



Case # BZA-09-25-00905
Charleston County BZA Meeting of November 3, 2025

Applicant/Property Owner: Louis DiLuna of Edisto Island Youth Recreation

Representative: Emma Strong of Davis & Floyd Inc.

Property Location: 1642 Clark Road – Edisto Island

TMS#: 080-00-00-023

Zoning District: Agricultural Preservation (AG-10) Zoning District

Request:

Variance request to allow the removal of a 30" DBH Grand Laurel Oak Tree to accommodate construction of a roadway providing access to the proposed Edisto Youth Recreation Center.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, 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."



CHAPTER 9 | DEVELOPMENT STANDARDS

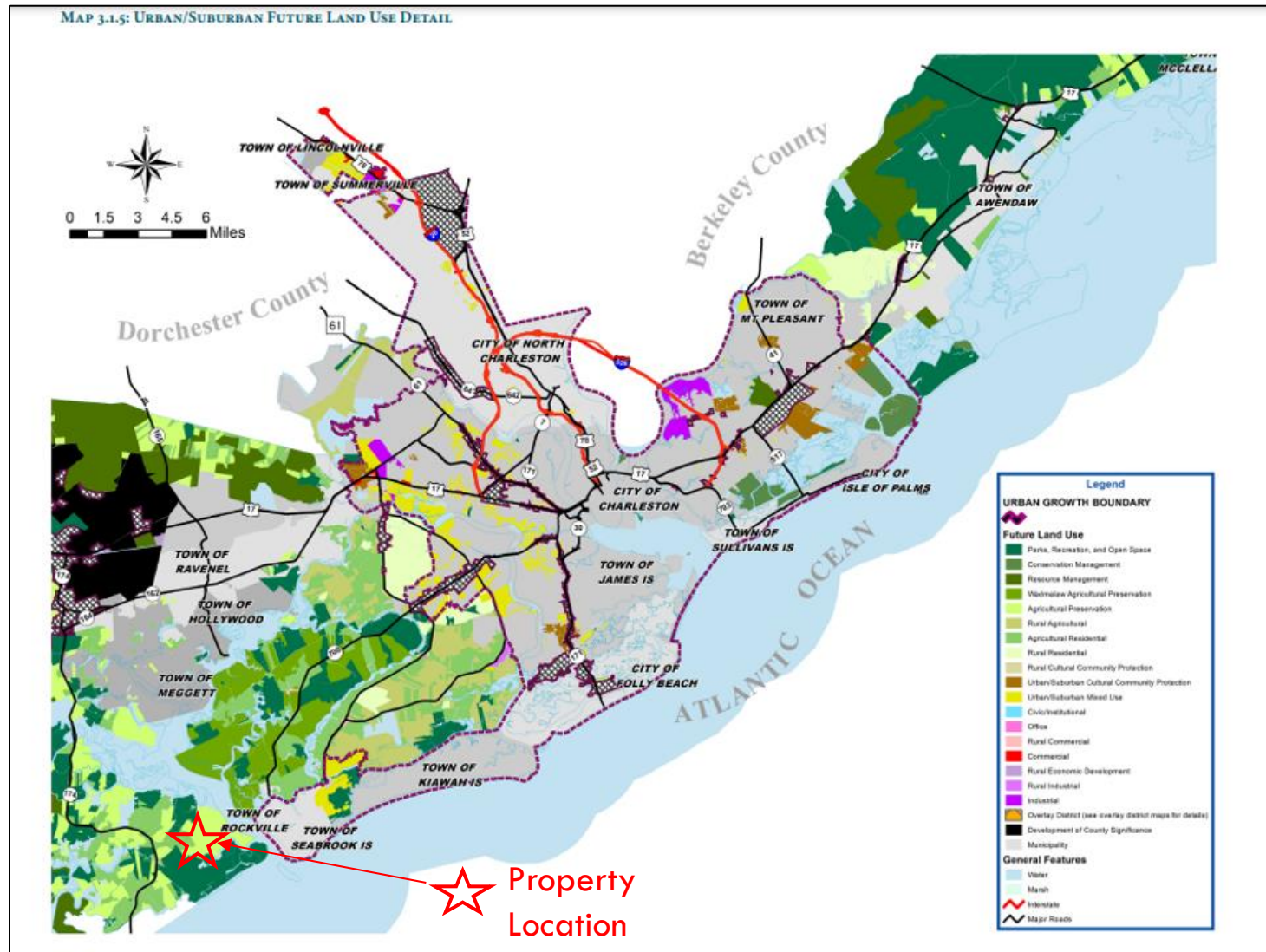
ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

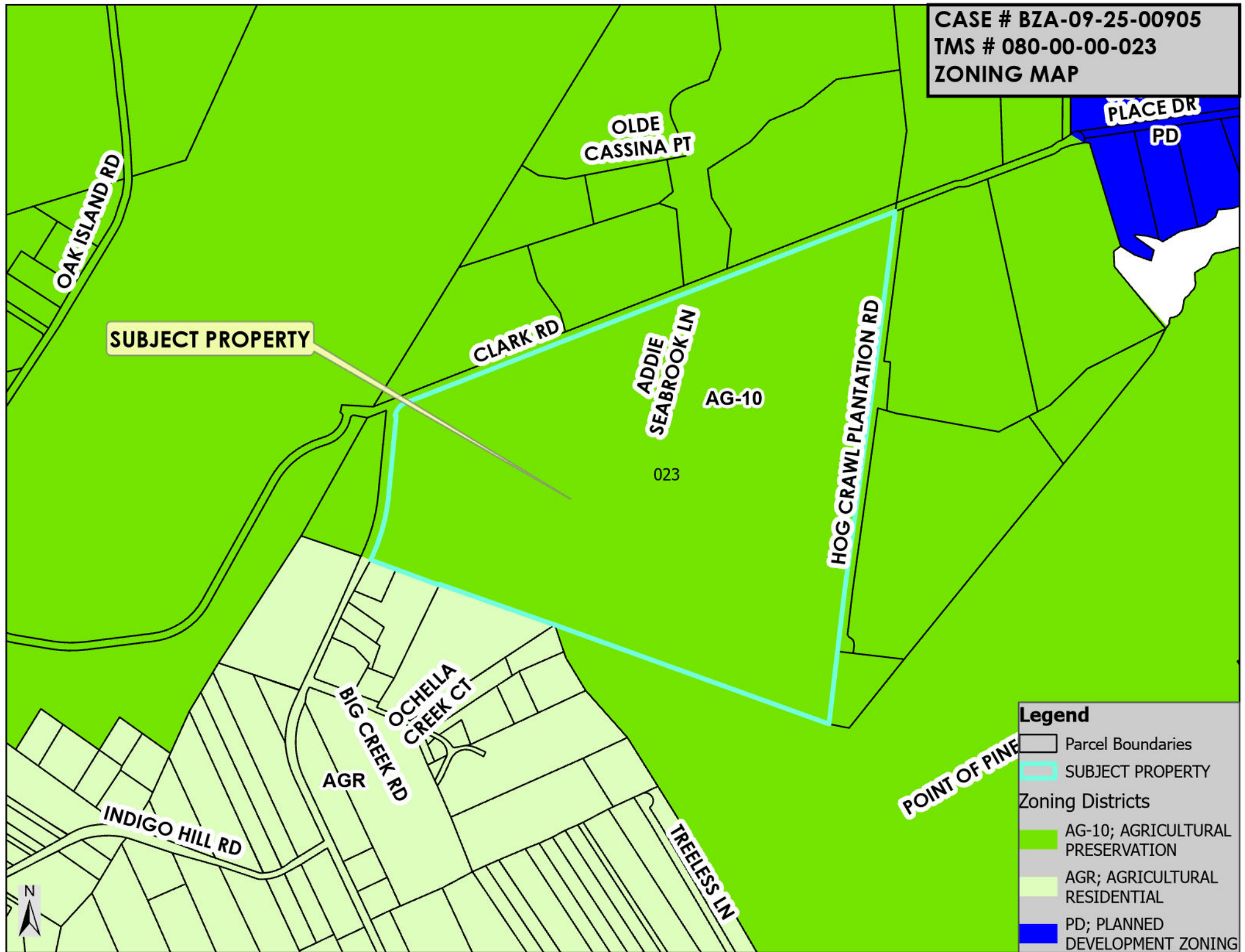
Sec. 9.2.5 Tree Removal

- 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.

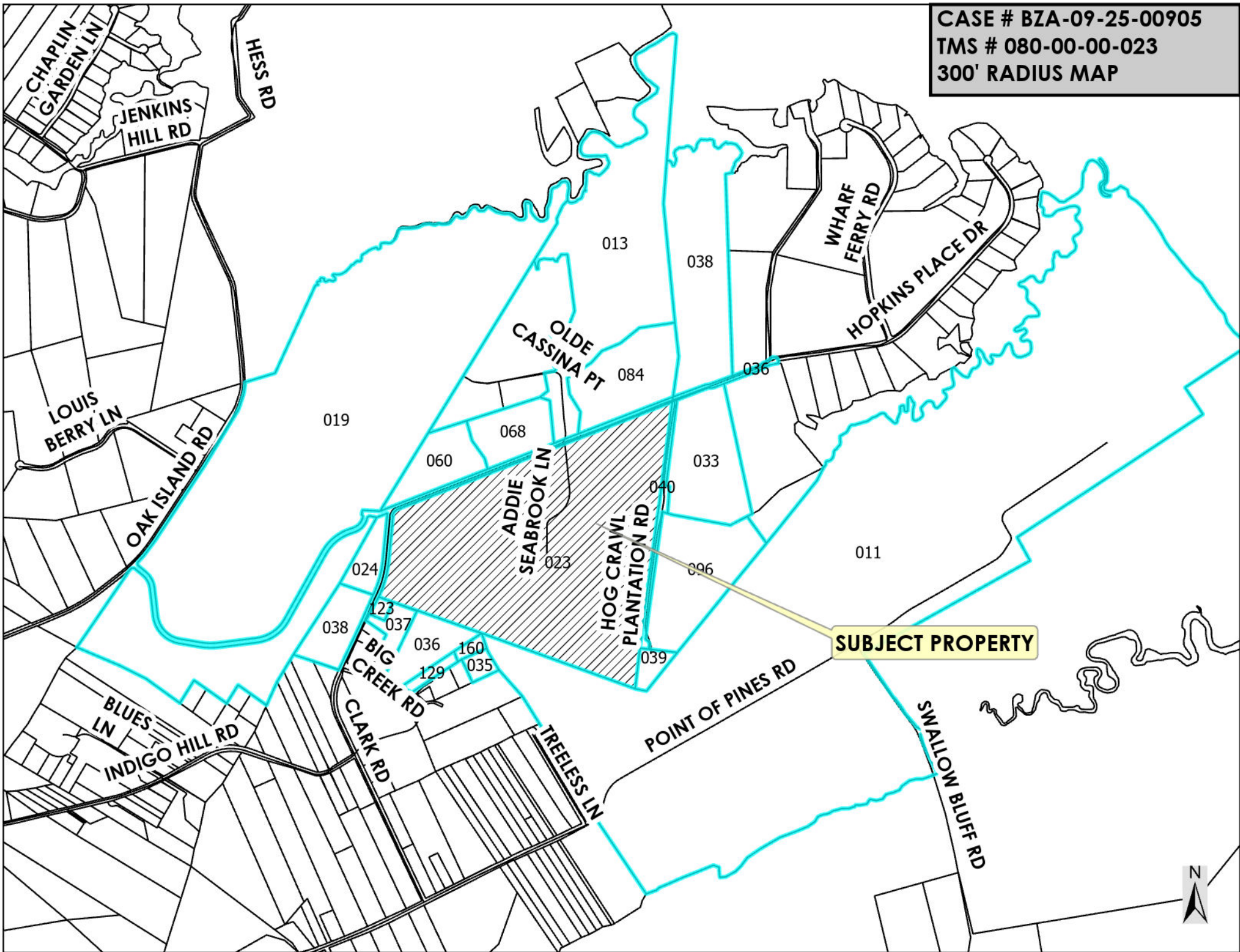
Location Map

Clark Road – Edisto Island





CASE # BZA-09-25-00905
TMS # 080-00-00-023
300' RADIUS MAP



CASE # BZA-09-25-00905
TMS # 080-00-00-023
AERIAL MAP

SUBJECT PROPERTY

CLARK RD

OLDE
CASSINA PT

ADDIE SEABROOK LN

HOG CRAWL PLANTATION RD

023



CASE # BZA-09-25-00905
TMS # 080-00-00-023
AERIAL MAP

OLDE CASSINA PT

SUBJECT PROPERTY

CLARK RD

ADDIE SEABROOK LN

HOG CRAWL PLANTATION RD

OCHELLA
CREEK CT

BIG CREEK RD

TREELESS
LN

POINT OF PINES RD



Case # BZA-09-25-00905

BZA Meeting of November 3, 2025

Subject Property: 1642 Clark Road – Edisto Island

Proposal: Variance request to allow the removal of a 30-inch DBH Grand Laurel Oak Tree to accommodate construction of a roadway providing access to the proposed Edisto Youth Recreation Center.

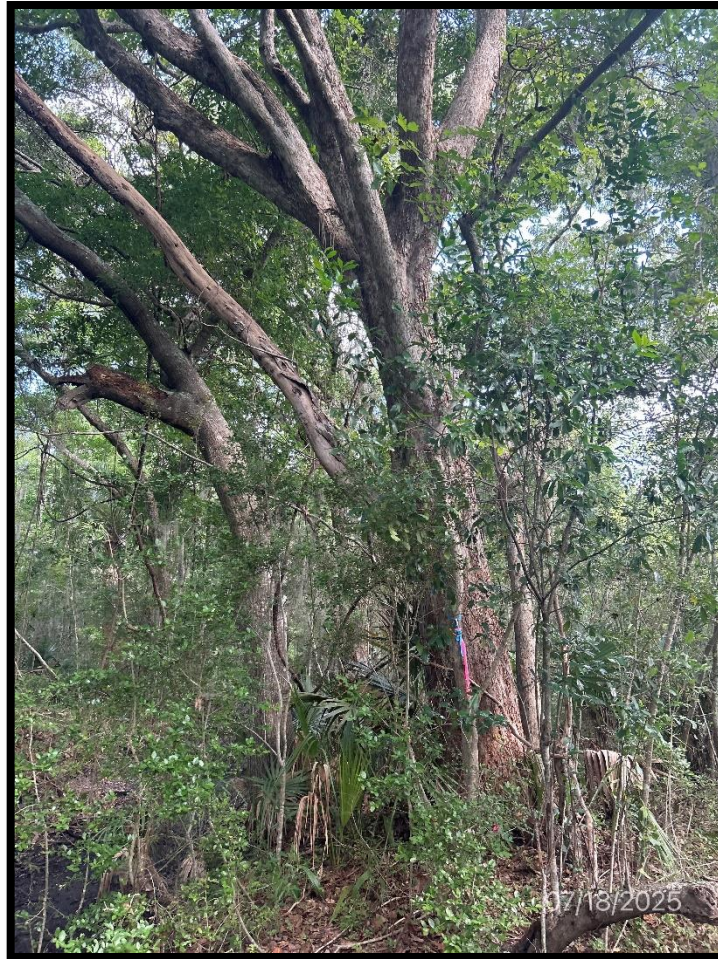


30" DBH Laurel Oak - Remove B Grade per Staff Arborist



26" DBH American Elm

Staff Arborist Approved Removal



C- Grade per Staff Arborist

55" DBH Red Maple

Staff Arborist Approved Removal



F Grand per Staff Arborist

Subject Property



Clark Road



Hog Crawl Plantation Road



Staff Review:

The applicant and property owner, Louis DiLuna of Edisto Island Youth Recreation, represented by Emma Strong of Davis & Floyd Inc., requests a Variance to allow the removal of a 30-inch DBH (Diameter at Breast Height) Grand Laurel Oak Tree to accommodate construction of a roadway providing access to the proposed Edisto Youth Recreation Center at 1642 Clark Road (TMS # 080-00-00-023) on Edisto Island in Charleston County. The subject property and adjacent parcels to the north, east, southeast, and west are located within the Agricultural Preservation (AG-10) Zoning District, while adjacent parcels to the south are located in the Agricultural Residential (AGR) Zoning District.

The applicant is currently in the site plan review process (ZSPR-01-25-01112) for the proposed Edisto Youth Recreation Center. The applicant's letter of intent explains, *"On this site, the trees that are requested to be removed are a 55" Red Maple, a 30" Laurel Oak, and a 28" American Elm. These trees are located in the path of the Edisto Youth Recreation Center's main road. This Center is a dedicated recreation facility to be managed by the Charleston County Parks and Recreation Commission for youth sports and enrichment. It will be a multi-phase project including a recreation center/gym building, playground, restroom and concession building, outdoor courts and fields. This Center will promote the development of passive activities, outdoor recreation, and outdoor education."*

The 55-inch DBH Red Maple and 26-inch DBH American Elm were evaluated by the Staff Arborist and administratively approved for removal due to disease or dying conditions. The 30-inch DBH Grand Laurel Oak Tree was evaluated as Grade B by the Staff Arborist and requires a Variance from the Board of Zoning Appeals (BZA) for removal.

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.

A site visit was conducted by staff on October 14, 2025. Additional information pertaining to this request is provided in the attached materials.

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 are extraordinary and exceptional conditions pertaining to the 145.52-acre tract. The applicant's letter of intent states, "Within this property, there is an existing conservation easement with The Edisto Island Open Land Trust. Per Tom Austin, Director of Land Conservation, Edisto Island Open Land Trust (EIOLT): In 2020, he identified the general location for the access road as having the least impact on the existing wetland and vegetation. With the current limitations imposed by the Conservation Easement (CE), a Greenbelt Agreement to use the land for the purpose of passive/active park and agricultural uses and to manage and maintain it as for perpetuate conservation, natural, open space, and/ or recreational uses, and the necessity of having a paved road, there are unfortunately no other options except to remove these trees. Mr. Austin has stated that, the proposed location of the road will minimize the most significant impacts to the conservation values that are protected by the CE held by EIOLT. It also minimizes costs, which thus maximizes public benefit by stretching those funds further and facilitating the larger project as a whole." Therefore, the request meets this criterion.**

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

Response: **The extraordinary and exceptional conditions described for the subject 145.52-acre tract are unique to this property due to the presence of a conservation easement and the associated limitations on road placement. The applicant's letter of intent explains that the proposed access road location was specifically selected to minimize impacts to wetlands,**

vegetation, and conservation values while meeting the project's operational and safety needs. Other properties in the vicinity do not contain similar conservation easements or site constraints that would necessitate the removal of large, healthy trees for roadway construction. Therefore, the request meets 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 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal to 1642 Clark Road may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "Yes, if the trees cannot be removed then the road placement crossing the wetlands to access the property will be impacted. Attempts were made by the owner and design team to shift the road, and it was determined that this location was the best alignment to minimize impacts to the surrounding trees, while also maintaining the shortest wetland crossing to minimize wetland impacts." Therefore, the request meets 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: **Authorization of this variance request may not be of substantial detriment to adjacent properties or to the public good if the 30-inch Grand Laurel Oak Tree removal is mitigated through replanting or other appropriate measures. Accordingly, the character of the Agricultural Preservation (AG-10) Zoning District may not be harmed if this variance is granted. In addition, the applicant's letter of intent states, "The authorization of a variance will be for the good of the public. This site will provide unique benefits to the surrounding community by emphasizing play, passive and active recreational uses. The character of the zoning district will not be harmed." 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 may not be the result of the applicant's own actions. The applicant's letter of intent states, "The need for the variance is to accommodate access to the Edisto Youth Recreation Center from Clark Road which requires crossing the existing wetlands where the trees in question exist." Therefore, the request may 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 determines that the strict application of the Ordinance provisions results in an unnecessary hardship and if the 30-inch Grand Laurel Oak Tree is mitigated through appropriate measures. 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-09-25-00905 [Variance to allow the removal of a 30-inch DBH Grand Laurel Oak Tree to accommodate construction of a roadway providing access to the proposed Edisto Youth Recreation Center at 1642 Clark Road (TMS # 080-00-00-023) on Edisto 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 BZA decides to approve the application, Staff recommends the following

conditions:

1. **Prior to zoning permit approval, the applicant shall complete the site plan review process.**
2. **The applicant shall mitigate the removal of the 30-inch DBH tree by one of the following methods:**
 - **(a) Submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than 2.5 inches in caliper, equaling inch-for-inch replacement;**
 - **(b) Depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR; or**
 - **(c) A combination of both (a) and (b).****Mitigation shall be completed prior to tree removal.**
3. **Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40 feet of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the ZLDR.**
4. **The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees within 40 feet of disturbance throughout construction. A copy of the Tree Preservation Plan shall be submitted to Zoning Staff for review and approval prior to Zoning Permit issuance.**

Staff Recommendation:

Based on the analysis of the §3.10.6 variance criteria, staff finds that the request to remove the 30-inch DBH Grand Laurel Oak Tree to accommodate roadway construction for the proposed Edisto Youth Recreation Center meets most of the required standards. The variance may satisfy criteria regarding extraordinary and exceptional conditions (criterion 1 and 2), potential impacts to adjacent properties and the public good (criterion 4), not creating a prohibited use (criterion 5), not resulting from the applicant's own actions (criterion 6), and consistency with the Comprehensive Plan (criterion 7). The request may also meet the criterion regarding unreasonable restriction of property use (criterion 3) due to site constraints imposed by wetlands and the conservation easement. Therefore, staff recommends that if the Board chooses to approve the variance, it should do so with the conditions outlined above, including mitigation of the removed tree, installation of protective tree barricades, oversight by a Certified Arborist, and completion of the site plan review process. These conditions are intended to minimize environmental impacts, preserve adjacent Grand Trees, and ensure the project proceeds in a manner consistent with the AG-10 Zoning District and the public interest.

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

Property Information			
Subject Property Address: Clark Road, Edisto Island, SC 29438			
Tax Map Number(s): 080-00-00-023			
Current Use of Property: AG-10; Agricultural Preservation			
Proposed Use of Property: OS; Parks, Recreation, and Open Space			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Louis DiLuna			
Name of Company (if applicable):			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]		Zip Code: [REDACTED]
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>Louis DiLuna</i>			Date: <i>9/18/2025</i>
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Emma Strong; Davis & Floyd Inc.			
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): Edisto Island Youth Recreation			
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>Louis F. W. DiLuna</i>			Date: <i>9/18/2025</i>
FOR OFFICE USE ONLY:			
Zoning District: <i>AG-10</i>	Flood Zone: <i>AE To (640K)</i>	Date Filed: <i>9/29/25</i>	Fee Paid: <i>\$250</i>
Application #: <i>BZA-09-25-00905</i>	TMS #: <i>080-00-00-023</i>	Staff Initials: <i>jjw</i>	

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.)

On this site, the trees that are requested to be removed are a 55" Red Maple, a 31" Laurel Oak, and a 28" American Elm. These trees are located in the path of the Edisto Youth Recreation Center's main road. This Center is a dedicated recreation facility to be managed by the Charleston County Parks and Recreation Commission for youth sports and enrichment. It will be a multi-phase project including a recreation center/gym building, playground, restroom and concession building, outdoor courts and fields. This Center will promote the development of passive activities, outdoor recreation, and outdoor education.

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:

Within this property, there is an existing conservation easement with The Edisto Island Open Land Trust. Per Tom Austin, Director of Land Conservation, Edisto Island Open Land Trust (EIOLT): In 2020, he identified the general location for the access road as having the least impact on the existing wetlands and vegetation. With the current limitations imposed by the Conservation Easement (CE), a Greenbelt Agreement to use the land for the purpose of passive/active park and agricultural uses and to manage and maintain it as for perpetuate conservation, natural, open space, and/or recreational uses, and the necessity of having a paved road, there are unfortunately no other options except to remove these trees. Mr. Austin has stated that, "the proposed location of the road will minimize the most significant impacts to the conservation values that are protected by the CE held by EIOLT. It also minimizes costs, which thus maximizes public benefit by stretching those funds further and facilitating the larger project as a whole."

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

These conditions noted above are unique to this property.

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:

Yes, if the trees cannot be removed then the road placement crossing the wetlands to access the property will be impacted. Attempts were made by the owner and design team to shift the road and it was determined that this location was the best alignment to minimize impacts to the surrounding trees, while also maintaining the shortest wetland crossing to minimize wetland impacts.

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:

The authorization of a variance will be for the good of the public. This site will provide unique benefits to the surrounding community by emphasizing play, passive and active recreational uses. The character of the zoning district will not be harmed.

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?

Yes.

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

The need for the variance is to accommodate access to the Edisto Youth Recreation Center from Clark Road which requires crossing the existing wetlands where the trees in question exist.

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

No. The request is for removal of three grand trees.

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.

WHALEY'S LANDSCAPING & IRRIGATION, INC
PO BOX 758
EDISTO ISLAND, SC 29438
CERTIFIED ARBOIST # SO-6516A
S.C. CERTIFIED PESTICIDE APPLICATOR CLASS 3 #C0014633

December 5, 2024

I have examined the road site for the Edisto Island Youth Recreation Complex. The trees are marked and correctly identified.

There is a multi stem Red Maple in center of road with slightly codominant stem with inclusive bark. Also, a small one growing in between the stem that may force a split in future. There are some bad limbs. (this tree will need to come out)

There is 31" Laurel Oak and 28" Elm in fair condition. They will be in the impact zone and suggest they be taken out as they will have trouble surviving.

The Laurel Oak has 2 small cavity holes at base of tree between root flairs. The roots are enlarged and stay above ground in an area because of constant wet soil from ditch. There are some rotten limbs and some are not healthy.

The Elm has some rotten limbs and several cavities up the tree where limbs rotted and fell off. This tree is very close to drainage ditch.

There is a 22" Live Oak in good condition and the impact should be small only close to fill dirt. A short retaining wall is proposed because of fill on that side at edge of canopy. Prior to construction we would like to make this tree as healthy as possible by putting injection implants in the tree with fertilizer, micro nutrients and growth hormones. We also, would like to oversee any root pruning that may or may not take place to properly make sure roots are cut clean and proper back fill.

If you have any questions, you may contact me at 843-810-3239.

Sincerely,



Marion H. Whaley, Jr.

Certified Arborist # SO-6516A

S.C. Certified Pesticide Applicator License "Class 3" # C0014633

The International Society of Arboriculture

Hereby Announces That

Marion Whaley, Jr.

Has Earned the Credential

ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

27 January 2011	30 June 2026	SO-6516A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
PERSONNEL CERTIFICATION
BODY

59847
ISA Certified Arborist



Department of Pesticide Regulation
511 Westinghouse Road
Pendleton, South Carolina 29670
Email: dprca@clemson.edu

SOUTH CAROLINA COMMERCIAL

THIS CERTIFICATE EXPIRES:

December 31, 2025

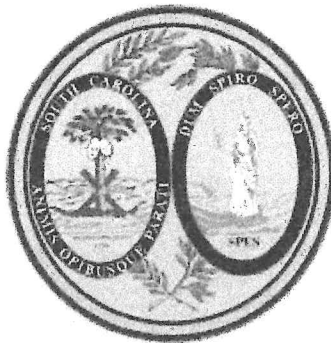
CERTIFIED PESTICIDE APPLICATOR LICENSE

CERTIFIED IN CATEGORIES:

03

THIS CERTIFIES THAT:

MARION H WHALEY JR
PO BOX 758
EDISTO ISLAND, SC 29438



License Number: C0014633



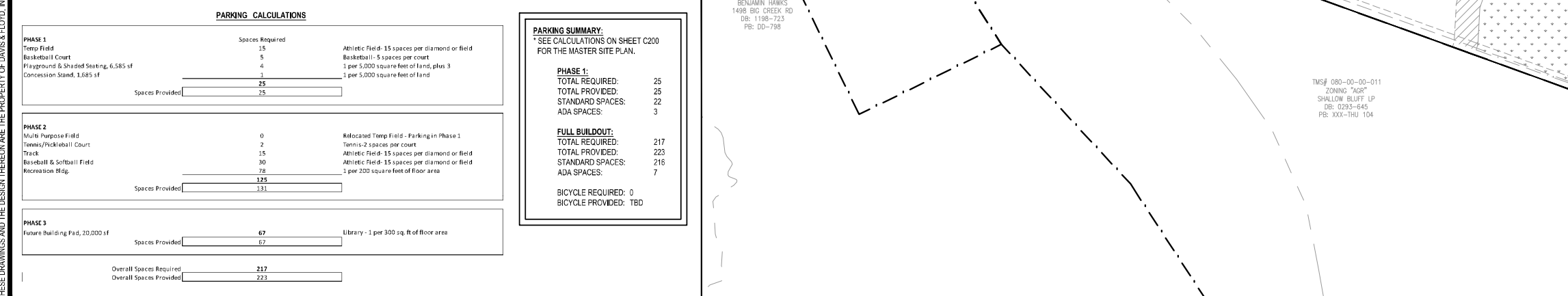
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DIRECTOR, REGULATORY AND
PUBLIC SERVICE PROGRAMS

DEPUTY DIRECTOR, REGULATORY
AND PUBLIC SERVICE PROGRAMS

IS QUALIFIED AS A CERTIFIED PESTICIDE APPLICATOR AS SPECIFIED IN THE SOUTH CAROLINA PESTICIDE CONTROL ACT

G:\Jobs\Even\32204-00\Production\Civil\Drawings\32204_00-SITE.dwg, 9/10/2025 10:34:33 AM, william lockwood, pe

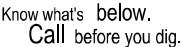


1. REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
2. ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES SHALL BE ADA COMPLIANT.
3. EXISTING ADA ACCESSIBLE PUBLIC RIGHT-OF-WAYS MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
4. REFER TO LANDSCAPE PLANS FOR HARDSCAPE, FENCING, AND PLANTING DETAILS.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. TYPICAL CURB WIDTH IS 0.5', WHERE NO CURB IS EXISTING OR PROPOSED, DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.

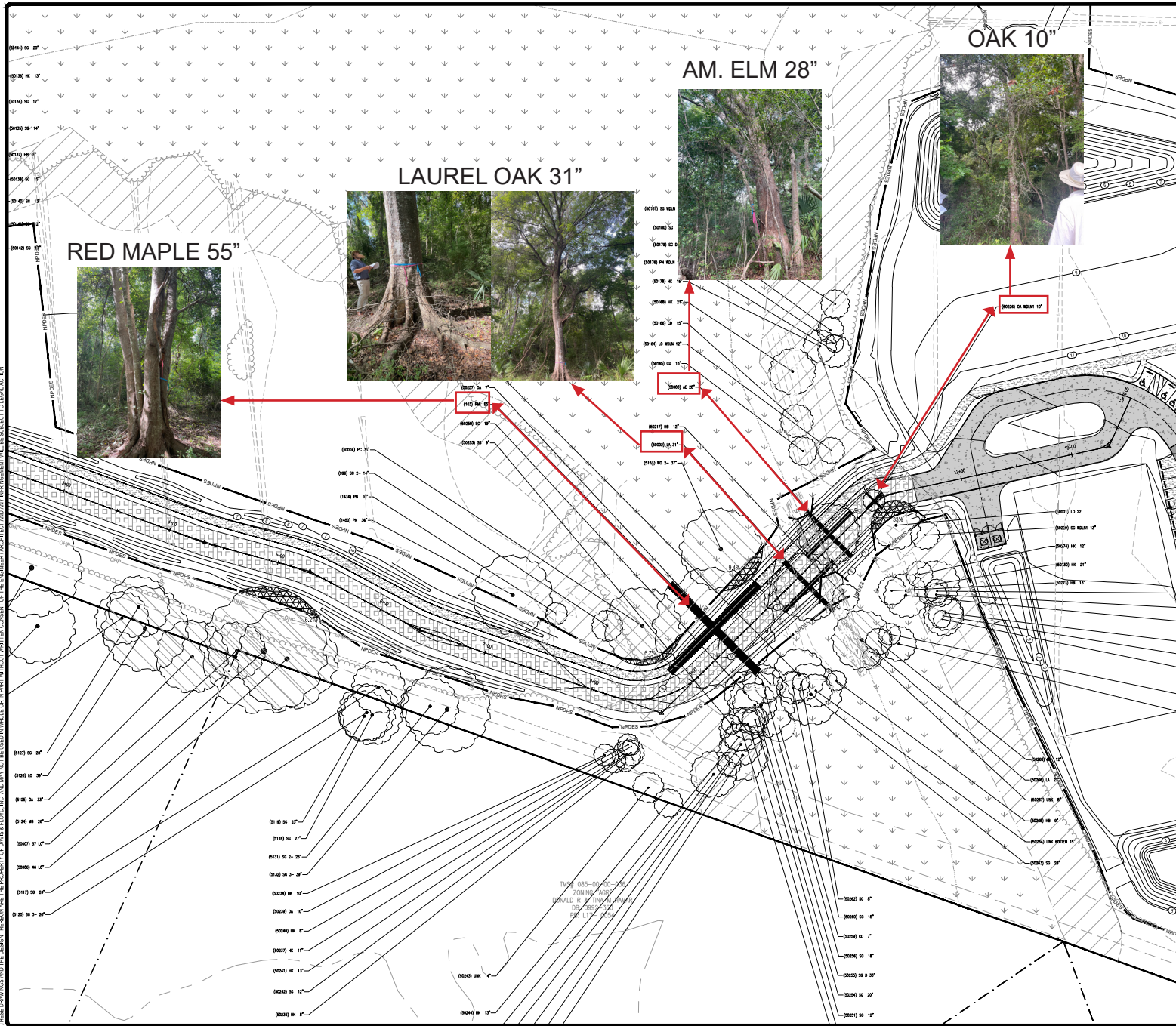
A diagram of a road cross-section with the following labels and features from top to bottom:

- PROPERTY LINE**: Indicated by a solid line with short vertical dashes.
- RIGHT OF WAY**: Indicated by a solid line.
- EASEMENT**: Indicated by a dashed line.
- BUFFER**: Indicated by a solid line.
- SETBACK**: Indicated by a solid line.
- LIMITS OF DISTURBANCE**: Indicated by a solid line.
- TREE PROTECTION**: Indicated by a solid line with small circles representing trees.
- NPDES**: A label with a line pointing to a specific area within the tree protection zone.

CENTERLINE			
CURB			
CURB AND GUTTER			
FENCELINE			
GUARDRAIL			
RETAINING WALL			
PROPOSED LIGHT-DUTY ASPHALT		WHEEL STOP	
PROPOSED HEAVY-DUTY ASPHALT		A.D.A. PARKING AND SIGNAGE	
PROPOSED CONCRETE		SIGN	
PROPOSED HEAVY-DUTY CONCRETE		STOP BAR (PAVEMENT MARKING)	
WETLAND		DIRECTIONAL ARROW (PAVEMENT MARKING)	
WETLAND BUFFER		ONLY SIGN (PAVEMENT MARKING)	ONLY
A.D.A. RAMP (WITH DETECTABLE WARNINGS)		NORMAL SPACE PARKING COUNT	
SITE LIGHTING FIXTURES		ADA SPACE PARKING COUNT	
ELECTRIC VEHICLE SPACE	EV	DOUBLE ARM LIGHT POLE	
SINGLE ARM LIGHT POLE		DOME LIGHT POLE	
POINT OF INFLECTION		PROPOSED SHELL SAND PLANTATION MIX	



THIS PLAN IS THE PROPERTY OF DAVIS & FLOYD, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



TREE PLAN NOTES

TREES TO BE REMOVED FOR CONSTRUCTION OF WETLAND CROSSING INCLUDE: 10" RED MAPLE, 31" LAUREL OAK, 28" AMERICAN ELM, AND 10" OAK.

1. SEE SHEET L201 FOR THE EXISTING TREE POINT TABLE.

TREE LEGEND

PROPERTY LINE
RIGHT OF WAY
EASEMENT
SETBACK
LIMITS OF DISTURBANCE
TREE PROTECTION
TREE PROTECTION
TREE PROTECTION
HEALTHY GRAND TREE
POOR GRAND TREE
PROTECTED TREE
PARKING TREE
HEALTHY GRAND TREE TO BE REMOVED
POOR GRAND TREE TO BE REMOVED
PROTECTED TREE TO BE REMOVED
PROPOSED TREE IMPACT
MITIGATION TREE

TREE CODES

ABBREVIATION	TREE SPECIES
AE	AMERICAN ELM
AL	ALDER
BE	BLACK BEECH
BE	BEECH
BG	BLACK GUM
BO	BLACK OAK
BR	BIRCH
CA	CAMP LAR
CB	CHINA BERRY
CE	CEDAR
CH	BLACK CHERRY
CL	CHERRY LAUREL
CM	CRISTE MYRTLE
CO	COTTONWOOD
DO	DOGWOOD
EL	ELM
HO	HICKORY
HL	HOLLY
LA	LAUREL OAK
LO	LIVE OAK
MA	MAGNOLIA
MA	MAHOGANY
MP	RED MAPLE
OA	OAK
PA	PALMETTO
PE	PECAN
PI	PINE
PL	PINE LONGLEAF
PL	PINE SHORTLEAF
PO	YELLOW POPLAR
PP	POPLAR
PR	PEAR
RE	RED BUD
RM	RED MAPLE
RO	SOUTHERN RED OAK
SA	SASSAPARA
SC	SWEET GUM
SM	SUGAR MAPLE
SL	SUGARBERRY
SW	SOURWOOD
SY	SYCAMORE
TA	CHINESE TALLOW
TO	TOWHEE OAK
TR	BLACK Tupelo
UN	UNKNOWN
WL	WILLOW TREE
WL	WALNUT
WO	WATER OAK
WR	WAX MYRTLE

811
Know what's below.
Call before you dig.

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83

DAVIS & FLOYD
INCORPORATED
1984 ALCONDA RD
CHARLESTON, SOUTH CAROLINA 29405
843-554-8802

CHARLESTON COUNTY PARK & RECREATION COMMISSION
1835 CLARK RD. CLARKSON, SOUTH CAROLINA 29525
EDISTO ISLAND YOUTH RECREATION CENTER

TREE SURVEY - REMOVAL

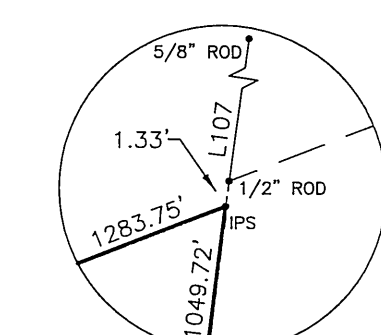
NO.	DATE	REMOVED	REASON
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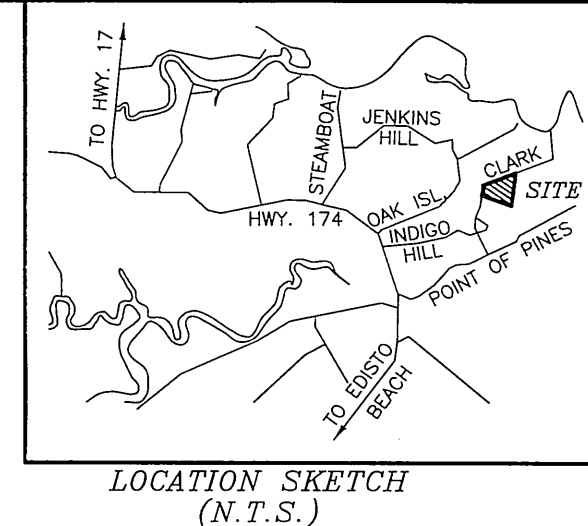
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ROBERT FRANK SURVEYING
1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
PHONE: (843)762-4608 FAX (843)795-5970
WEB ADDRESS: www.robertfranksurveying.com
E-mail: robertfranklandsurveying@comcast.net

CURVE TABLE					
CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT
C13	S34°57'21"W	95.73	112.10	50°33'08"	52.93
C16	N16°27'41"E	326.31	1179.20	15°54'21"	164.74
C17	N07°11'41"E	54.07	1179.20	2°37'38"	27.04



- LEGEND
- = IRON PIN SET 1/2" REBAR
 - = IRON PIN SET 1-1/4" REBAR
 - = TRANSFORMER
 - △ = COMPUTED POINT
 - = UTILITY POLE
 - ☆ = LIGHT POLE
 - = PROPERTY LINE
 - - - = ADJONER LINE
 - - - = OVERHEAD POWER LINE
 - - - = FENCE
 - - - = FLOOD ZONE CHANGE AS SCALED FROM FLOOD MAP
 - - - = DHEC-CORM CRITICAL LINE



A PROPERTY LINE ABANDONMENT SURVEY OF LOTS 1 THROUGH 9 OF CASSINA POINT FARMS, LOCATED ON EDISTO ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

1. TMS #080-00-00-023 (LOT 1)
TMS #080-00-00-075 (LOT 2)
TMS #080-00-00-076 (LOT 3)
TMS #080-00-00-077 (LOT 4)
TMS #080-00-00-078 (LOT 5)
TMS #080-00-00-079 (LOT 6)
TMS #080-00-00-080 (LOT 7)
TMS #080-00-00-081 (LOT 8)
TMS #080-00-00-082 (LOT 9)
2. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE INDICATED ARE 1/2" REBAR. POINTS SPECIFICALLY DESCRIBED IPS ARE 1-1/4" REBAR SET.
3. LOCATED IN FLOOD HAZARD ZONES X (SHADED)-NO MINIMUM ELEVATION, & AE MINIMUM ELEVATION 12' PER FIRM COMMUNITY-PANELS: #455413-760-J & 455413-780-J, PANEL INDEX DATED 11/17/04. MAPS REVISED 11/17/04 (MAP #45019C0760-J & 45019C780-J).
4. DEED REFERENCE: BOOK S291 PAGE 149.
5. PLAT REFERENCES: BOOK L19 PAGE 0268, BOOK L19 PAGE 0103, BOOK EJ PAGE 430, BOOK BQ PAGE 17, BOOK EB PAGE 576, BOOK BM PAGE 104, BOOK DD PAGE 798.
6. CHARLESTON COUNTY ZONING DISTRICT IS AG-10.
7. GRID ORIENTATION IS BASED ON RTK G.P.S.
8. TOTAL AREA OF PARCEL: 145.5236 ACRES

AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS		AG-10-WATERFRONT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY 10 ACRES	1 DWELLING UNIT PER 1.5 ACRES	MAXIMUM DENSITY 10 ACRES	1 DWELLING UNIT PER 1.5 ACRES
MINIMUM LOT AREA 1.5 ACRES	MINIMUM LOT WIDTH 175 FEET	MINIMUM LOT AREA 1 ACRE	MINIMUM LOT WIDTH 175 FEET
MINIMUM SETBACKS FRONT/STREET SIDE 50 FEET INTERIOR SIDE 15 FEET REAR 30 FEET CORM CRITICAL LINE 30% OF LOT MAXIMUM BUILDING COVER 35 FEET	MINIMUM SETBACKS FRONT/STREET SIDE 50 FEET INTERIOR SIDE 15 FEET REAR 30 FEET CORM CRITICAL LINE 30% OF LOT MAXIMUM BUILDING COVER 35 FEET	MINIMUM SETBACKS FRONT/STREET SIDE 50 FEET INTERIOR SIDE 15 FEET REAR 30 FEET CORM CRITICAL LINE 30% OF LOT MAXIMUM BUILDING COVER 35 FEET	MINIMUM SETBACKS FRONT/STREET SIDE 50 FEET INTERIOR SIDE 15 FEET REAR 30 FEET CORM CRITICAL LINE 30% OF LOT MAXIMUM BUILDING COVER 35 FEET

ROAD NOTES ZLDR 8.05.02.C04:

a. Any future subdivision of this parcel, or road construction or extension of the existing roads shown hereon shall require compliance with the Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, the property owner(s) shall construct the roads to County of Charleston Road Construction Standards.

b. It is hereby expressly understood by the property owner, developer or any subsequent purchaser of any lots shown on the plat that the County of Charleston is not responsible for the maintenance of the streets, roads, common areas, drainage systems and any other municipal services which include, but are not limited to, garbage disposal, public sewage, fire protection or emergency medical service.

c. Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the real property, and that emergency vehicles may have difficulty accessing the property.

d. No public funds shall be used for the maintenance of the roads shown on the plat; and

e. This approval in no way obligates the County of Charleston to maintain the 50-foot right-of-way until it has been constructed to County standards and accepted for maintenance by Charleston County Council.

f. Existing and proposed ingress/egress easements and/or private rights-of-way that provide access to the lots created by this plat must be constructed, inspected, and approved in compliance with the Charleston County Zoning and Land Development Regulations Ordinance in the location shown on this plat and shall be constructed from their point of connection to an existing publicly owned and maintained right-of-way to the lot(s) proposed for development prior to the issuance of Zoning Permits for new construction of structures, with the exception of additions/renovations to existing structures that are legally permitted and new construction of accessory structures. In addition, street signs on named ingress/egress easements and private rights-of-way shall be installed and inspected in compliance with the Charleston County Zoning and Land Development Regulations Ordinance.

APPROVAL AND RECORDING STAMPS

RECORDED

DATE: 12/18/2020 TIME: 3:16:41 PM

Book-Page: L20 0496 DocType: Large Plat

Michael Miller, Register, Charleston County, SC

APPROVED PLAT

James Amey, Director of Planning

Charleston County Planning Commission

SE 0152 12-18-2020

App'd Date

Record Fee: \$25.00

Postage: \$0.00

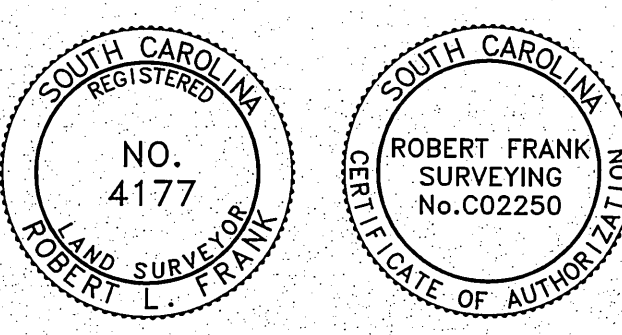
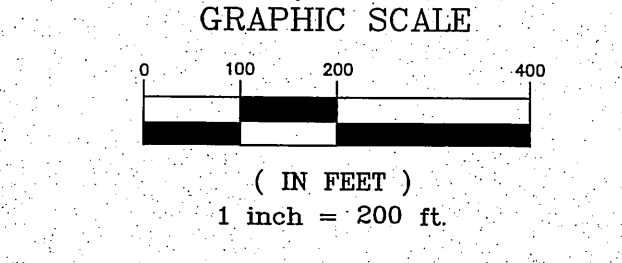
TOTAL: \$25.00

Drawer: 0

Clerk: 0

Location: CASSINA POINT FARMS

AUGUST 8, 2018
REVISED: DECEMBER 19, 2018
REVISED: FEBRUARY 11, 2019
REVISED: MAY 30, 2019
REVISED: AUGUST 20, 2020



GENERAL PROPERTY SURVEY

NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY. UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR, THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. RECOLATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS, SC REG. NO. 4177. COPYRIGHT © 2020, ROBERT L. FRANK

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.

ROBERT L. FRANK PLS NO. 4177

DHEC-CORM CRITICAL LINE STATEMENT

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

Joseph H. Hoke 10-30-18

SIGNATURE DATE

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

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L12	S08°11'17"W	15.90	L38	S07°14'11"W	22.92
L17	N65°10'07"W	78.86	L39	S68°17'13"E	19.94
L18	N30°31'58"W	35.65	L40	S67°58'12"E	50.40
L19	N17°59'46"W	32.77	L41	N50°31'42"W	55.36
L20	N34°19'38"E	22.54	L42	S66°35'43"E	53.27
L21	S60°47'06"E	28.42	L43	S40°09'41"E	36.73
L22	N45°31'22"E	18.33	L44	S27°21'46"E	48.95
L23	N51°01'57"W	77.39	L45	S36°12'44"E	46.18
L24	N58°18'44"W	15.27	L46	S31°56'39"E	25.10
L25	S60°52'44"W	21.78	L47	N75°12'46"E	15.35
L26	N62°42'25"W	10.83	L48	S07°12'26"E	30.43
L27	N42°37'01"E	16.56	L49	S00°41'21"W	24.05
L28	N48°01'28"W	30.53	L50	S07°17'27"W	65.00
L29	N55°31'13"W	43.66	L51	N50°59'28"W	7.99
L30	S49°32'50"W	22.61	L52	N70°52'29"W	98.29
L31	S47°38'36"W	52.36	L53	N07°53'27"E	643.60
L32	S47°52'14"W	60.86	L54	S70°22'21"E	101.59
L33	N32°56'37"W	19.35	L55	N24°48'26"E	30.20
L34	N47°39'35"E	134.90	L56	N68°46'41"W	291.28
L35	N31°54'09"E	23.22	L57	N69°26'32"W	171.54
L36	N26°13'41"W	25.58	L58	N07°58'51"E	56.02
L37	N84°47'16"E	28.33			