



City of Charleston

BOARD OF ZONING APPEALS-SITE DESIGN

August 6, 2020

5:00 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-sd for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Board of Zoning Appeals-Site Design

Your Board of Zoning Appeals-Site Design Members are:

Joel Adrian— *Chair*

Amanda Graham Barton

Emmanuel Ferguson

Andrew Hargett

Paula Murphy

Nell Postell

Jeff Webb

Your City of Charleston Staff are:

Eric Schultz, *TRC
Administrator*

Scott Valentine, *TRC
Coordinator*

Lee Batchelder, *Zoning
Administrator*

Bethany Whitaker, *Clerk*

The Board of Zoning Appeals—Site Design has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Site Design

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Agenda Item #A-1

FAIRBANKS DRIVE

(Daniel Island)

TMS # 271-00-00-010

Request a variance from Sec 54-327 to allow the removal of eight grand trees.

Zoned DI-GO



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 - Tree Removal Landscaping/buffers Parking surface Other _____
- Reconsideration of a decision of the Board or action of a zoning official [attach Appeal form].
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 1, 2020 (Submittal date: June 1, 2020)

Property Address Fairbanks Oaks Allee, Daniel Island TMS # 271-00-00-010

Property Owner Stanley Martin Homes Daytime Phone 843-259-6213

Applicant Michael Cain / SeamonWhiteside+ Daytime Phone 843-684-1667

Applicant's Mailing Address 501 Wando Park Boulevard, Suite 200, Mount Pleasant, SC 29464

E-mail Address rlarowski@seamonwhiteside.com
mcain@seamonwhiteside.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Representative

Zoning of property DI-GO

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- For requests to remove trees, evaluations/reports from certified or qualified arborists
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

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

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Date 6/1/2020

| | | |
|---------------------------------|-----------------|---------------------------------|
| For office use only | | |
| Date application received _____ | Fee \$ _____ | Time application received _____ |
| Staffperson _____ | Receipt # _____ | |

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Please see attached document.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



June 1, 2020

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

Marshes at Daniel Island
Daniel Island, City of Charleston
TMS #271-00-00-010

Marshes at Daniel Island is requesting a variance for the removal of the following grand trees. A description of the condition of the tree and hardship are provided below:

1. Removal by Variance of five (7) Category I Grand Trees:
 - 13.5' / 19" (32.5' total) Maple – Grade C
 - 26' Live Oak – Grade C
 - 33' Live Oak – Grade C
 - 12' / 16" (28' total) Live Oak – Grade C
 - 45' / 13" (58' total) Live Oak – Grade C
 - 15.5' / 13" (28.5' total) Live Oak – Grade C
 - 24' / 14" (38' total) Live Oak – Grade D
2. Removal by Variance of one (1) Category II Grand Tree:
 - 29' Red Oak – Grade C

Evaluation Procedures: Natural Directions LLC assessed the eight (8) trees being asked for removal by variance on May 27, 2020. The trees have also been evaluated by Eric Schultz during a Field Site Visit, April 21, 2017, in preparation for the approved BZA-SD Submittal on May 3, 2017. Since the initial evaluation, numerous site visits have taken place with SW+ and either Eric Schultz or Natural Directions LLC to inspect impact to the grand trees based on the development layout.

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

Located just north of Governor's Park on Daniel Island, the site is bordered on both the northern and western sides by the tidal marsh. Elevations as low as 3'- 4' can be found in the existing ditches crossing the site. These ditches also bisect the critical line and were likely associated with prior agricultural uses in the past. Additionally, existing mounds that are likely

remnants of the construction of the existing drainage pond, adjacent to the development, reach elevations as high as 22'- 23'. Given the variation in high and low elevations throughout the site, the site is extraordinary to the rest of Daniel Island.

B. *These conditions do not generally apply to other properties in the vicinity.*

There are no other parcels of this size, with similar elevation fluctuations or wooded character, in the vicinity.

C. *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*

Due to the abundance of large trees on this site, it would be impossible to develop this property without the removal of these Grand Trees. Great care has been taken to preserve the best quality trees and only remove less-desirable trees, including those that are damaged, diseased, or dying.

D. *The authorization of the variance will not be of substantial detriment to adjacent property or to the public good,*

The removal of these trees will not adversely impact the adjacent properties. By removing the lower quality grand trees requested, room is given to better preserve the high quality grand trees on site and maintain their natural drainage patterns to the greatest extent practical. The site plan is maintaining 77 high quality grand trees and at least 252 non-grand trees. Mitigation, required by these removals, will significantly enhance the quality of the site. Furthermore, this development approach utilizes many "Light Imprint" stormwater strategies.

Overall, this project will be an asset to the area as it will maintain existing high quality trees, plant ample new trees, and showcase environmental stormwater drainage features.

Should you have any questions or need additional information, please feel free to call our office at (843) 884-1667.

SEAMON, WHITESIDE + ASSOCIATES

Michael Cain, ASLA
Land Planner IV



BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston
Thursday, August 6, 2020

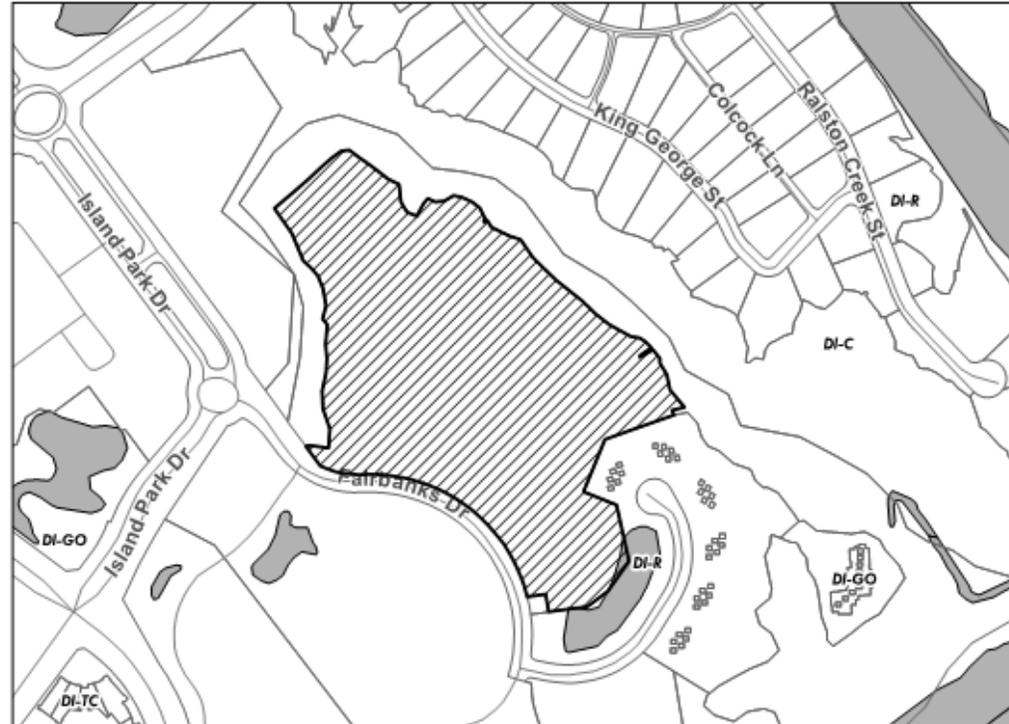
ITEM A 1

Fairbanks Drive

(Daniel Island)

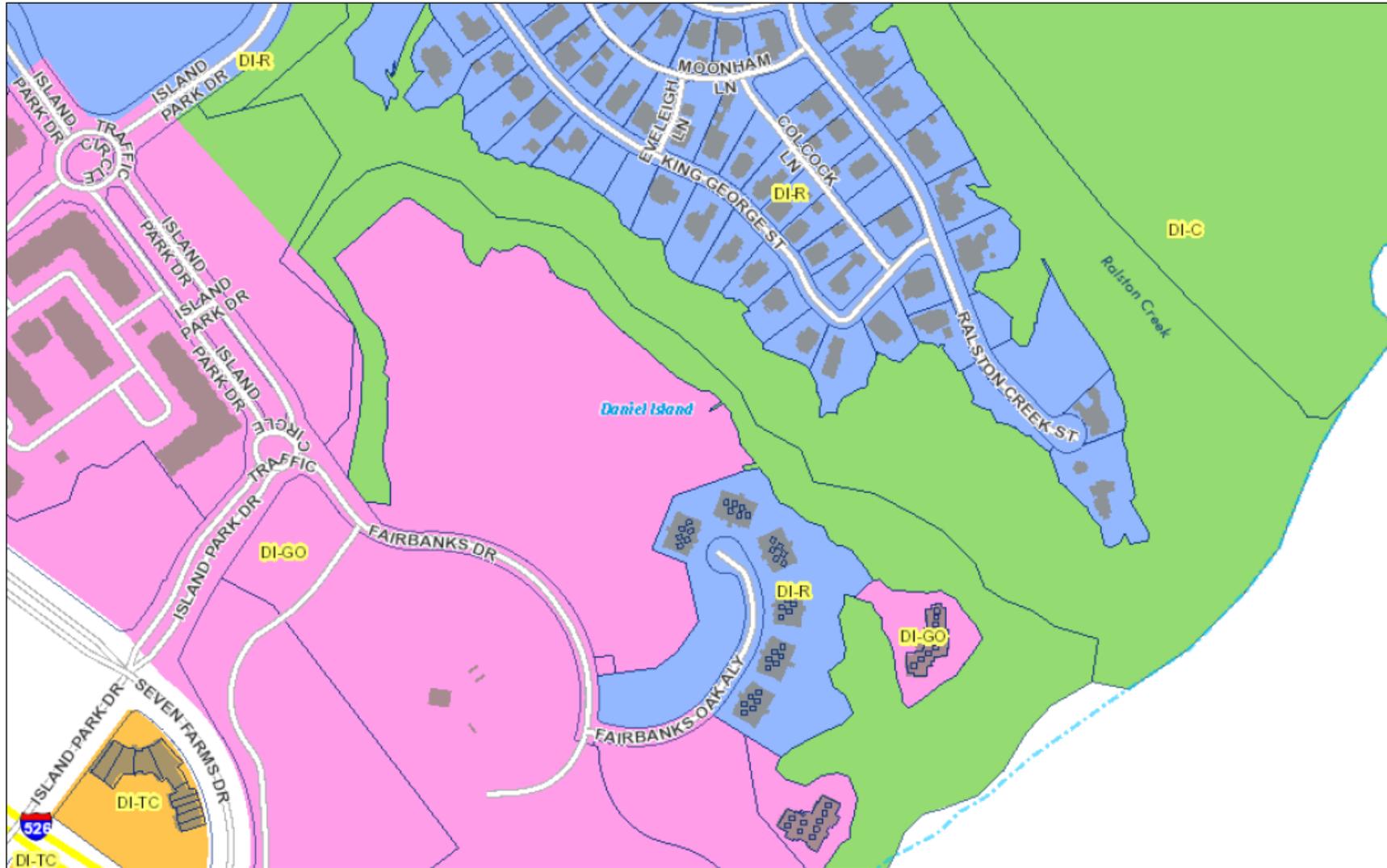
TMS# 271-00-00-010

ZONED DI-GO



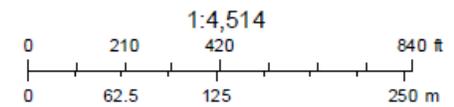
 Subject Property

Fairbanks Drive



June 23, 2020

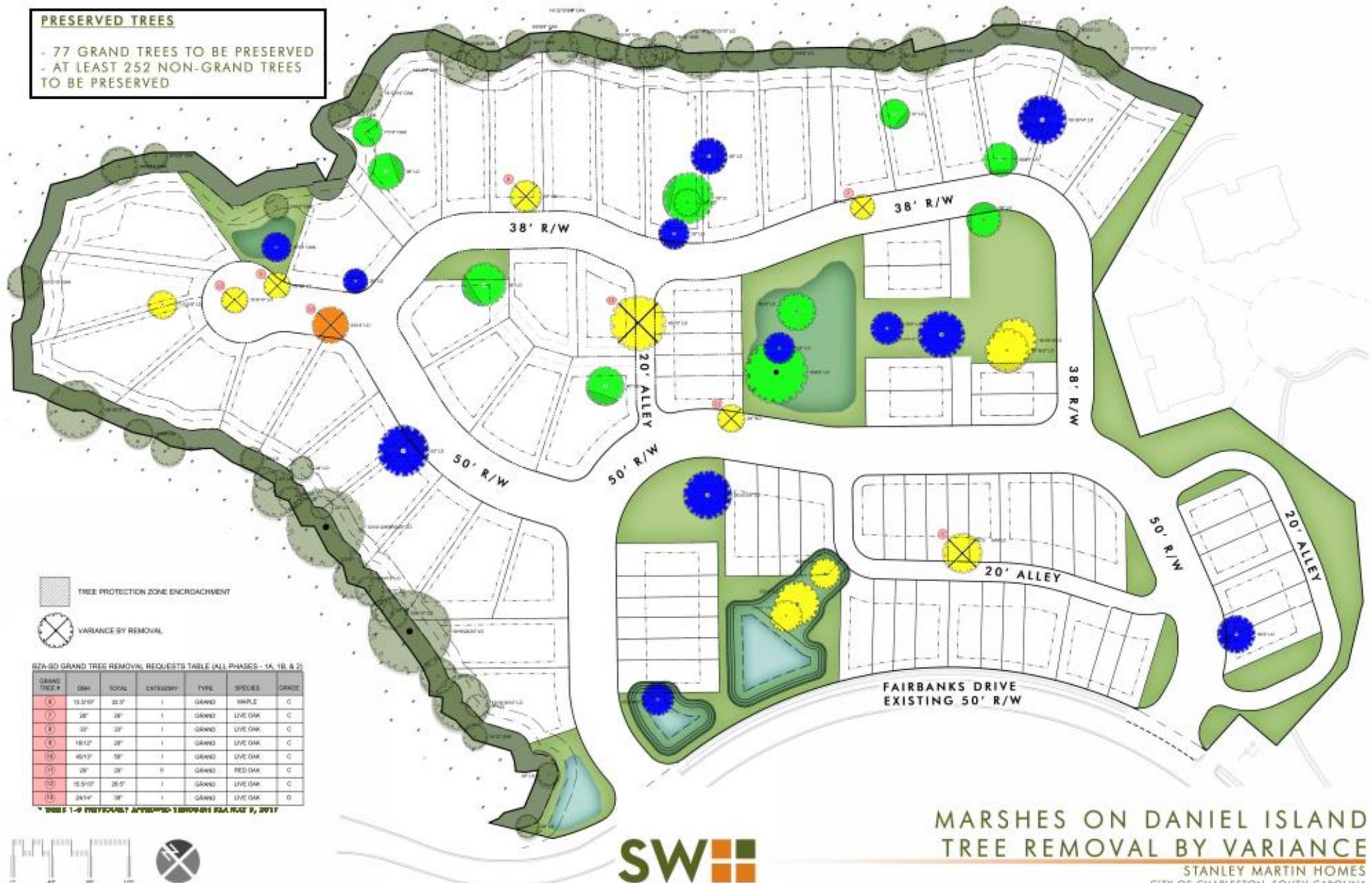
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|-----------------------|------------|------------|------------------|
| Neighborhood Councils | US Hwy | Streets | Parcels with TMS |
| Streets | State Hwy | Pedestrian | Footprint |
| Interstate | Major Road | Forest | |





PRESERVED TREES

- 77 GRAND TREES TO BE PRESERVED
- AT LEAST 252 NON-GRAND TREES TO BE PRESERVED



TREE PROTECTION ZONE ENCRoACHMENT

VARIANCE BY REMOVAL

82A-50 GRAND TREE REMOVAL REQUESTS TABLE (ALL PHASES - 1A, 1B, & 2)

| GRAND TREE # | DBH | TOTAL | EXTERIOR | TYPE | SPECIES | GRADE |
|--------------|--------|-------|----------|-------|----------|-------|
| 6 | 13.51" | 33.3' | 1 | GRAND | WHPLE | C |
| 7 | 26" | 26" | 1 | GRAND | LIVE OAK | C |
| 8 | 33" | 33" | 1 | GRAND | LIVE OAK | C |
| 9 | 18.12" | 28" | 1 | GRAND | LIVE OAK | C |
| 10 | 45.13" | 58" | 1 | GRAND | LIVE OAK | C |
| 11 | 28" | 28" | 0 | GRAND | RED OAK | C |
| 12 | 15.51" | 28.5" | 1 | GRAND | LIVE OAK | C |
| 13 | 24.14" | 38" | 1 | GRAND | LIVE OAK | C |

* TABLE 1-8 PREVIOUSLY APPROVED THROUGH 82A PAGE 8, 2017

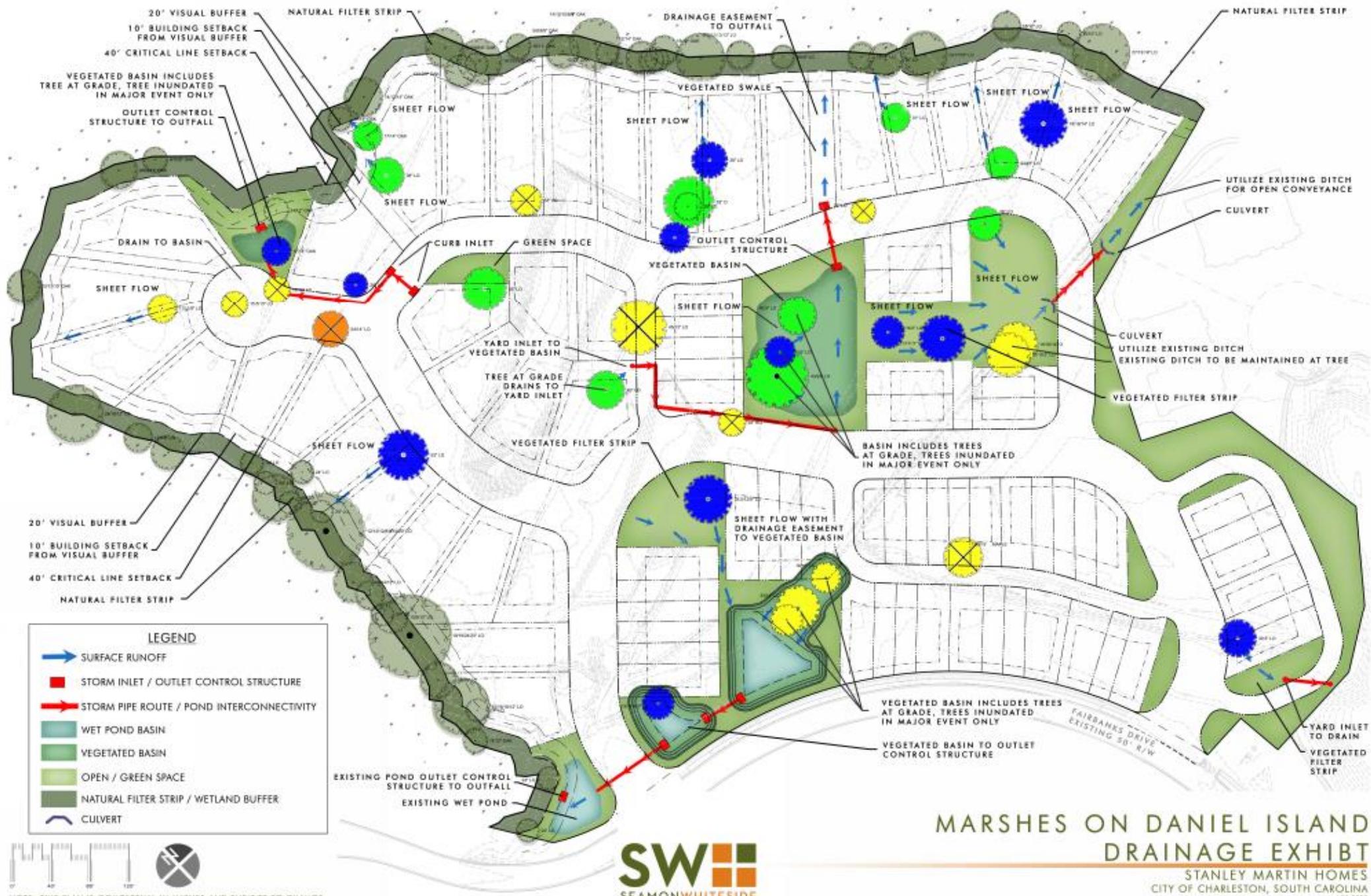


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



**MARSHES ON DANIEL ISLAND
TREE REMOVAL BY VARIANCE**

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
6.01.2020



LEGEND

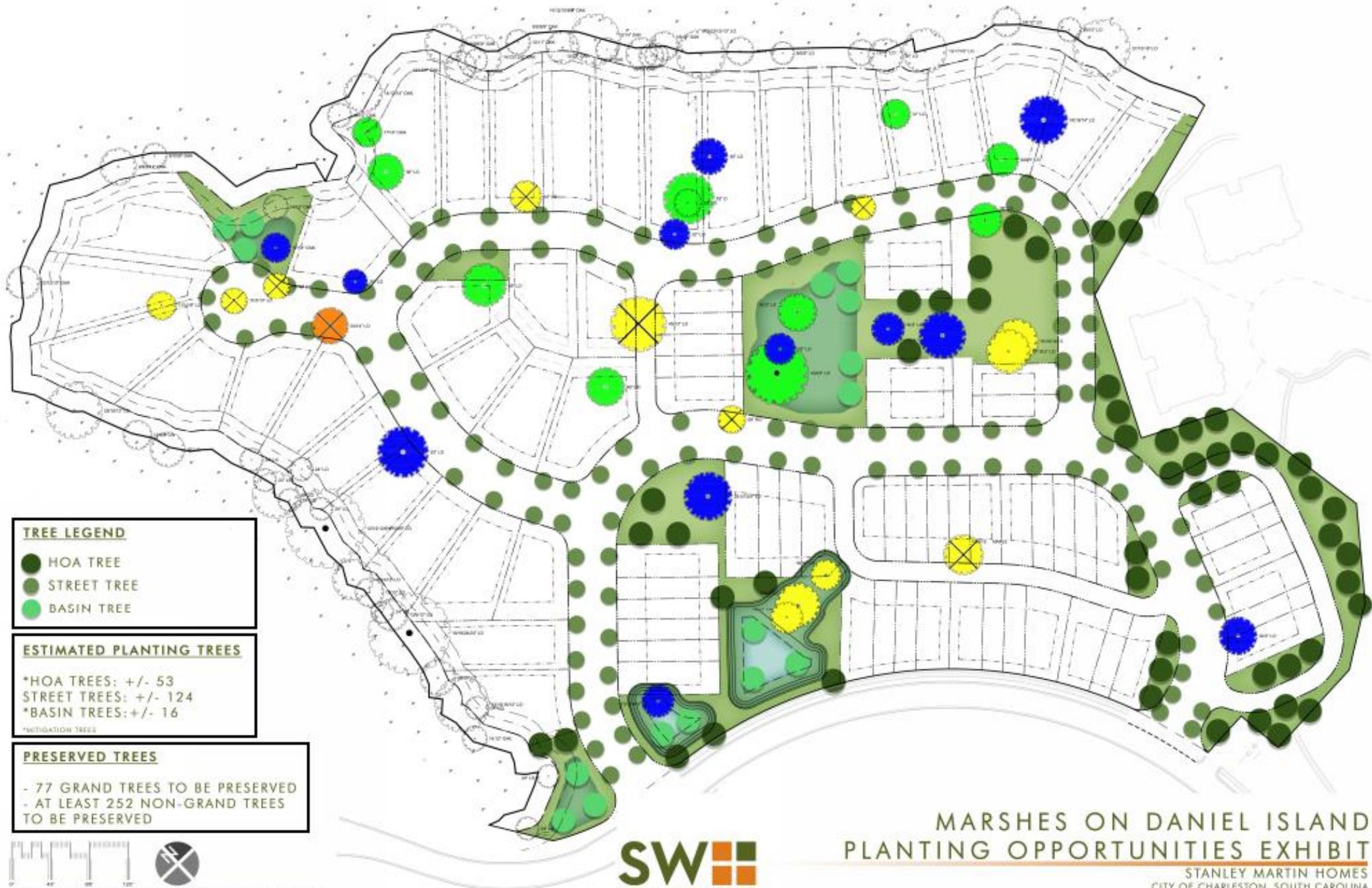
- SURFACE RUNOFF
- STORM INLET / OUTLET CONTROL STRUCTURE
- STORM PIPE ROUTE / POND INTERCONNECTIVITY
- WET POND BASIN
- VEGETATED BASIN
- OPEN / GREEN SPACE
- NATURAL FILTER STRIP / WETLAND BUFFER
- CULVERT

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



MARSHES ON DANIEL ISLAND DRAINAGE EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
8.01.2020



TREE LEGEND

| | |
|--|-------------|
| | HOA TREE |
| | STREET TREE |
| | BASIN TREE |

ESTIMATED PLANTING TREES

| |
|------------------------|
| *HOA TREES: +/- 53 |
| *STREET TREES: +/- 124 |
| *BASIN TREES: +/- 16 |
| *MITIGATION TREES |

PRESERVED TREES

| |
|--|
| - 77 GRAND TREES TO BE PRESERVED |
| - AT LEAST 252 NON-GRAND TREES TO BE PRESERVED |



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



MARSHES ON DANIEL ISLAND
PLANTING OPPORTUNITIES EXHIBIT

STANLEY MARTIN HOMES
CITY OF CHARLESTON, SOUTH CAROLINA
4.01.2020



NOTES:

- 9' TALL TREE CONNECTED TO MAPLE TRUNK BASE AREA (SEE BARK PHOTO).
- EVIDENCE OF DISEASE/ROT MORE THAN HALFWAY UP TREE.
- VINES WRAPPING TRUNK AND BRANCHES.
- ADJACENT TO EXISTING DITCH.

⑥ 13.5/19" - MAPLE - 32.5" DBH - C GRADE



NOTES:

- VINES GROWING UP FROM TRUNK INTO BRANCHES.
- MAJOR LEAN ON OVERALL TREE - COULD BE HAZARDOUS.
- BROKEN LIMBS AND EVIDENCE OF DISEASE.

⑦ LIVE OAK - 26" DBH - C GRADE



NOTES:

- VINES GROWING UP INTO TREE.
- HOLLOW BRANCHING AND HOLLOW TRUNK.
- EVIDENCE OF DISEASE.
- MAJOR LEAN ON OVERALL TREE - COULD BE HAZARDOUS.
- BROKEN LIMBS.

⑧ LIVE OAK - 33" DBH - C GRADE



NOTES:

- DEAD TRUNK, EITHER FROM DISEASE OR ROT, CONNECTS TO 16" TRUNK AND CONTINUES AT BASE OF OVERALL TREE.

⑨ 16/12" - LIVE OAK - 28" DBH - C GRADE



NOTES:

- FUNGI AND DISEASE IS EVIDENT THROUGHOUT TREE
- ONE OF THE MAIN TRUNK LEADER IS GONE AND EXPOSED.
- DEAD BRANCHING

⑩ 45/13" - LIVE OAK - 58" DBH - C GRADE



NOTES:

- VINES GROWING UP INTO OVERALL TREE
- BROKEN BRANCHES
- MINOR HOLLOW BRANCHES

⑪ RED OAK - 29" DBH - C GRADE

REVISION HISTORY

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |

COMPILED BY SEAMON WHITESE & ASSOCIATES, INC. 817 AVENUE PARK BOULEVARD, SUITE 201 MOUNT PLEASANT, SC 29524 | 301 WEST 5 STREET, SUITE 101 GREENVILLE, SC 29608 THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



12 15.5/13" - LIVE OAK - 28.5" DBH - C GRADE



13 24/14" - LIVE OAK - 38" DBH - D GRADE

NOTES:
 - UNDERMINED
 - LEANING



MOUNT PLEASANT, SC
 843.584.1007
 GREENVILLE, SC
 864.285.0024
 COLUMBIA, SC
 843.584.1007
 www.seamonwhite.com



THE MARSHES AT DANIEL ISLAND
 P&A - REVERSE BY THE MARSH
PHASE 1A & 1B
STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA

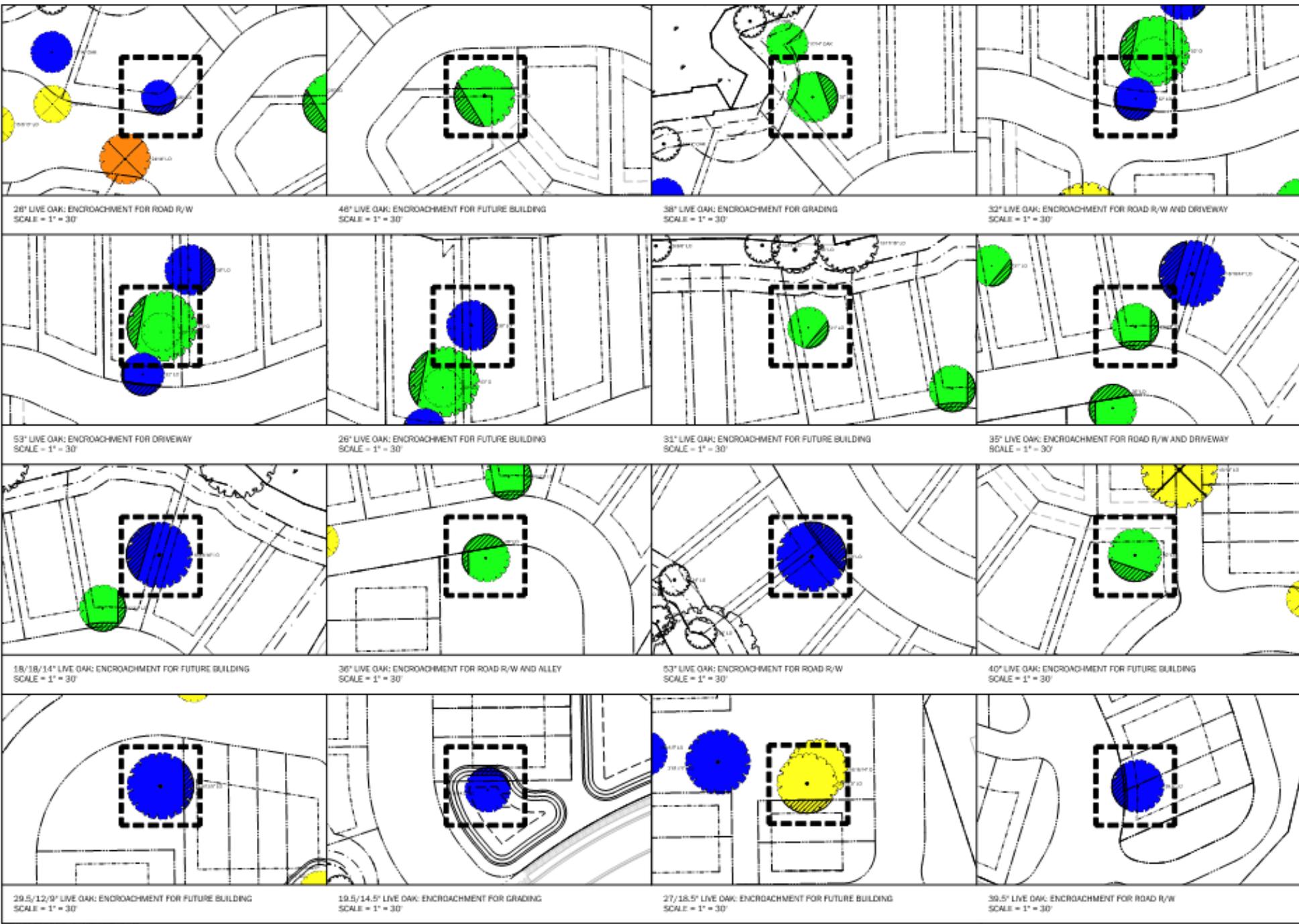
REV. PROJECT: 705
 DATE: 6/1/20
 DRAWN BY: BL
 CHECKED BY: MFC

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

BZA-SD TREE
 PHOTOS
 EXHIBIT

COPYRIGHT © SEAMON WHITE & ASSOCIATES, INC. 301 AMANO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29524 | 803.787.5222, DATE: 01/11/2024
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



SW
 SEAMON WHITE & ASSOCIATES
 MOUNT PLEASANT, SC 29524
 GREENVILLE, SC 29615
 RUMBLEVILLE, SC 29584
 www.seamonwhite.com



THE MARSHES AT DANIEL ISLAND
 PHASE 1A & 1B
 STANLEY MARTIN HOMES
 CITY OF CHARLESTON, SOUTH CAROLINA

| NO. | DATE | BY | CHKD BY |
|-----|--------|----|---------|
| 1 | 6/1/20 | ML | ML |
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| 10 | | | |

Agenda Item #B-1

1229 CLEMENTS FERRY ROAD

(Cainhoy)

TMS # 263-00-02-003 & 263-15-02-023

Request a one-year extension of the following variances granted by the Board on 8/7/19;

Request a variance from Sec. 54-327 to allow the removal of four grand trees.

Request a variance from Sec. 54-327 to allow a reduced impervious construction setback near the bases of 17 grand trees.

Zoned SR-1



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
Tree Removal
Landscaping/buffers
Parking surface
Other
Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: August 5, 2020

Property Address 1229 Clements Ferry Road (Cainhoy) TMS # 2630002003 & 2631502023

Property Owner Oak Bluff Development, LLC Daytime Phone 843-724-5155

Applicant Lesemann & Associates LLC Daytime Phone 843-724-5155

Applicant's Mailing Address 418 King Street, Suite 301, Charleston, SC 29403

E-mail Address eri@lalawsc.com & nmt@lalawsc.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney

Zoning of property SR-1

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
For requests to remove trees, evaluations/reports from certified or qualified arborists
Check, credit card or cash (make checks payable to the City of Charleston)
YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

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

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant [Signature] Date 7/6/20

For office use only
Date application received
Staffperson
Fee \$
Time application received
Receipt #

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Request a one-year extension of the following variances granted by the Board on 8/3/2017 and extended for one year on 8/7/2019:

- 1) Request a variance from Sec 54-327 to allow the removal of four grand trees;
2) Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 17 grand trees.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston
Thursday, August 6, 2020

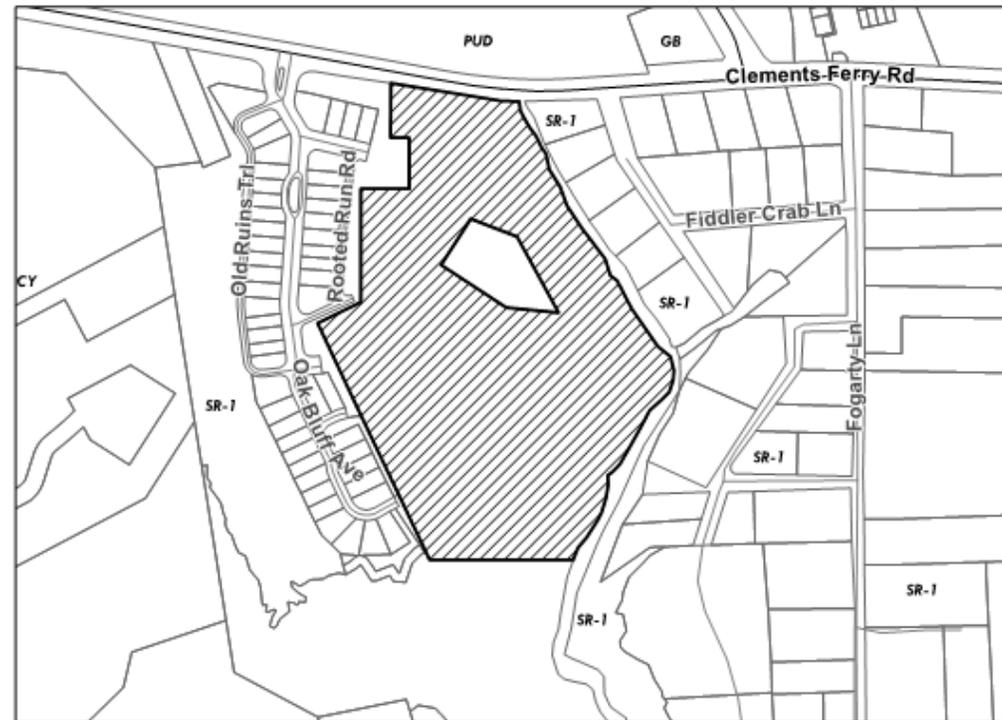
ITEM B 1

1229 Clements Ferry Rd.

(Cainhoy)

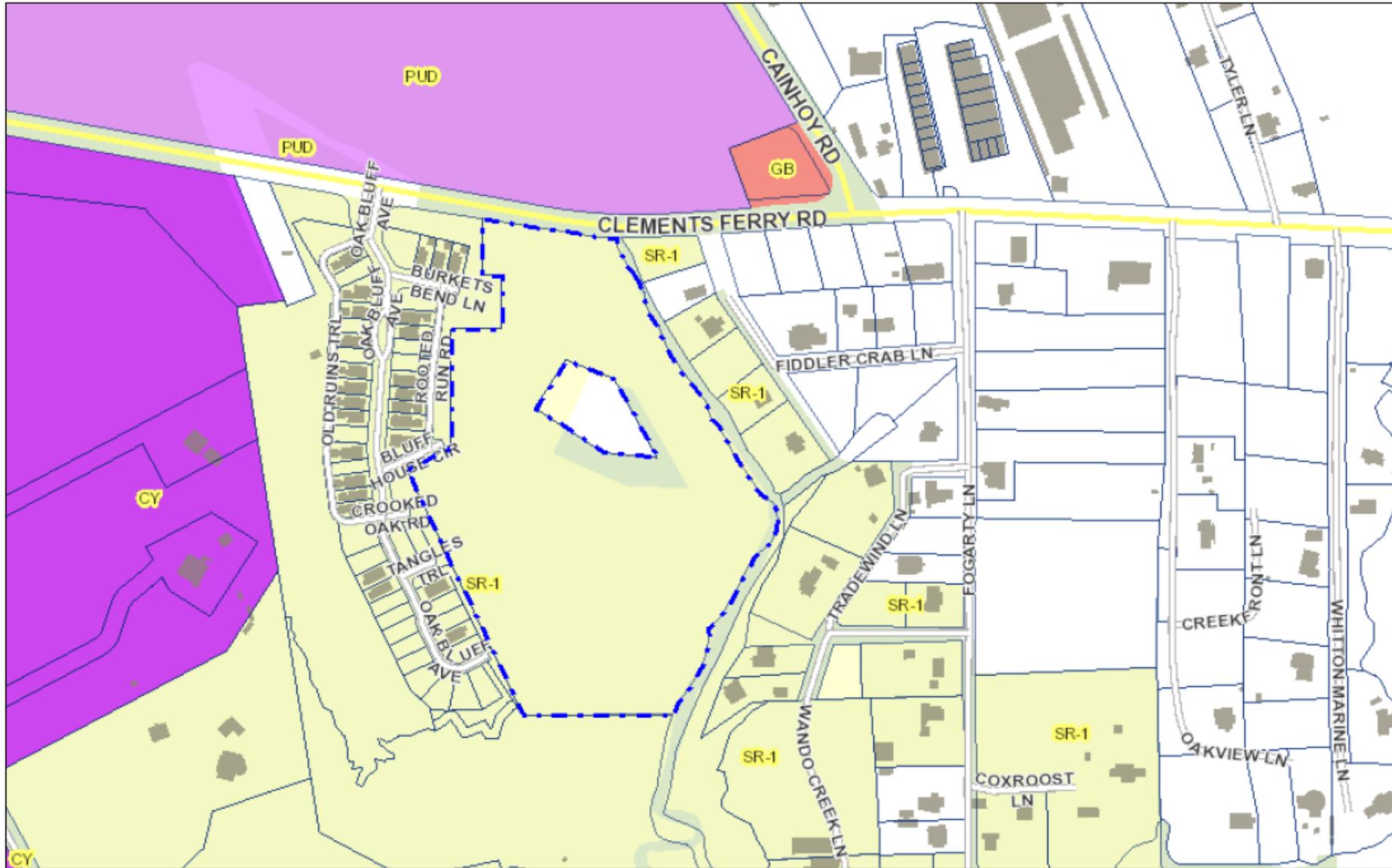
TMS# 263-00-02-003 & 263-15-02-023

ZONED SR-1

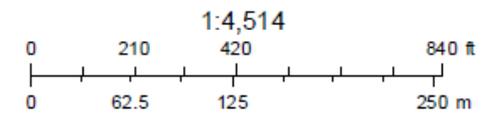


 Subject Property

1229 Clements Ferry Road



July 28, 2020







PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

1229 Clements Ferry Rd 2630002003

Request a variance from Sec 54-327 to allow the removal of five grand trees. Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 17 grand trees. Zoned SR-1. Owner: Oak Bluff Development, LLC/Applicant: Seamon, Whiteside + Associates, Inc.

Order on Special Exception Request

The Board of Zoning Appeals-Site Design held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Order on Variance Request

The Board of Zoning Appeals-Site Design held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

APPROVED. The Board concludes that: 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; 2. These conditions do not generally apply to other property in the vicinity; 3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and 4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: 8/3/17 Chairman Amanda G. Barton

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

B3



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

1229 Clements Ferry Rd (Cainhoy) APP. NO. 198-07-B3 (TMS# 2630002003 & 2631502023)

Request a one-year extension of the following variances granted by the Board on 8/3/2017;

Request a variance from Sec 54-327 to allow the removal of four grand trees. Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of 17 grand trees. Zoned SR-1

Owner: Oak Bluff Development, LLC/Applicant: SeamonWhiteside + Assoc

Order on Special Exception Request

The Board of Zoning Appeals-Site Design held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Order on Variance Request

The Board of Zoning Appeals-Site Design held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

APPROVED. The Board concludes that: 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; 2. These conditions do not generally apply to other property in the vicinity; 3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and 4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any: EXTENSION APPROVED FOR 12 MONTHS

Date issued: 8-7-19 Chairman [Signature]

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Agenda Item #B-2

ASHLEY RIVER ROAD & DOGWOOD ROAD

(W Ashley)

TMS # 355-16-00-025, 026, 027 & 083

Request a variance from Sec. 54-327 to allow the removal of 27 grand trees.

Request a special exception from Sec. 54-327 to allow the removal of three grand trees.

Zoned GB & DR-1F



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals-Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 - Tree Removal Landscaping/buffers Parking surface Other _____
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 8/5/2020

Property Address NA / intersection Dogwood Rd., Ashley River Rd. TMS # 355-16-00-025, 026, 027, 083

Property Owner Homes of Hope INC. contact Jeff Randolph Daytime Phone 864-420-2504

Applicant Patterson Farmer Daytime Phone 843-884-1667

Applicant's Mailing Address 501 Wando Park Blvd. Suite 200 Mount Pleasant, SC 29464

E-mail Address pfarmer@seamonwhiteside.com

Relationship of applicant to owner (same, representative, prospective buyer, other) civil engineer representative

Zoning of property GB and DR1-F

Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- For requests to remove trees, evaluations/reports from certified or **qualified** arborists
- Check, credit card or cash (make checks payable to the City of Charleston) N/A (Affordable Housing)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

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

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Date 7/6/2020

| | | | |
|--|-------|-----------------|---------------------------------|
| For office use only | | | |
| Date application received | _____ | Fee \$ _____ | Time application received _____ |
| Staffperson | _____ | Receipt # _____ | |
| Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov | | | |

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

See Exhibit

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions **pertaining to the particular piece of property**;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

See Exhibit

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



July 6, 2020

Mr. Eric Schultz
City of Charleston
Department of Planning, Preservation & Sustainability
2 George Street
Charleston, SC 29401

**Homes of Hope Affordable Housing
BZA-SD Request
City of Charleston, South Carolina
TMS#: 355-16-00-025, 026, 027, & 083**

Variance Request: The intent of this application is to seek the removal of predominantly low-quality grand trees, while maintaining the high-quality grand trees, to allow for an affordable housing project to be constructed. This application seeks a variance from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

- #7 8.5"/14" Dead Elm grade F
- #11 7"/11"/14" Ash grade D
- #13 21" Willow Oak grade D
- #14 27.5" Willow Oak grade B (tree at driveway to be saved if possible pending SCDOT support of alternative drive configuration)
- #19 25" Ash grade D
- #21 7.5"/9.5"/11.5" Maple grade D
- #29 25" Magnolia grade F
- #30 28" Magnolia grade D
- #33 31.5" Red Oak grade D
- #35 30.5" Laurel Oak grade F
- #39 25.5" Magnolia grade D
- #40 38" Red Oak grade F
- #41 13"/15.5" Hickory grade D
- #42 50" Red Oak grade F
- #43 26.5" Magnolia grade D
- #45 24.5" Magnolia grade C
- #60 30" Magnolia grade D
- #62 12"/12" Dead Maple grade F
- #63 17"/26" Maple grade D

Evaluation Procedures: The trees have been evaluated by a Certified Arborist (Mike Russell from Natural Directions) who verified species and caliper size from the survey and conducted an evaluation based on the health, structure, and general condition of the trees (A through F). Eric Schultz, City of Charleston, has also walked the site and verified or adjusted the tree grades, as presented. In addition, SW+ has walked the site to review and corroborate the findings of both Mike Russell and Eric Schultz.

Variance Criteria:

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

The high quantity and blanketed distribution of lower quality grand trees on this site is an extraordinary and exceptional condition pertaining to this piece of property.
2. These conditions do not generally apply to other property in the vicinity;

Other properties in the vicinity are predominantly developed, and do not share the same quantity or distribution of lower quality grand trees.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Due to the quantity and blanketed distribution of the lower quality grand trees, the application of the grand tree ordinance would unreasonably restrict the utilization of the property to the point where the property would no longer be viable as an affordable housing development, which is the intention of development.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Given the development approach to preserve and protect the good quality grand trees, remove the lower quality ones, and replant the required mitigation on site to the greatest extent possible, the request will not result in a detriment to adjacent property, the public good, or the character of the district.

Special Exception Request: This application seeks a special exception from section 54-327 'Tree Removal Restrictions' to allow the removal of the following grand trees:

- #20 10"/18" Box Elder grade D
- #22 19"/10" Dead Hackberry grade F
- #23 30" Sycamore grade D
- #25 26" Poplar grade D
- #27 30.5" Poplar grade F
- #28 24.5" Poplar grade D
- #38 41" Poplar grade F
- #47 24" Poplar grade D
- #48 26" Poplar grade D
- #49 39.5" Poplar grade D
- #55 25.5" Poplar grade D
- #56 24" Poplar grade C
- #67 27" Water Oak grade D

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Thursday, August 6, 2020

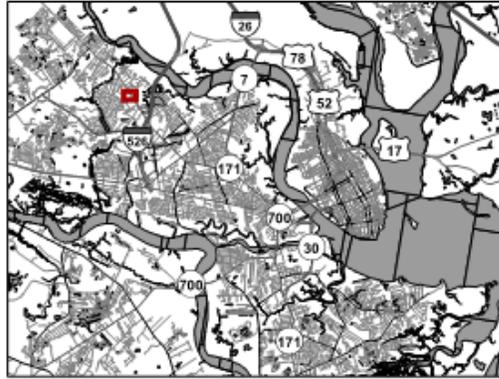
ITEM B 2

Ashley River Rd & Dogwood Rd

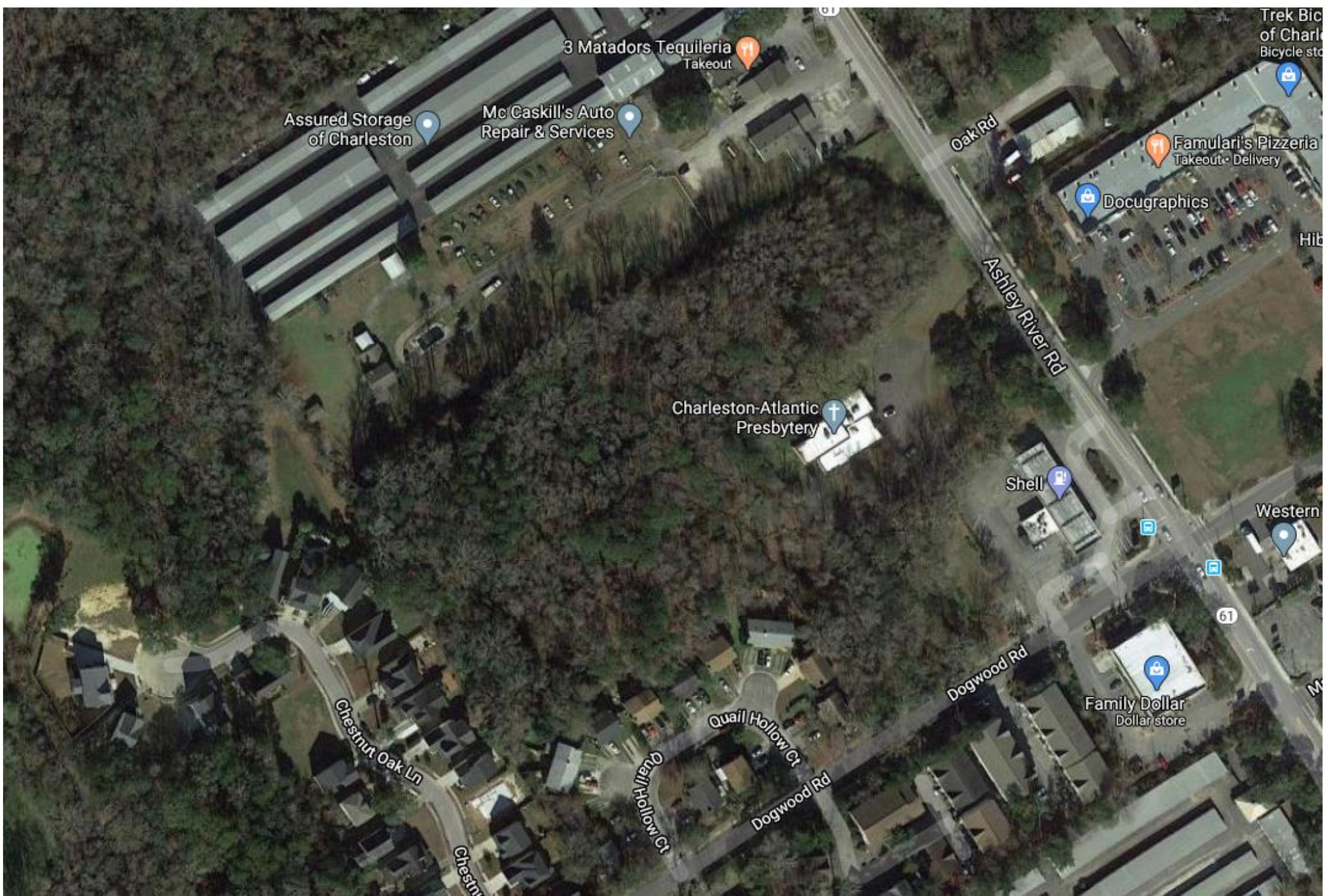
(West Ashley)

TMS# 355-16-00-025, 026, 027 &
083

ZONED GB & DR-1F



 Subject Property



3 Matadors Tequileria
Takeout

Assured Storage
of Charleston

Mc Caskill's Auto
Repair & Services

Trek Bic
of Charle
Bicycle sto

Famulari's Pizzeria
Takeout • Delivery

Docugraphics

Charleston-Atlantic
Presbytery

Shell

Western

Family Dollar
Dollar store

Oak Rd

Ashley River Rd

Dogwood Rd

Chestnut Oak Ln

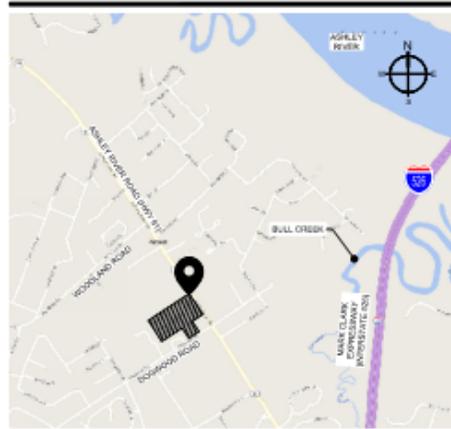
Quail Hollow Ct

Dogwood Rd

61

THE DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.
 801 WANDO PARK BOULEVARD, SUITE 200 | MOUNTAIN LAKEVIEW, SC 29648 | 803-885-7333 | WWW.SWWHITESIDE.COM
 801 WANDO PARK BOULEVARD, SUITE 200 | MOUNTAIN LAKEVIEW, SC 29648 | 803-885-7333 | WWW.SWWHITESIDE.COM

SITE LOCATION MAP (NTS)



PROJECT DESCRIPTION

PROJECT DATA:
 THIS PROJECT IS LOCATED ON FOUR PARCELS TOTALING 9.03 ACRES, WHICH IS CURRENTLY LOCATED NEAR THE INTERSECTION OF ASHLEY RIVER ROAD AND DOGWOOD ROAD IN CHARLESTON, SC. THE TRACT AS IT EXISTS CURRENTLY IS A PARTIALLY DEVELOPED SITE CONSISTING OF A CHURCH BUILDING AND ASSOCIATED PARKING. THE REMAINDER OF THE SITE IS WOODED AND UNDEVELOPED.

THE PROPOSED DEVELOPMENT WILL BE A 475 AFFORDABLE HOUSING TOWNHOME UNITS THAT INCLUDES ASSOCIATED PARKING AND INFRASTRUCTURE.

FLOOD ZONE:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE AE(1)11 AND ZONE X, SCALED FROM THE PRELIMINARY FEMA FLOOD MAP PANEL NO. 48979C0485J DATED NOVEMBER 17, 2014.

PROPERTY INFORMATION:
 TRSF 355-16-00-025, 026, 027, 083
 ZONING DISTRICT: GS AND DR-1F

ZONING REQUIREMENTS:
 ZONING DISTRICT: GENERAL BUSINESS (GB) AND DIVERSE RESIDENTIAL (DR-1F)
 HEIGHT LIMIT = 50' (GB), 3-STORIES / 5F (DR-1F)
 REQUIRED PARKING - 1 SPACE PER 4 DWELLING UNITS (AFFORDABLE HOUSING USE)
 MAX. LOT COVERAGE = 50% (DR-1F)

SANITARY SEWER DISPOSAL:
 SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CHARLESTON WATER SYSTEM VIA THE EXTENSION OF THE EXISTING SEWER MAIN.

ADA NOTE:
 ALL DRIVEWAYS, SIDEWALKS AND TRAILS WILL BE ADA COMPLIANT

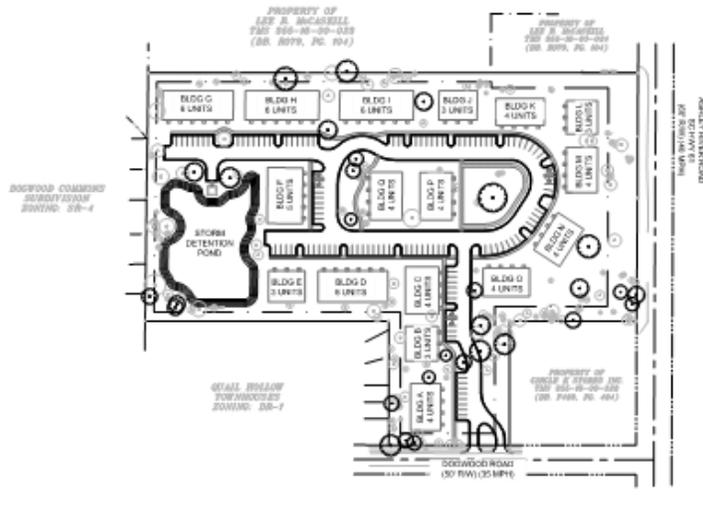
GENERAL NOTES

- ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY PARKER LAND SURVEYING, LLC DATED JANUARY 9, 2019.
- ALL ELEVATIONS ARE BASED ON NAVD83 DATUM.
- THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK, EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- AN AUTOCAD BASE PLAN OF THIS DRAWINGS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST. ENGINEER SHALL NOT BE RESPONSIBLE FOR ERRORS IN ELECTRONIC DATA.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- A COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS AND WILL BE REQUIRED BEFORE A NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED AND BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

BZA-SD SUBMITTAL FOR: HOMES OF HOPE AFFORDABLE HOUSING

CITY OF CHARLESTON, SC
 City Project ID# TRC-SP2020-000350
 TRC# 355-16-00-025, 026, 027, 083

SITE OVERVIEW



| SHEET LIST TABLE | |
|------------------|--|
| SHEET NUMBER | SHEET TITLE |
| C-1.0 | TITLE SHEET |
| C-1.1 | DRAWING LEGEND |
| 1 OF 1 | EXISTING CONDITIONS SURVEY (PARKER LAND SURVEYING) |
| C-2.0 | GRAND TREE IMPACTS - SITE PLAN |
| C-3.0 | GRAND TREE ENCROACHMENTS |
| C-4.0 | PRELIMINARY GRADING PLAN |
| 1 OF 5 | TREE REMOVAL PHOTOS |
| 2 OF 5 | TREE REMOVAL PHOTOS |
| 3 OF 5 | TREE REMOVAL PHOTOS |
| 4 OF 5 | TREE ASSESS / TREE GRADE EXHIBIT |
| 5 OF 5 | GREEN SPACE EXHIBIT |
| 6 OF 6 | PLANTING OPPORTUNITIES EXHIBIT |

- REVISION NOTES:**
- PERMITTING
 DATE: 6/1/2020
 REASON: PRE-APP TRC SUBMITTAL
 - PERMITTING
 DATE: 7/8/2020
 REASON: BZA-SD SUBMITTAL

PROJECT CONTACTS

DEVELOPER:
 THE RANDOLPH GROUP
 601 PUNDELTON STREET, SUITE 200
 GREENVILLE, SC 29601
 CONTACT: JEFF RANDOLPH
 PHONE: (864) 420-2504

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
 SEAMON WHITESIDE & ASSOCIATES, LLC
 551 WANDO PARK BLVD., SUITE 200
 MOUNT PLEASANT, SC 29568
 CONTACT: PATTERSON FARMER
 PHONE: 843-884-1897

OWNER:
 HOMES OF HOPE, INC
 3 DUNEAN STREET
 GREENVILLE, SC 29611

SURVEYOR:
 PARKER LAND SURVEYING, LLC
 5815 GRIFFIN STREET
 HANAHAN, SC 29410
 CONTACT: RICHARD A. ALDRIDGE
 PHONE: 843-554-7777



EXISTING UTILITY NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**HOMES OF HOPE
 AFFORDABLE HOUSING
 THE RANDOLPH GROUP**
 CITY OF CHARLESTON, SC

SHEET PROJECT: 6283
 DATE: 6/1/20
 DRAWN BY: JEF
 CHECKED BY: JEF

REVISION HISTORY

| NO. | DATE | DESCRIPTION |
|-----|--------|-----------------------------|
| 1 | 6/1/20 | ISSUED FOR PERMITTING |
| 2 | 7/8/20 | ISSUED FOR BZA-SD SUBMITTAL |

TITLE SHEET

REFERENCES:

1. MAP OF REPERT ON THE ASHLEY, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED AND COMPILED FOR PUBLICATION FEBRUARY 1923, BY ROBERT G. HUNT, SURVEYOR, AND RECORDED IN PLAT BOOK 6, PAGE 136, CHARLESTON COUNTY REC. OFFICE.
2. PLAT OF SUB-DIVISION OF PARCEL 14, SECTION 2, TOWNSHIP 34-N, RANGE 10-W, CHARLESTON COUNTY, S.C., DATED JANUARY 12, 1986, BY HAROLD C. FORBES, SURVEYOR, BOOK NO. 2001, AND RECORDED IN PLAT BOOK 14, PAGE 41, CHARLESTON COUNTY REC. OFFICE.
3. PLAT OF LOTS 1-26 GOING HOLLOW TOWNHOUSES, ST. ANDREWS PARISH, CHARLESTON COUNTY, S.C., DATED FEBRUARY 28, 1986, BY DANIEL C. FORBES, SURVEYOR, BOOK NO. 2001, AND RECORDED IN PLAT BOOK 14, PAGE 74, CHARLESTON COUNTY REC. OFFICE.
4. A SUBDIVISION SURVEY OF LOT 84 AND LOT 86, DAILEY CIRCLE / PHILLIPS RD. OWNED BY SHAW-DANIEL, INC. LOCATED IN ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JUNE 22, 2006, BY JOHN S. BOYD, SURVEYOR, BOOK NO. 10036, AND RECORDED IN PLAT BOOK 30, PAGE 341, CHARLESTON COUNTY REC. OFFICE.
5. CHARLESTON COUNTY TMS No. 355-16-00-026 -026, -027, -028.

NOTES:

1. BY GRAPHICAL PLOTTING ONLY THESE PROPERTIES APPEAR TO BE WITHIN FLOOD ZONES 3' & 6' HEIGHT AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45066, DATED WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2016.
2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY CORNERS FOUND AS LABELED.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
5. THE PUBLIC SHOULD REFERENCE AND ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.
6. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT SHOWN OR APPARENT TO THE SURVEY.
7. THE HORIZONTAL DATUM IS 2011 AND IS (ONLY ADJUSTMENT) STATE PLANE. THE VERTICAL DATUM IS NAVD 83.

| LINE | STATION | BENCHMARK |
|------|---------|-----------|
| 1 | 0+00 | 100 |
| 2 | 0+10 | 100 |
| 3 | 0+20 | 100 |
| 4 | 0+30 | 100 |
| 5 | 0+40 | 100 |
| 6 | 0+50 | 100 |
| 7 | 0+60 | 100 |
| 8 | 0+70 | 100 |
| 9 | 0+80 | 100 |
| 10 | 0+90 | 100 |
| 11 | 1+00 | 100 |
| 12 | 1+10 | 100 |
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| 93 | 9+20 | 100 |
| 94 | 9+30 | 100 |
| 95 | 9+40 | 100 |
| 96 | 9+50 | 100 |
| 97 | 9+60 | 100 |
| 98 | 9+70 | 100 |
| 99 | 9+80 | 100 |
| 100 | 9+90 | 100 |

- LINE/TYPE AND SYMBOL LEGEND:**
- PROPERTY LINE w/ CORNER FOUND AS DESCRIBED
 - PROPERTY LINE w/ 3/4" NEAR SET
 - PROPERTY LINE w/ 3/4" GALVANIZED CORNER
 - CONCRETE
 - RIGHT-OF-WAY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - APPROXIMATE FLOOD LINE
 - BUFFER LINE



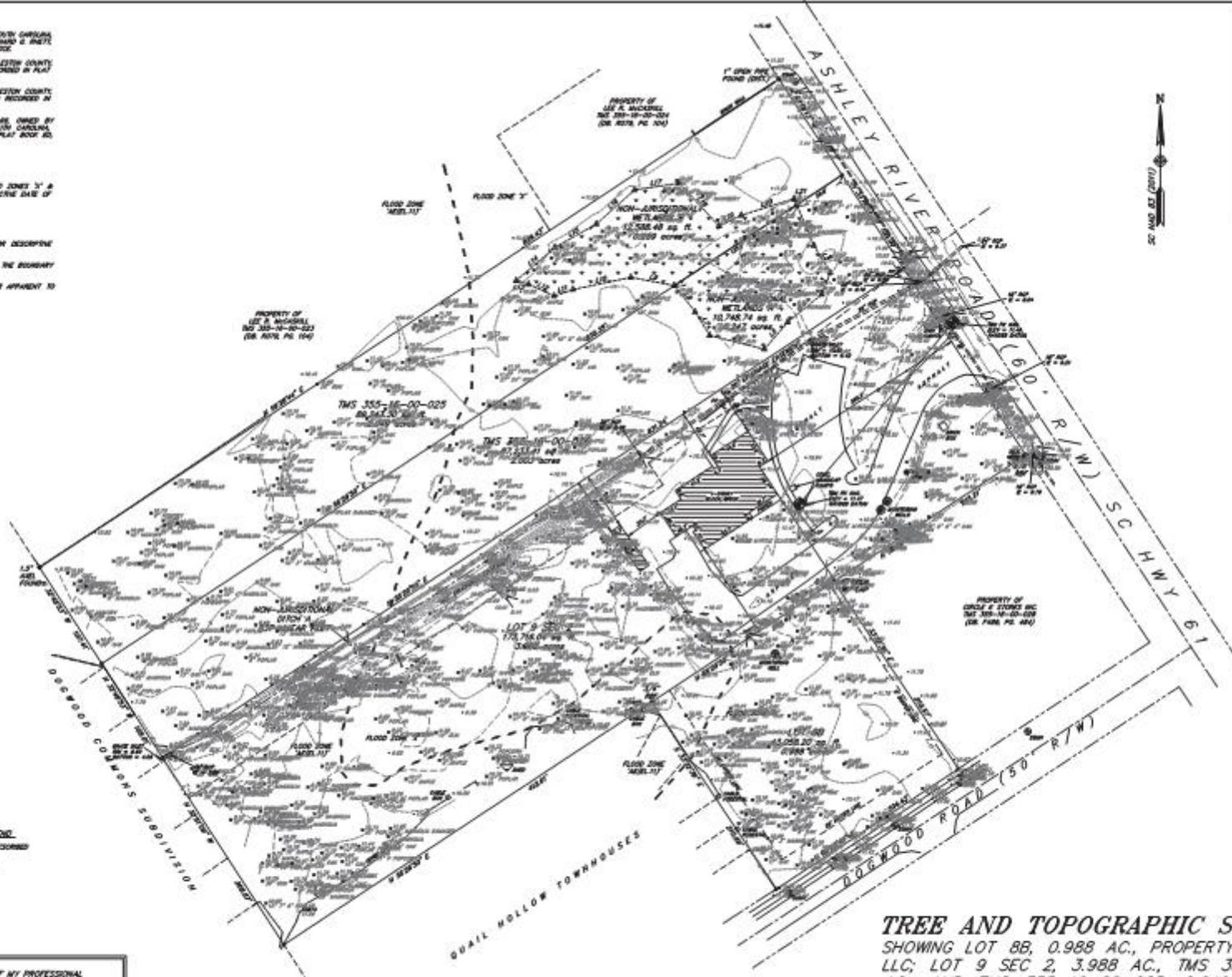
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO, THAT THE BOUNDARIES AND ENCROACHMENTS ON THIS SURVEY ARE AS SHOWN.

RICHARD A. ALDRIDGE P.L.S. 20854

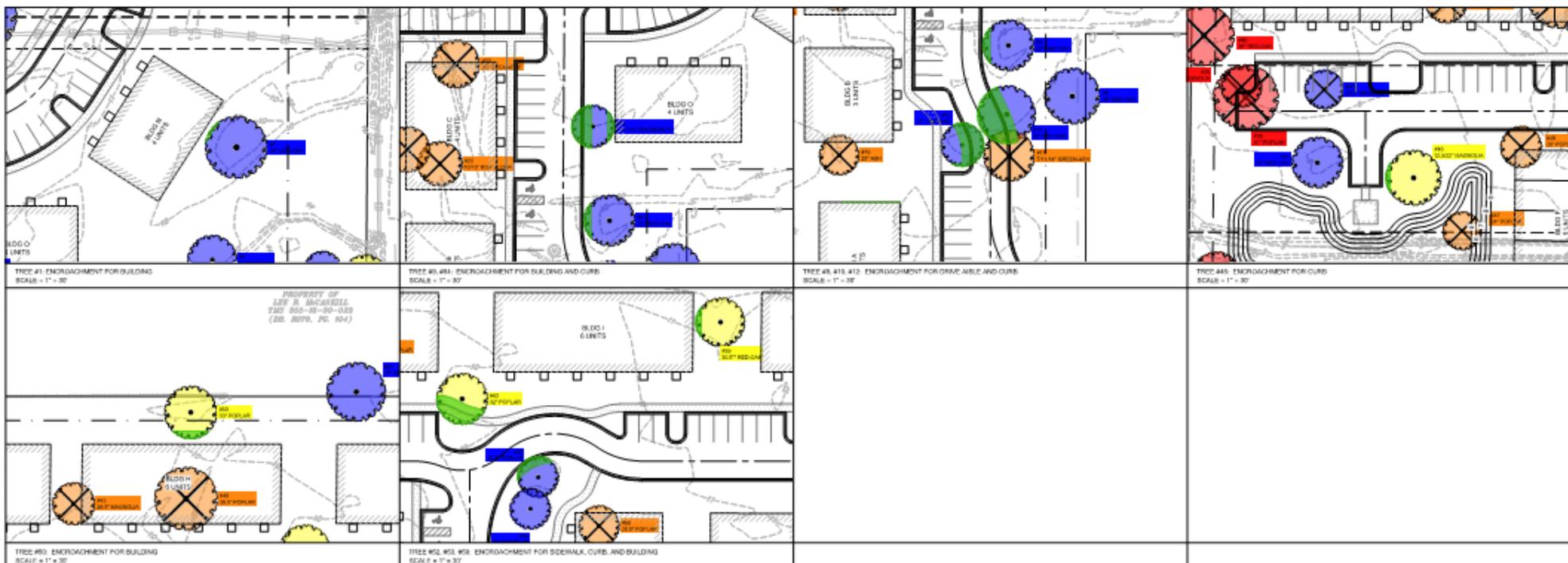


TREE AND TOPOGRAPHIC SURVEY
 SHOWING LOT 88, 0.988 AC., PROPERTY OF 88 DOGWOOD RD. LLC; LOT 9 SEC 2, 3.988 AC., TMS 355-16-00-026, 2.003 AC., AND TMS 355-16-00-025, 2.049 AC., PROPERTIES OF CHARLESTON PRESBYTERY, LOCATED IN ST. ANDREWS PARISH, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JANUARY 9, 2019 SCALE: 1" = 50'



COPYRIGHT © SEAMON, WHITEHEAD & ASSOCIATES, INC. 501 WYNDWOOD PARK BOULEVARD, SUITE 200 MOUNT PLEASANT, SC 29524 | 803.882.5555 SEAMON WHITEHEAD ENGINEERS, SUITE 101 GREENVILLE, SC 29601



TREE #41: ENCROACHMENT FOR BUILDING
SCALE = 1" = 30'

TREE #46A: ENCROACHMENT FOR BUILDING AND CURB
SCALE = 1" = 30'

TREE #45, #41A, #41B: ENCROACHMENT FOR DRIVE, AISLE, AND CURB
SCALE = 1" = 30'

TREE #46: ENCROACHMENT FOR CURB
SCALE = 1" = 30'

TREE #46: ENCROACHMENT FOR BUILDING
SCALE = 1" = 30'

TREE #46L, #46M, #46N: ENCROACHMENT FOR SIDEWALK, CURB, AND BUILDING
SCALE = 1" = 30'



MOUNT PLEASANT, SC 803.882.5555
 GREENVILLE, SC 803.248.0534
 SUMMERVILLE, SC 803.872.0710
 SPARTANBURG, SC 803.272.1272
 CHARLOTTE, NC 800.312.6465
 www.seamonwhitehead.com

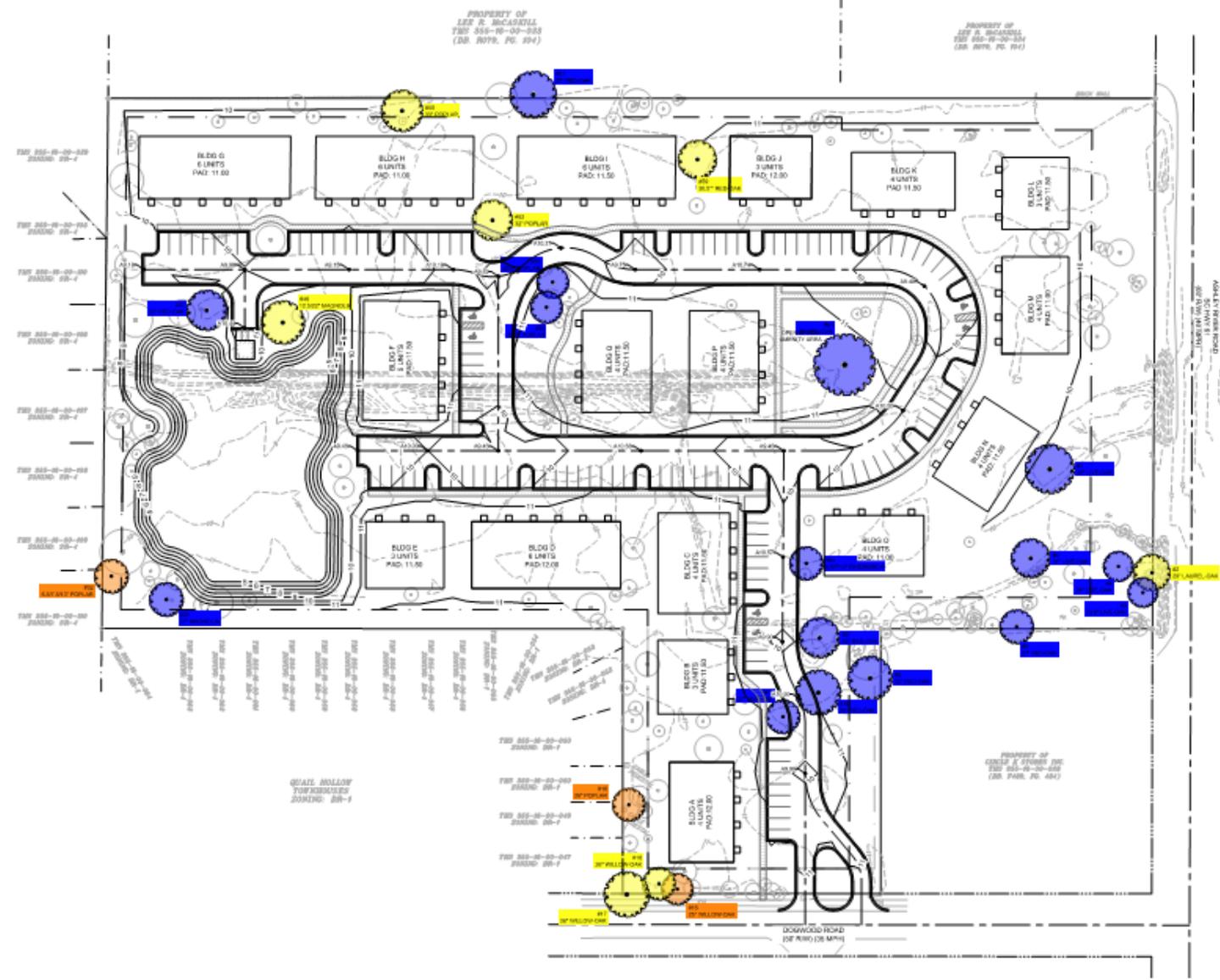


HOMES OF HOPE
AFFORDABLE HOUSING
 THE RANDOLPH GROUP
 CITY OF CHARLESTON, SC

2024 PROJECT: 4255
 DATE: 6/1/20
 DRAWN BY: BBT
 CHECKED BY: BBT

| REVISION HISTORY | |
|------------------|---------|
| 1 | ISSUE |
| 2 | REVISED |
| | |
| | |
| | |

GRAND TREE ENCROACHMENT

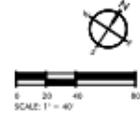


GRADING LEGEND



SPOT ELEV KEY (FINISHED GRADING)

- 0-(asphalt) surface of finished asphalt roadway or walking path
 - 0-(curb) base of curb at highest point
 - 0-(GFI) finished ground elevation
 - 0-(flow) direction of which surface water flows into drainage structure
 - 0-(surface of asphalt) adjacent to street or grade of curb that
 - 0-(surface of access cover for junction or transition box
 - 0-(surface of gutter at outside edge for catch basin, gutter inlet, or ground good structure
 - 0-(gutter) surface of gutter at lowest point (along water flow path)
 - 0-(downhill) low of retaining wall
 - 0-(crest) top of street break of paving
 - 0-(width) surface of finished concrete or bituminous paving slab, public, street, or sidewalk
 - 0-(width existing) following elevation number, indicates to match elevation of existing surface of point of connection
- Example: AT 12.00 shows that the surface of new asphalt is to be at elevation 12.00 which should match the elevation of the existing asphalt surface of the pad.



EXISTING UTILITY NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSIDERING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



MOUNT PLEASANT, SC
 803.884.1847
 GREENVILLE, SC
 864.268.9534
 SUMMERVILLE, SC
 803.873.2215
 SPARTANBURG, SC
 804.272.1273
 CHARLOTTE, NC
 800.312.5450
 WWW.SWLANDSCAPEDESIGN.COM



HOMES OF HOPE AFFORDABLE HOUSING
 THE RANDOLPH GROUP
 CITY OF CHARLESTON, SC

2011 PROJECT: 6203
 DATE: 6/1/20
 DRAWN BY: DST
 CHECKED BY: RPS

REVISION HISTORY

| NO. | DATE | DESCRIPTION |
|-----|--------|-------------------|
| 1 | 6/1/20 | ISSUED FOR PERMIT |

PRELIMINARY GRADING PLAN



7_8.5+14 Elm.jpg



11_7+11+14Ash.jpg



13_32 WO.jpg



14_27.5 WO.jpg



19_25 Ash.jpg



20_10+18 Box Elder.jpg



21_7.5+9.5+11.5 Maple.jpg



22_19 + 10 Hackberry (fallen).jpg



23_30 Sycamore.jpg



24_17 Poplar.jpg



25_26 Poplar.jpg



27_30.5 Poplar.jpg



28_24.5 Poplar.jpg



29_25 Mag.jpg



33_31.5 RO.jpg



35_30.5 LAO.jpg



38_41 Poplar.jpg



39_25.5 Magnolia.jpg



40_38 RO.jpg



41_13.5+15.5 Hickory (2).jpg



41_13.5+15.5 Hickory.jpg



42_50 RO (fallen).jpg



43_26.5 Mag.jpg



45_24.5 Mag.jpg



47_24 Poplar.jpg



48_26 Poplar.jpg



49_39.5 Poplar.jpg



55_25.5 Poplar.jpg



56_24 Poplar.jpg



60_30 Mag.jpg



62_12+12.5 Maple (half Dead).jpg



63_26+17 Maple.jpg



67_27 WAO.jpg



30_28 MAG



30_28 MAG



TOTAL GRAND TREES PRESERVED: 26

- # OF DEAD TREES TO BE REMOVED: 3
- # F TREES TO BE REMOVED: 5 (16.7% OF REMOVED)
- # D TREES TO BE REMOVED: 19 (63.3% OF REMOVED)
- # C TREES TO BE REMOVED: 2 (6.7% OF REMOVED)
- # B TREES TO BE REMOVED: 1 (POTENTIAL REMOVAL PENDING SCDOT)
- # A TREES TO BE REMOVED: 0
- D+F TREES REMOVED = 80.0% OF REMOVED

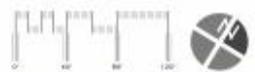
ESTIMATED MITIGATION REQUIRED: 360.75*

TREE SAVE AREA

TREE LEGEND

- | | |
|---|---|
| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |
| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |
| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |
| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |
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| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |
| ● GRAND TREE (D+F) TO BE REMOVED BY P&T | ● GRAND TREE (D+F) TO BE REMOVED BY P&T |

NOTE: SIZE OF TREE SYMBOL REPRESENTS TREE PROTECTION ZONES OF 1 FOOT DIAMETER FOR EACH INCH OF DBH (DIAMETER).



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



HOMES OF HOPE
TREE SAVE/TREE GRADE EXHIBIT

CHARLESTON, SC
7.6.2020

Agenda Item #B-3

1362 OLD TOWNE ROAD

(W Ashley)

TMS # 415-00-00-054

Request a special exception from Sec. 54-511 to allow a non-hard parking surface for an office development.

Zoned GO



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board. An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- ☑ A Variance and/or Special Exception as explained on page 2 of this form.
☐ Tree Removal ☐ Landscaping/buffers ☐ Parking surface ☐ Other
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: August 5, 2020

Property Address 1362 Old Towne Rd, Charleston SC 29407 TMS # 415-00-00-054

Property Owner Lowcountry Land Trust Daytime Phone 843-577-6510

Applicant GEL Engineering LLC Daytime Phone 843-769-7378

Applicant's Mailing Address P.O. Box 30712, Charleston SC 29417

E-mail Address edward.guinn@gel.com

Relationship of applicant to owner (same, representative, prospective buyer, other) engineer

Zoning of property GO

Information required with application: (check information submitted)

- ☑ Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
☐ Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
☐ For requests to remove trees, evaluations/reports from certified or qualified arborists
☑ Check, credit card or cash (make checks payable to the City of Charleston)
☐ YES or ☑ NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

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

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant Edward R. Guinn, Jr. Date July 6, 2020

For office use only
Date application received
Staffperson
Fee \$
Time application received
Receipt #

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Blank lines for variance test explanation

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

The Lowcountry Land Trust proposes to build a new office on this property. The property was dedicated to the Land Trust with a covenant that no impervious parking would be constructed. The Land Trust seeks a special exception from the Zoning Ordinance Sec 54-511 to allow this office to be developed using only non-hard parking surface and drive aisles.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston
Thursday, August 6, 2020

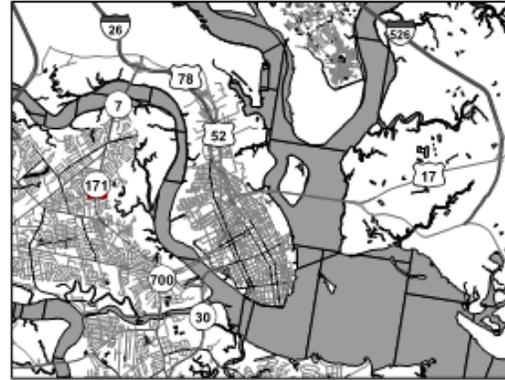
ITEM B 3

1362 Old Towne Rd

(West Ashley)

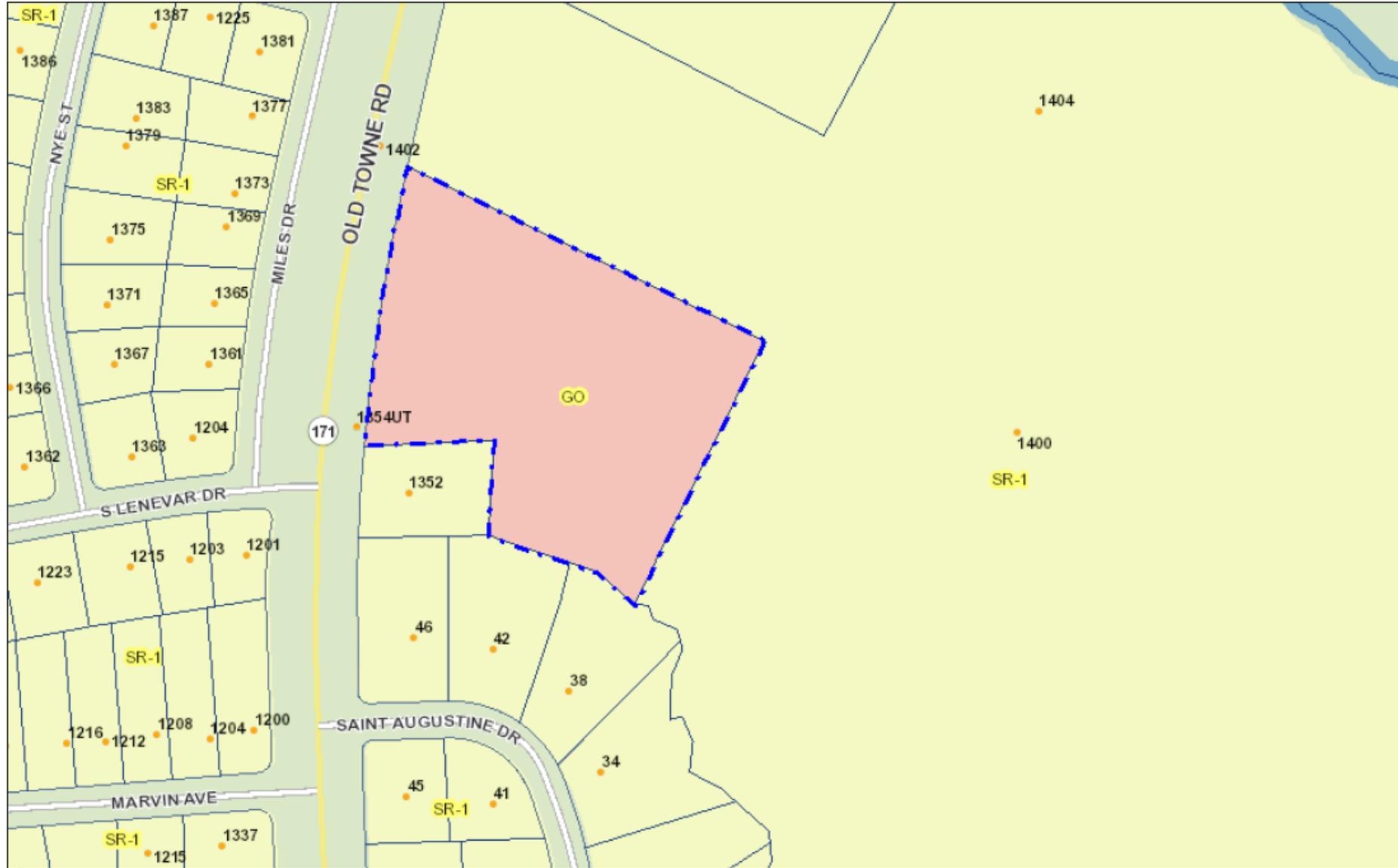
TMS# 310-00-00-054

ZONED GO

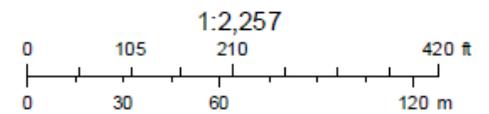


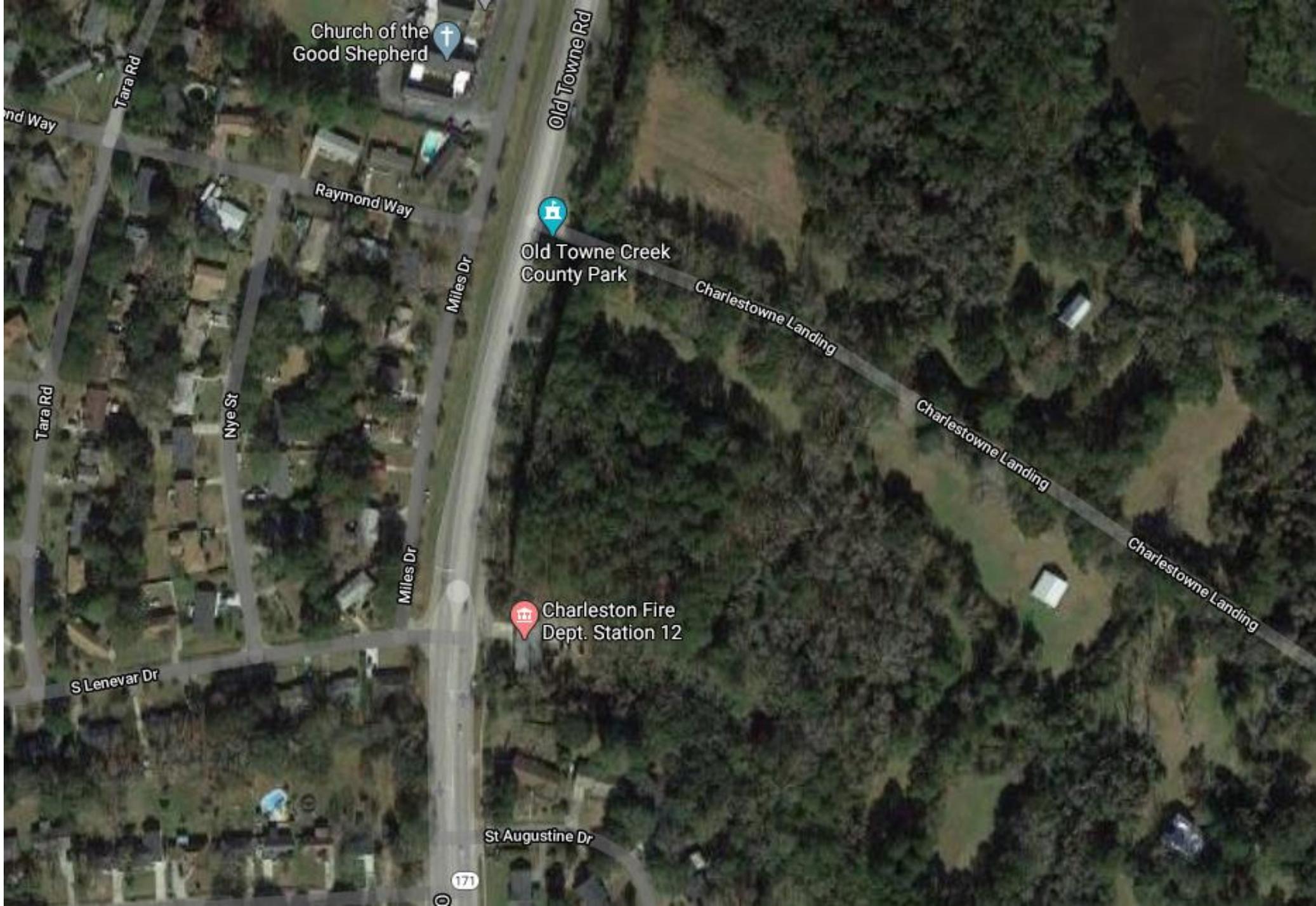
 Subject Property

1362 Old Towne Road



July 28, 2020





Church of the Good Shepherd

Old Towne Creek County Park

Charleston Fire Dept. Station 12

nd Way

Tara Rd

Tara Rd

Nye St

Raymond Way

Miles Dr

Miles Dr

S Lenevar Dr

171

St Augustine Dr

Old Towne Rd

Charlestowne Landing

Charlestowne Landing

Charlestowne Landing

Agenda Item #B-4

3022 SOUTH SHORE DRIVE

(W Ashley)

TMS # 310-00-00-068

Request a variance from Sec. 54-327 to allow the removal of one grand tree.

Zoned PUD



Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals–Site Design. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board.** An appeal to the Board during this five (5) business day appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as explained on page 2 of this form.
 - Tree Removal Landscaping/buffers Parking surface Other _____
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: _____

Property Address 3022 S Shore Dr Charleston SC 29407 TMS # 3100000068

Property Owner Timothy E (TE) Gartman Daytime Phone 843-529-1520

Applicant Timothy E (TE) Gartman Daytime Phone 843-529-1520

Applicant's Mailing Address 2542 N Castle Ln Charleston SC 29414

E-mail Address gartmant@bellsouth.net

Relationship of applicant to owner (same, representative, prospective buyer, other) _____

Zoning of property Residential

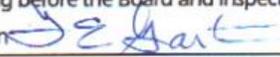
Information required with application: (check information submitted)

- Scaled site plan or plat showing the variance(s) or special exception(s) being requested (3 sets)
- Photographs of the site, grand trees to be removed, quality trees to be saved by removing others, etc.
- For requests to remove trees, evaluations/reports from certified or qualified arborists
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

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

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the hearing before the Board and inspected.

Applicant T E Gartman  Date 6/19/2020

| | | |
|---|---------------------------------|---------------------------------|
| For office use only | Date application received _____ | Time application received _____ |
| Staffperson _____ | Fee \$ _____ | Receipt # _____ |
| Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401 (843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov | | |

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

25' City Right of Way in the front and Critical Buffer line in the rear of the lot restricts the placement of the house foot

print. Subject tree would be too close (+ - 5') of the front of the house. Replacement oaks can be provided as

approved in the Zoning Ordinance.

Variance Test: The Board of Zoning Appeals-Site Design is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as Sec. 54-329, Sec. 54-511(b), or Sec. 54-513 (add as an attachment if necessary):

Our appeal request in compliance with Sec. 54-329 Para a. and b.

1. tree is located at least 25' away from property lines and where a proposed building is to be placed in accordance

with otherCity standards such as the Critical Buffer.

2. that the tree is located within a proposed building footprint, parking area, and no other economically reasonable

alternative exists to save the tree.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

BOARD OF ZONING APPEALS - SITE DESIGN

City of Charleston

Thursday, August 6, 2020

ITEM B 4

3022 South Shore Dr.

(West Ashley)

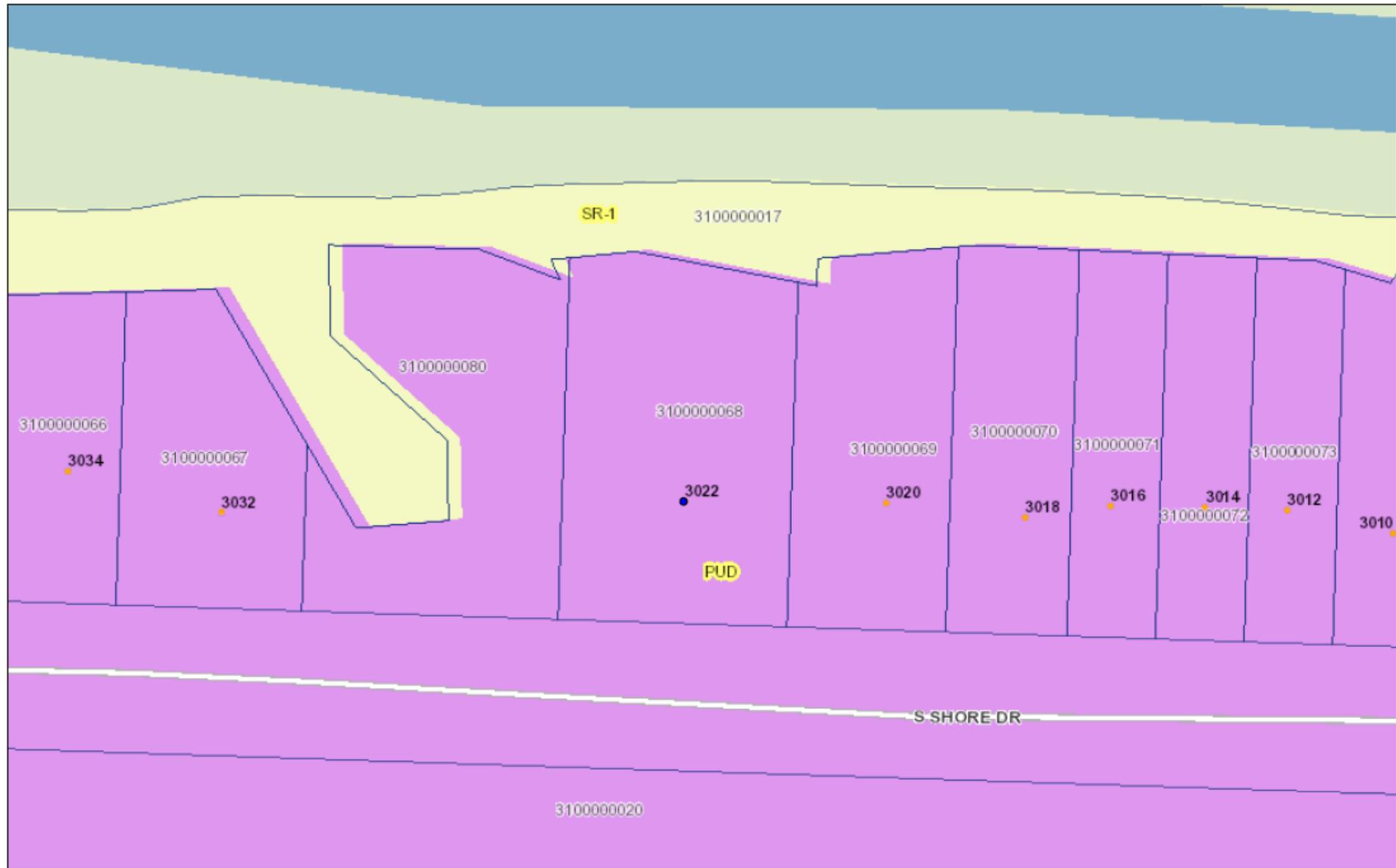
TMS# 310-00-00-068

ZONED PUD

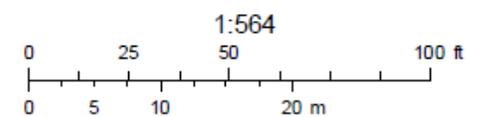


 Subject Property

3022 South Shore Drive



July 28, 2020





Arlington Dr

Arlington Dr

S Shore Dr

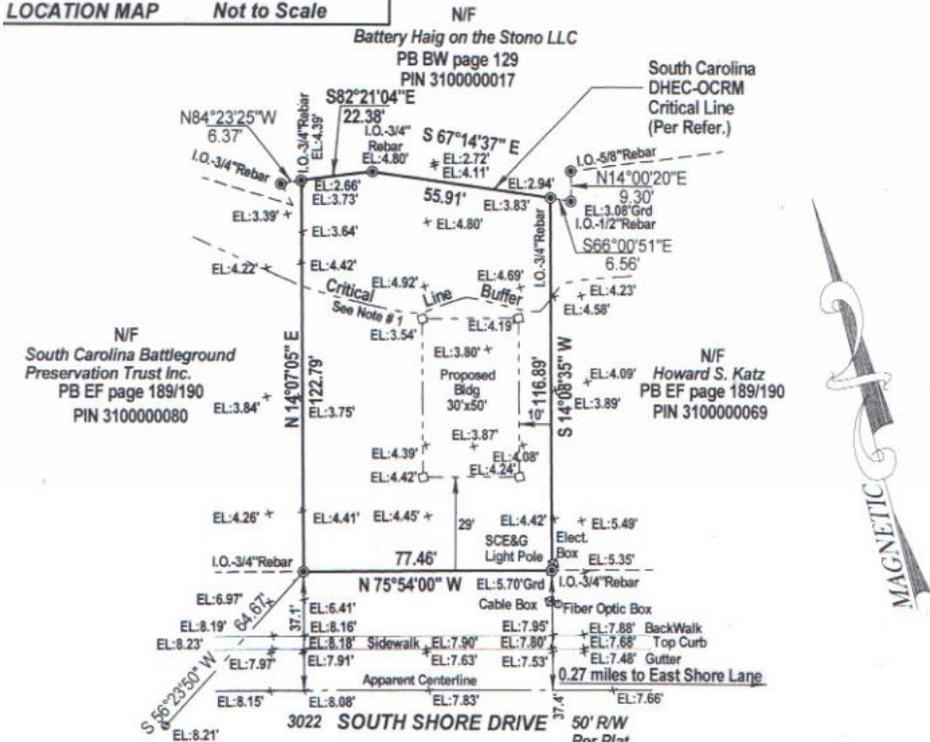
S Shore Dr

S Shore Dr

S Shore Dr



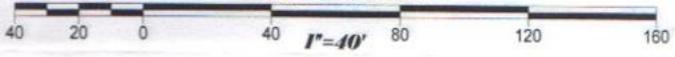
LOCATION MAP Not to Scale



NOTES

- 1) Critical Buffer line taken from reference plat(EF page 189/190),also see other notes & statements on reference plat.
- 2) Based on Firm Panel 45019C0493J effective date 11/17/2004 subject property in Flood Zone VE base flood elevation 13.00'
- 3) Elevation based on GPS vertical location Mag Nail shown with reference to NGS monument PID CK2401 NAVD 88.

GRAPHIC SCALE



PROPOSED PLOT PLAN PREPARED FOR
TIMOTHY E. GARTMAN

Located in Phase1 of Battery Haig on the Stono. Being shown as Lot 12. in the City of Charleston, County of Charleston, South Carolina. Being shown on a Final Plat Phase 1 of Battery Haig on the Stono. Dated 19 September 2001.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE 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

