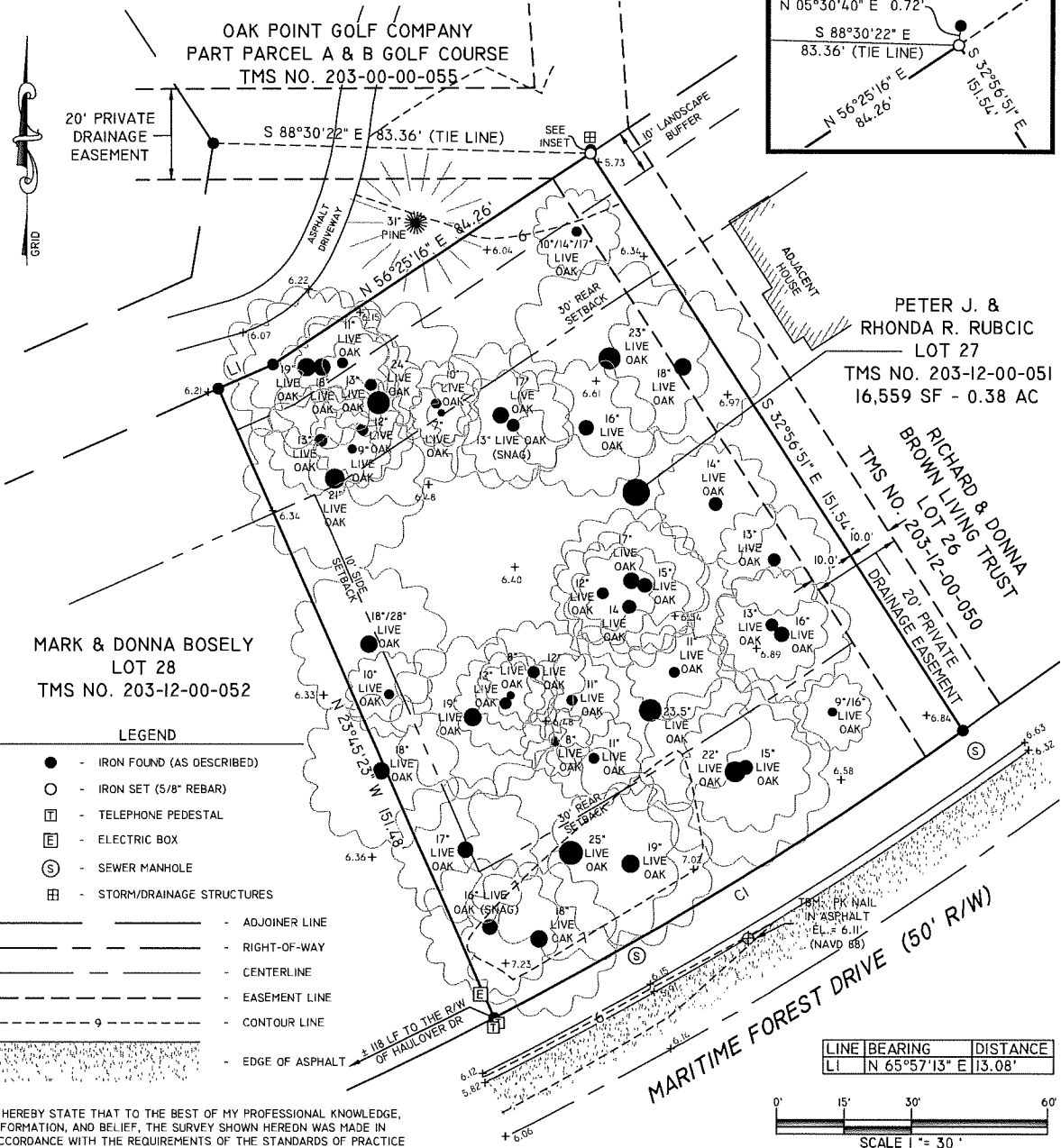
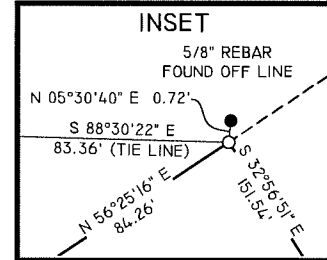
LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2) THE PUBLIC RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 3) THIS PLAT MAY ONLY SHOW EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
- 4) ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE PUBLIC RECORDS REFERENCED HEREON MAY NOT BE SHOWN ON THIS SURVEY.
- 5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) CHARLESTON COUNTY TMS NO. 203-12-00-051.
- 7) THIS PLAT CREATES NO NEW EASEMENTS OR RIGHT-OF-WAYS.
- 8) BUILDING DIMENSIONS AND BUILDING TIES SHOWN HEREON ARE TO OUTSIDE WALL AND DO NOT ACCOUNT FOR EAVES. BUILDING DIMENSIONS SHOWN HEREON ARE NOT TO BE USED FOR DESIGN OR CONSTRUCTIONS AND SHALL BE INDEPENDENTLY VERIFIED.
- 9) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. AREA SHOWN HEREON WAS DETERMINED BY THE COORDINATE METHOD.
- 10) THIS SURVEY IS NOT VALID WITHOUT EMBOSSED WITH SEAL AND SIGNATURE AFFIXED.
- 11) THE PROPERTY IS CURRENTLY ZONED PD. ALL ZONING AND SETBACK INFORMATION STATED HEREON SHALL BE INDEPENDENTLY VERIFIED PRIOR TO ANY CONSTRUCTION OR DESIGN.
- 12) BY GRAPHICALLY SCALING, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL. 13), PER FEMA FIRM PANEL NUMBER 45019C0785K, DATED JANUARY 29, 2021.
- 13) ALL ELEVATIONS ARE BASED ON NAVD 88. CONTOUR LINES ARE AT 1 FOOT INTERVALS.
- 14) TREE SPECIES SHOWN HEREON ARE THE OPINION OF THE SURVEYOR ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST. PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL TREE SPECIES SHALL BE VERIFIED.
- 15) REVISED FEBRUARY 23, 2024: REVISED A PORTION OF TREE DATA PER ARBORIST REPORT.

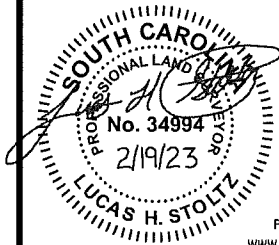
REFERENCES:

- 1) PLAT BY GEORGE A.Z. JOHNSON, JR. INC. DATED JULY 22, 1999. RECORDED IN BOOK ED, PAGE 489, CHARLESTON COUNTY RMC.
- 2) DEED RECORDED IN BOOK 1097, PAGE 233 CHARLESTON COUNTY RMC.

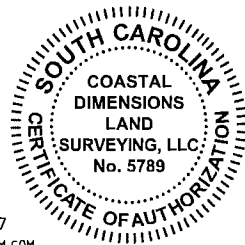


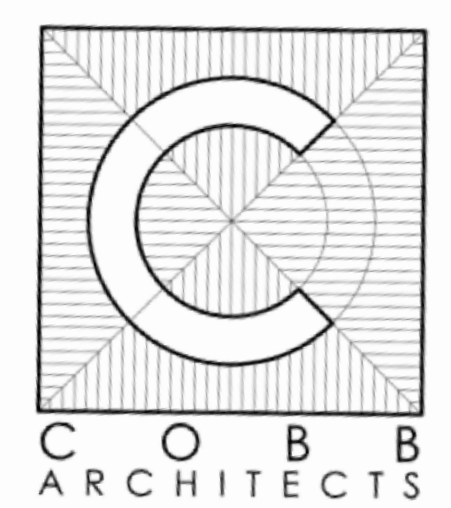
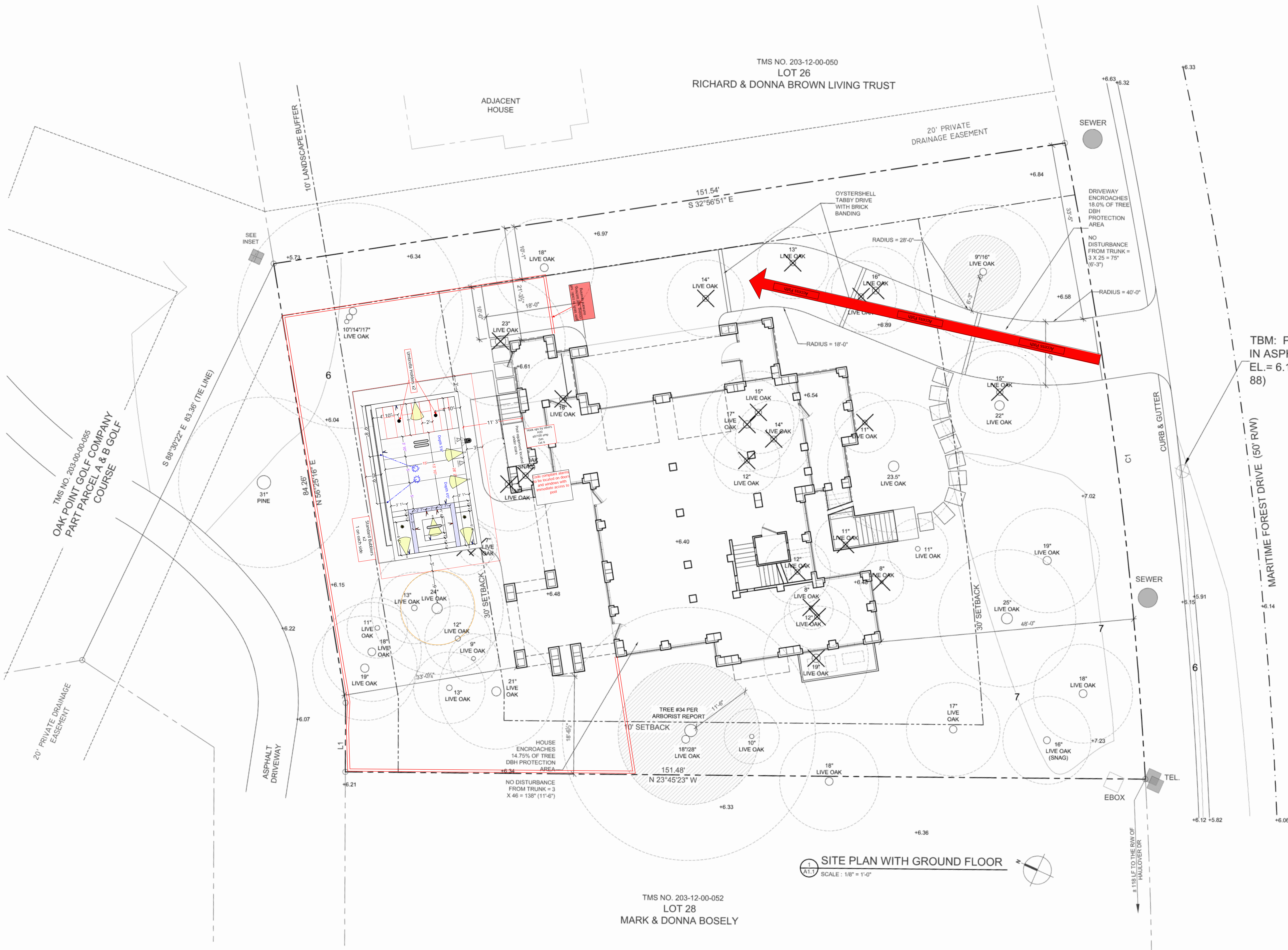
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
- LUCAS H. STOLTZ, PLS (NO. 34994)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	121.52'	855.00'	8°08'35"	S 58°31'05" W	121.41'



BOUNDARY, TOPOGRAPHIC
AND TREE SURVEY
LOT 27, PHASE III-A
HOPE PLANTATION
TMS NO. 203-12-00-051
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
FEBRUARY 17, 2023





C O B B
ARCHITECTS
67 Washington Street
Charleston, SC 29403
p. 8 4 3 . 8 5 6 . 7 3 3 3
cobbarch@cobbarchitecture.com

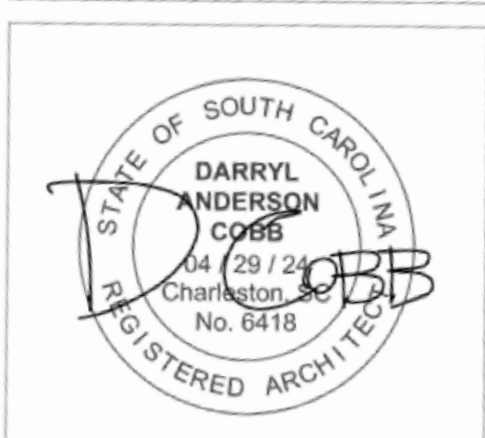
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PHASE	DATE

CONTRACTOR
Ravenel Construction Group
1051 Johnnie Dodd Blvd.
Suite H
Mount Pleasant, SC 29464
Phone: (843) 224-7172

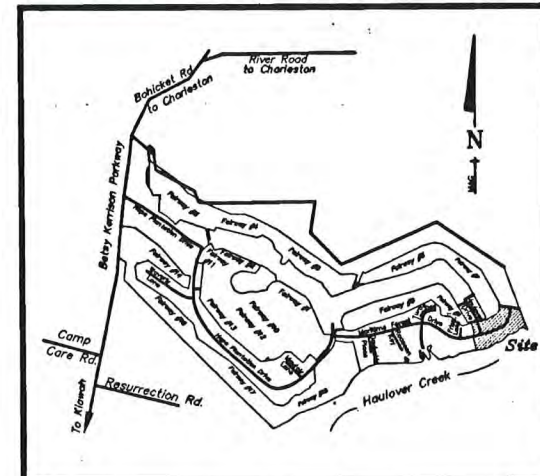
STRUCTURAL ENGINEER
J.R. Broadway Co., LLC
3451 Toomer Kiln Circle
Mount Pleasant, SC 29466
Phone: (843) 442-3580

LANDSCAPE ARCHITECT
Living Designs Landscaping
P.O. Box 867
Johns Island, SC 29457
Phone: (843) 640-3761



PROJECT
Rubic Residence
2997 Maritime Forest Drive
Johns Island, SC

SHEET
A1.1
PROJECT NO.: 23-010
DATE: April 29, 2024



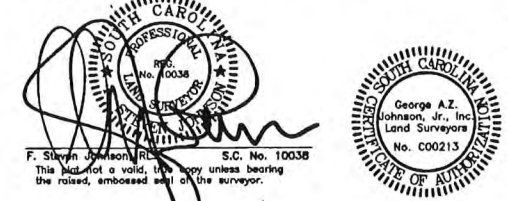
Areas	
Total Area	351,350 sq.ft. 8.066 acres
Right of Way Area	61,585 sq.ft. 1.414 acres
Lot Area	289,765 sq.ft. 6.652 acres
10 Lots Area	
Minimum Lot Size	12,137 sq.ft. (Lot 44)
Maximum Lot Size	19,799 sq.ft. (Lot 29)

LEGEND:
I.O. IRON PIN OLD
I.N. IRON PIN NEW (5/8" REBAR)
(All irons are iron pin new unless otherwise noted.)
▲ CALCULATED POINT

- NOTES:
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - THE PRESENCE OR ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 - THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONES C, AB (ELEV 13') AND AB (ELEV 14') AS PER FEMA MAP COMMUNITY-PANEL No. 455413 0440 F, DATED 04/17/87.
 - AREA DETERMINED BY COORDINATE METHOD.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 - THE FLOOD ZONE SHOWN HEREON IS OUR OPINION ONLY, AND IS BASED ON SCALING THE REFERENCED FIRM.
 - PUBLIC WATER AVAILABLE BY ST. JOHN'S WATER COMPANY, INC. AND LOCATED AT THE INTERSECTION OF MARITIME FOREST DRIVE AND HOPE PLANTATION DRIVE.
 - PUBLIC SEWER AVAILABLE BY THE TOWN OF SEABROOK ISLAND WATER AND SEWER COMMISSION AND IS LOCATED AT THE INTERSECTION OF MARITIME FOREST DRIVE AND HOPE PLANTATION DRIVE.
 - ALL ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS AND PONDS SHALL BE PRIVATE. ROADS AND DRAINAGE EASEMENTS WILL BE DEDICATED OVER TO HOPE PLANTATION PROPERTY OWNERS ASSOCIATION. ALL NEW AND EXISTING PONDS SHALL BE PART OF DRAINAGE EASEMENTS PER GOLF COURSE EASEMENT AGREEMENT.
 - THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
 - SANITARY SEWER EASEMENT SHOWN IN FUTURE ROAD RIGHT-OF-WAY SHALL BE ABANDONED UPON CONSTRUCTION AND FINAL PLATTING OF THOSE RIGHTS-OF-WAY.
 - FOR LOTS 30, 31 AND 32, REQUIRED TREE PLANTINGS FOR LANDSCAPE BUFFER MUST BE PLANTED OUTSIDE THE NEW 20' DRAINAGE EASEMENT (BETWEEN THE EASEMENT AND THE RESIDENCE).
 - THERE ARE NO SIGNIFICANT TREES 24"DBH OR GREATER LOCATED IN THE ROADS OR DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
 - THE ROAD RIGHTS-OF-WAY (AND DRAINAGE EASEMENTS) ARE PRIVATELY OWNED BY A HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THESE ROADWAYS AND EASEMENTS THROUGH MANDATORY FINANCIAL ASSESSMENTS OF THE LOT OWNERS. NO PUBLIC FUNDS ARE PERMITTED TO BE SPENT ON MAINTENANCE OF THESE ROADWAYS. THE DETAILS ARE RECORDED IN THE CHARLESTON COUNTY R.M.C.

- REFERENCES:
- T.M.S. 203-00-00-125 & 134
 - PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED DECEMBER 3, 1997 PLAT BOOK EC, PAGE 196 AND 197 RMC CHARLESTON COUNTY
 - PLAT BY SOUTHEASTERN SURVEYING DATED SEPTEMBER 29, 1988 PLAT BOOK BT, PAGE 134 RMC CHARLESTON COUNTY
 - PRELIMINARY PLAT BY A.H. SCHWACKE, III, PLS SHOWING LOTS 1 THRU 36 DATED APRIL 17, 1997
 - PRELIMINARY PLAT BY A.H. SCHWACKE, III, PLS SHOWING LOTS 37 THRU 62 DATED AUGUST 22, 1997
 - PRELIMINARY PLAT BY GAZJ JR. INC. SHOWING LOTS 1 THRU 62 DATED: JULY, 1998
 - HOPE PLANTATION GOLF COURSE PROPERTY EASEMENTS RECORDED DATED: OCTOBER 2, 1992 RMC CHARLESTON COUNTY
 - CONDITIONAL PLAT BY GAZJ INC DATED MARCH 16, 1999

General Property Survey
I, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.



We hereby dedicate the roads and drainage easements shown hereon to the use of the Hope Plantation Property Owner's Association. The approval of this plat in no way obligates the County of Charleston to accept continued maintenance for any of the roads or easements shown on this plat.

Hope Plantation Property Owners Association

DATE: JULY 22, 1999 SCALE: 1" = 100'
SCALE IN FEET
100 50 0 100 200 300

K P 335PG584

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DUE-TO-OWN PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE OCRM, THE OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Signature 11.11.97
DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the customary language above.

Charleston, South Carolina
Office of Register Meme Conveyance
Plat recorded this 8 day of OCT. 1999 at
3:11 PM o'clock in Plat Book ED, Page 482, and tracing cloth
copy filed in File 1, Drawer 1, Folder 25, Drawing No. 11.
Original plat (a white Print) delivered to CHARLESTON COUNTY
PLANNING BOARD.
Signature
Register Meme Conveyance

Property of
Kiawah Resort Associates
T.M.S.
212-00-00-001

LINE	DISTANCE	DIRECTION
L1	29.16	S34°37'52"W
L2	60.42	S46°31'18"W
L3	14.52	S67°56'31"W
L4	71.78	S67°56'31"W
L5	33.38	S71°07'44"W
L6	54.63	S71°07'44"W
L7	55.20	S51°50'55"W
L8	4.94	S61°31'22"W
L9	52.36	S64°26'31"W
L10	50.87	S51°50'55"W
L11	103.81	S61°31'22"W
L12	53.71	S79°45'50"W
L13	83.69	S88°21'22"W
L14	23.16	S79°45'50"W
L15	8.20	S72°06'55"W
L16	5.00	S37°09'54"W
L17	68.15	S37°09'54"W
L18	43.32	N80°17'56"W
L19	67.21	S65°44'05"W
L20	33.73	N80°17'56"W
L21	61.01	S72°06'55"W
L22	97.00	N78°19'37"E
L23	14.71	S60°01'07"W
L24	97.00	N78°19'37"E
L25	67.56	S30°35'10"W
L26	70.84	N78°19'37"E
L27	27.29	N73°14'21"E
L28	88.54	S73°14'21"W
L29	5.70	S71°31'32"W
L30	13.08	S71°31'32"W
L31	29.94	N14°47'52"E
L32	110.53	N71°31'32"E
L33	115.56	N73°14'21"E
L34	15.72	N30°26'47"W
L35	49.43	S78°19'37"W
L36	3.76	N71°31'32"E
L37	7.94	N73°14'21"E
L38	6.09	S73°14'21"W
L39	50.00	S68°51'17"E
L40	50.03	N61°40'00"E
L41	50.52	N30°26'47"W
L42	50.52	N30°26'47"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	325.00	50.05	25.07	50.00	N25°33'25"E	08°49'24"
C2	325.00	90.25	45.42	89.96	N37°55'27"E	15°54'40"
C3	325.00	80.20	40.30	80.00	N52°56'57"E	14°08'20"
C4	905.00	95.16	47.62	95.12	N63°01'51"E	06°01'28"
C5	905.00	99.50	49.80	99.45	N75°10'38"E	08°17'58"
C6	905.00	94.52	47.30	94.48	N69°02'07"E	05°59'03"
C7	15.00	23.56	15.00	21.21	N33°19'37"E	30°00'00"
C8	525.00	52.14	26.09	52.12	N14°31'06"W	05°41'26"
C9	15.00	24.28	15.71	21.71	S58°02'18"E	92°43'46"
C10	855.00	110.97	55.56	110.89	N71°52'46"E	07°26'11"
C11	855.00	36.73	18.37	36.72	N13°01'11"W	03°39'35"
C12	855.00	121.51	60.86	121.41	N64°05'24"E	08°08'33"
C13	275.00	9.55	4.78	9.55	N59°01'24"E	01°59'25"
C14	275.00	150.77	77.33	148.89	N42°19'18"E	31°24'47"
C15	575.00	25.01	12.51	25.01	N16°34'45"W	02°29'32"
C16	525.00	25.02	12.51	25.02	N18°43'44"W	02°43'50"
C17	575.00	97.94	49.09	97.82	N22°42'18"W	09°45'34"
C18	525.00	94.86	47.56	94.73	N25°16'13"W	10°21'02"
C19	575.00	28.72	14.36	28.72	N29°00'56"W	02°51'42"
C20	880.00	82.27	41.16	82.24	N25°38'55"E	05°21'23"
C21	880.00	198.93	99.89	198.50	N66°29'40"E	12°57'07"
C22	300.00	203.54	105.86	199.66	N40°34'55"E	38°52'24"
C23	550.00	180.21	90.92	179.41	N21°03'35"W	18°46'24"
C24	787.41	25.02	12.51	25.02	N21°01'22"W	01°49'14"
C25	727.41	25.15	12.58	25.15	N22°56'05"W	01°58'52"
C26	275.00	26.25	13.14	26.24	N23°52'49"E	05°28'12"
C27	275.00	9.55	4.78	9.55	N59°01'24"E	01°59'25"

FINAL PLAT
SHOWING A 8.066 ACRE OF LAND
LOTS 1 THRU 9, 25 THRU 32, 43, AND 44,
HOPE PLANTATION, PHASE III-A
PROPERTY OF
HOPE PLANTATION DEVELOPMENT, L.L.C.
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

APPROVED FINAL PLAT
Signature
Director of Planning
Charleston County Planning Commission
175 92-F Oct 8, 1999
App. # Date

GEORGE A.Z. JOHNSON, JR., INC.
LAND SURVEYORS
207 CALHOUN STREET
CHARLESTON, S.C. 29401
(803) 722-3892