



Case # BZA-01-26-00933

Charleston County BZA Meeting of March 2, 2026

Applicant:	Zach Carmel
Property Owner:	Beth and Jay Lucas
Property Location:	1445 Cat Island Parkway – East Area
TMS#:	617-14-00-074
Zoning District:	Rural Residential (RR) Zoning District

Request:

Variance request to reduce the required 50-foot Critical Line setback by 24 feet and the required 35-foot Critical Line buffer by 9 feet, resulting in a 26-foot setback and buffer at the closest point, for a proposed residence with an associated porch.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback and a 35' Critical Line buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, *“The following activities are specifically prohibited in a buffer area: A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or structures, except for permitted crossings; D. Paved or other impervious surfaces; E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and F. Driveways of any surface type.”*



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.1 Purpose and Intent

The RR, Rural Residential Zoning District implements the Rural Residential policies of the *Comprehensive Plan*.

Sec. 4.10.2 Use Regulations

Uses are allowed in the RR District in accordance with the Use Regulations of [CHAPTER 6, Use Regulations](#).

Sec. 4.10.3 Density/Intensity and Dimensional Standards

All Development in the RR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

Note: Refer to [ARTICLE 8.14, Conservation Subdivisions](#), for alternative Development standards, where applicable.
 [1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

Effective on: 9/10/2017, as amended

Sec. 4.10.4 Other Regulations

Development in the RR District shall comply with all other applicable regulations of this Ordinance, including the standards of [CHAPTER 9, Development Standards](#).



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.24 WATERFRONT DEVELOPMENT STANDARDS

Sec. 4.24.7 Prohibited Activities

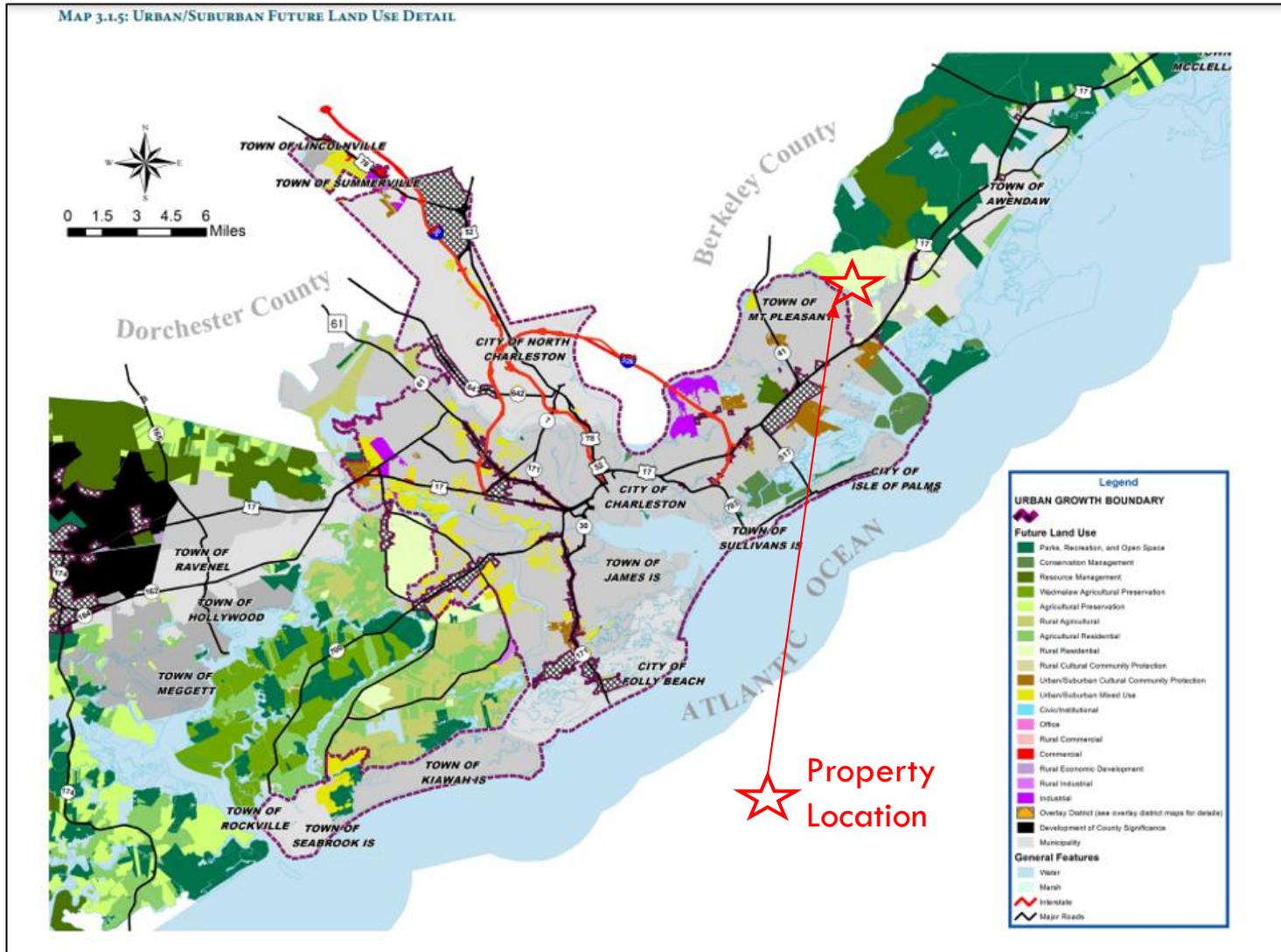
The following activities are specifically prohibited in a buffer area:

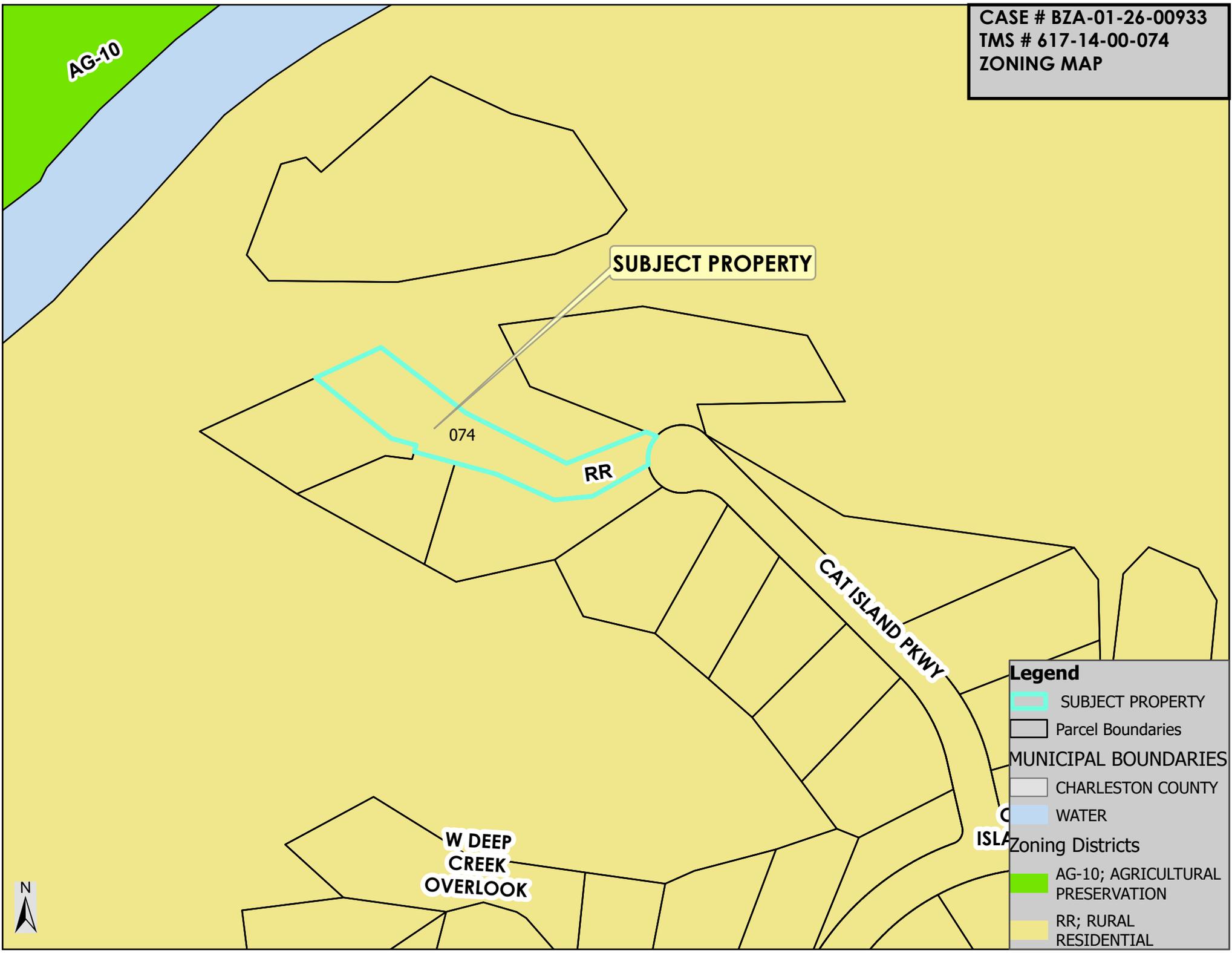
- A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers, and frequent mowing;
- C. Gardens, fences, or Structures, except for permitted crossings;
- D. Paved or other impervious surfaces;
- E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and
- F. Driveways of any surface type.

Effective on: 12/6/2022, as amended

Location Map

1445 Cat Island Parkway – East Area





AG-10

SUBJECT PROPERTY

074

RR

CAT ISLAND PKWY

W DEEP
CREEK
OVERLOOK

ISLA

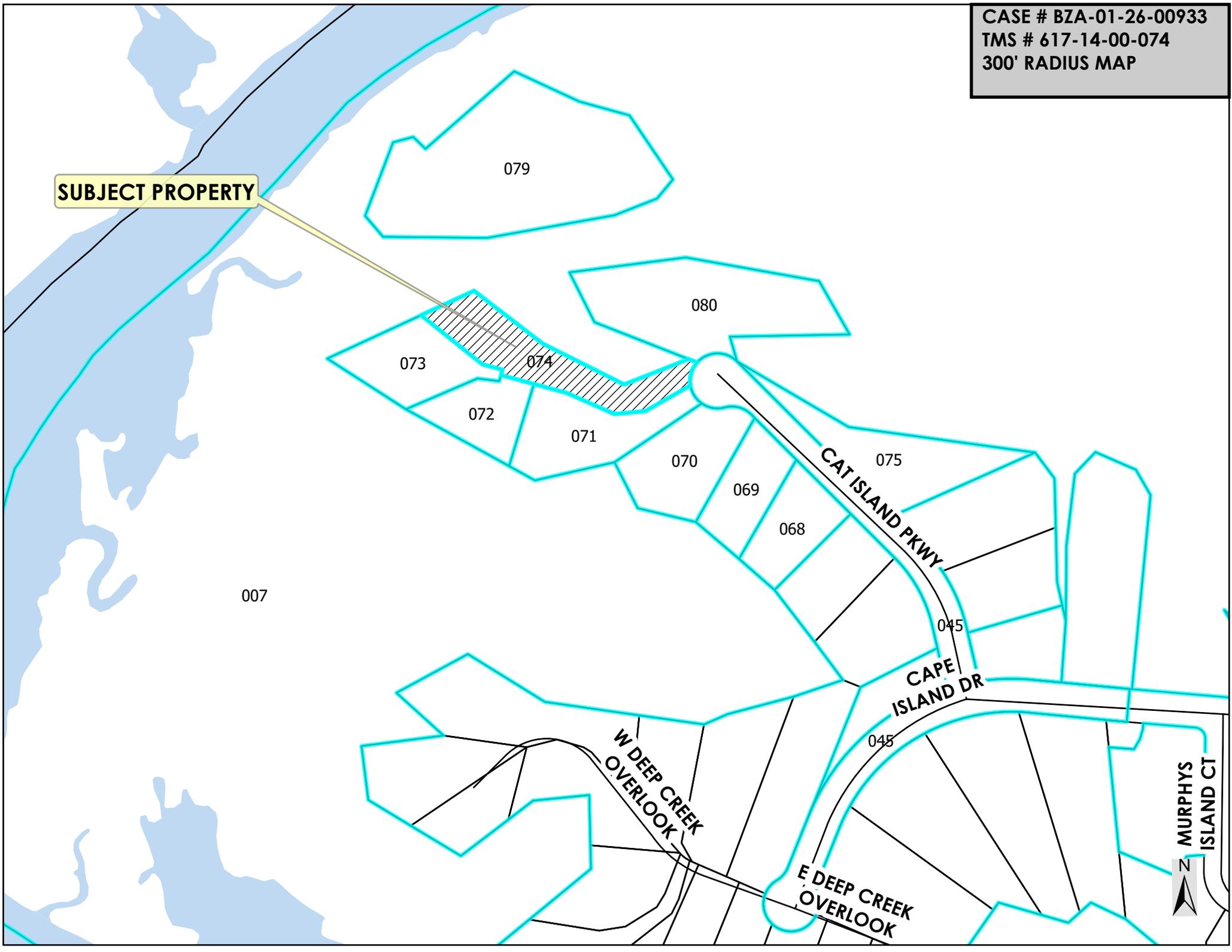
Legend

- SUBJECT PROPERTY
- Parcel Boundaries
- MUNICIPAL BOUNDARIES
- CHARLESTON COUNTY
- WATER
- Zoning Districts
 - AG-10; AGRICULTURAL PRESERVATION
 - RR; RURAL RESIDENTIAL



CASE # BZA-01-26-00933
TMS # 617-14-00-074
300' RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-01-26-00933
TMS # 617-14-00-074
AERIAL MAP

SUBJECT PROPERTY

074

CAT ISLAND PKWY



CASE # BZA-01-26-00933
TMS # 617-14-00-074
AERIAL MAP

SUBJECT PROPERTY

074

CAT ISLAND PKWY

CAPE ISLAND DR

W DEEP
CREEK
OVERLOOK

MURPHYS
ISLAND CT



Case # BZA-01-26-00933

BZA Meeting of March 2, 2026

Subject Property: 1445 Cat Island Parkway – East Area

Proposal: Variance request to reduce the required 50' Critical Line setback by 24' and the 35' Critical Line buffer by 9', resulting in a 26' setback and buffer at the closest point for a proposed residence with an associated porch.



Subject Property



Subject Property



Adjacent Property



Cat Island Parkway



Staff Review:

The applicant, Zach Carmel, on behalf of the property owners, Beth and Jay Lucas, is requesting a variance to reduce the required 50-foot Critical Line setback by 24 feet and the required 35-foot Critical Line buffer by 9 feet, resulting in a 26-foot setback and buffer at the closest point, for a proposed residence with an associated porch at 1445 Cat Island Parkway (TMS # 617-14-00-074) in the East Area of Charleston County.

The subject property contains 0.73 acres of highland. The subject property and adjacent properties are located within the Rural Residential (RR) Zoning District in Phase 2 of the Paradise Island subdivision, which was platted in 2004. Charleston County adopted required setbacks and buffers from the Critical Line in 2001. The Critical Line location was established by the South Carolina Department of Environmental Sciences (SCDES), Bureau of Coastal Management (BCM) formerly SCDHEC-OCRM).

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback and a 35' Critical Line buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, *"The following activities are specifically prohibited in a buffer area: A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or structures, except for permitted crossings; D. Paved or other impervious surfaces; E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and F. Driveways of any surface type."*

A site visit was conducted by staff on February 10, 2026. 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 may be extraordinary and exceptional conditions pertaining to the 0.73-acre subject property due to its irregular shape and limited buildable area. Additionally, the HOA imposes a minimum square footage requirement for all single-family homes, which further constrains development options. While the neighborhood was originally developed prior to 2001, Phase 2 was platted in 2004, after Charleston County adopted**

the required setbacks and buffers from the Critical Line in 2001. Therefore, this lot was created after the Ordinance was in effect, meaning the Critical Line setback and buffer requirements have always applied to this property. The applicant's letter of intent states, *"The shape of the lot is very odd and there is little room to build a house to meet HOA square footage requirements. The neighborhood was developed in 1995 before critical line buffer was required."* Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*
Response: **The conditions on the subject property at 1445 Cat Island Parkway may be unique due to its irregular shape; however, staff notes that several lots along the street also have irregular configurations. The applicant's letter of intent states, "Many homes on Paradise have required variance and all the homes on this particular street (Cat Island Pkwy) have received a very similar variance." Staff research indicates that only one (1) property on Cat Island Parkway has been granted a variance from the BZA to the Critical Line requirements. Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*
Response: **The application of this Ordinance, Article 4.10 RR, Rural Residential District (Sec. 4.10.3 Density/Intensity and Dimensional Standards) and Article 4.24 Waterfront Development Standards (Sec. 4.24.7 Prohibited Activities) to 1445 Cat Island Parkway does not unreasonably restrict the utilization of the property overall, as the lot can still be developed in compliance with the Ordinance. However, it does prohibit the applicant's proposed plan, which includes a residence and associated porch within the required Critical Line setback and buffer. The applicant's letter of intent states, "No, the only neighboring home to this lot has been there for almost 20 years and it in no way restrict or prohibit utilization from past years to present time. My parents live in the neighboring and want and welcome for me to build my home next to them." Therefore, the request may meet this criterion.**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*
Response: **Authorization of this request may not be of substantial detriment to adjacent properties or to the public good. The applicant's letter of intent states, "No, this lot has always been intended for a residential home to be built on it just as the other lots in the neighborhood. As stated in question 1, all the homes have required a very similar variance and the only neighboring home to this lot belongs to my parents who want me to build next door to them." Staff research indicates that only one (1) property on Cat Island Parkway**

has been granted a variance from the BZA to the Critical Line requirements, which does not fully support the applicant's assertion that all homes have required similar variances. However, the proposed use, a single-family residence, is consistent with the Rural Residential (RR) Zoning District, and granting the variance is unlikely to harm the character of the district. 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 be the result of the applicant's own actions, as the proposed design and size of the home appear to be based on the applicant's preference to meet HOA requirements and match the appearance of other homes in the neighborhood. The applicant's letter of intent contends "No, this lot has an extremely odd shape, and I want to only build a home that meets the neighborhood HOA requirements and has the same appearance and size as the other existing homes." Therefore, the request may not 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: **The Rural Residential (RR) Zoning District implements the Rural Residential policies of the Comprehensive Plan, including LU1 which states, "Protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the Critical Line to protect water quality, wildlife habitat, and scenic vistas." Granting the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if appropriate stormwater mitigation measures, such as silt fencing, rain barrels and/or rain gardens, are implemented reduce the flow of stormwater into the marsh. In addition, the applicant's letter of intent states, "No, my intent is to build a home in compliance to Charleston County Code and HOA standards and to use the home for primary place of residence. I intend to leave as much natural trees and landscape as possible." 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-01-26-00933 [Variance to reduce the required 50-foot Critical Line setback by 24 feet and the required 35-foot Critical Line buffer by 9 feet, resulting in a 26-foot setback and buffer at the closest point, for a proposed residence with an associated porch at 1445 Cat Island Parkway (TMS # 617-14-00-074) in the East Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

- 1. Silt fencing shall be installed along the Critical Line and at the 35-foot buffer, except for approved encroachment areas, prior to commencing construction and it shall be maintained for the duration of construction.**
- 2. The applicant shall implement stormwater mitigation measures, such as rain barrels and/or rain gardens, to reduce the flow of stormwater into the marsh.**
- 3. Encroachments shall be limited to the footprint areas shown on the submitted site plan.**
- 4. The required 35-foot Critical line buffer shall be maintained in accordance with Charleston County ZLDR Section 4.24.7, except for areas approved for encroachment.**

Staff Recommendation:

Based on the analysis of the seven criteria in §3.10.6, staff concludes:

- The request may meet Criteria 1, 2, 3, 4, and 7.
- The request meets Criterion 5.
- The request may not meet Criterion 6.

While the property's irregular shape and HOA requirements create constraints, staff finds that the need for the variance may be partially due to the applicant's own actions (Criterion 6). However, granting the variance is unlikely to harm the character of the zoning district or substantially conflict with the Comprehensive Plan.

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

Property Information			
Subject Property Address: 0 Cat Island dr			
Tax Map Number(s): 617-14-00-074			
Current Use of Property: Raw lot			
Proposed Use of Property: Residential single family home			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Zach Carmel			
Name of Company (if applicable):			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: 			Date: 01/15/26
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Beth Lucas			
Name of Company (if applicable, LLC etc.): Jay Lucas			
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: 			Date: 01/14/26
FOR OFFICE USE ONLY:			
Zoning District: RR	Flood Zone: AE-8 (395K)	Date Filed: 1/14/16	Fee Paid: \$250 check #150
Application #: BZA-11-26-00933	TMS #: 617-14-00-074	Staff Initials: jlc	

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.)

Proposal to reduce the set back from critical line to be at 35ft and for a small portion of deck be a little less then 35'

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

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

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

The shape of the lot is very odd and there is little room to build a house to meet HOA square footage requirements. The neighborhood was developed in 1995 before critical line buffer was required.

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

Many homes on Paradise have required variance and all the homes on this particular street (Cat island pkwy) have received a very similar variance.

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:

No, the only neighboring home to this lot has been there for almost 20 years and it in no way restrict or prohibit utilization from past years to present time. My parents live in the neighboring and want and welcome for me to build my home next to them.

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

No, this lot as always been intended for a residential home to be built on it just as the other lots in the neighborhood. As stated in question 1 all the homes have required a very similar variance and the only neighboring home to this lot belongs to my parents who want me to build next door to them.

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

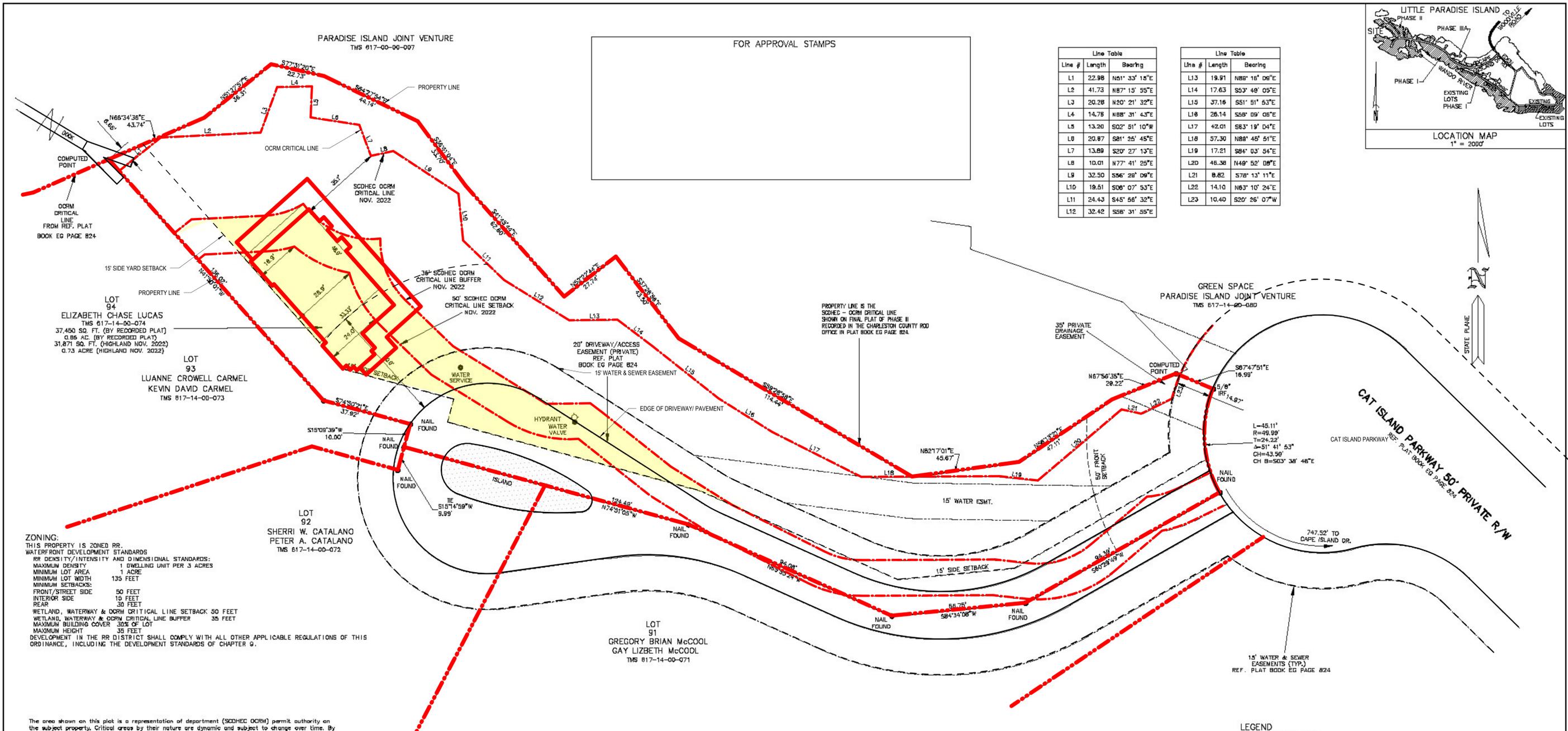
6. Is the need for the variance the result of your own actions? Explain:

No, this lot has an extremely odd shape and I want to only build a home that meets the neighborhood HOA requirements and has the same appearance and size as the other existing homes

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

No, my intent is to build a home in compliance to Charleston County Code and HOA standards and to use the home for primary place of residence. I intend to leave as much natural trees and landscape as possible.

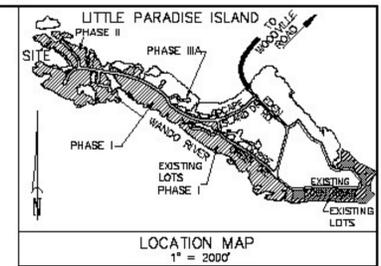
In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health,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



FOR APPROVAL STAMPS

Line #	Length	Bearing
L1	22.98	N51° 33' 18"E
L2	41.73	N87° 15' 55"E
L3	20.28	N20° 21' 32"E
L4	14.78	N88° 31' 43"E
L5	13.20	S02° 51' 10"W
L6	20.87	S81° 25' 48"E
L7	13.89	S20° 27' 13"E
L8	10.01	N77° 41' 29"E
L9	32.50	S56° 28' 06"E
L10	19.51	S06° 07' 53"E
L11	24.43	S45° 56' 32"E
L12	32.42	S56° 31' 55"E

Line #	Length	Bearing
L13	19.91	N88° 18' 06"E
L14	17.63	S53° 48' 05"E
L15	37.16	S51° 51' 53"E
L16	26.14	S58° 09' 05"E
L17	42.01	S83° 19' 04"E
L18	57.30	N88° 48' 51"E
L19	17.21	S84° 03' 54"E
L20	46.38	N49° 52' 08"E
L21	8.82	S78° 13' 11"E
L22	14.10	N63° 10' 24"E
L23	10.40	S20° 26' 07"W



ZONING:
 THIS PROPERTY IS ZONED RR.
 WATERFRONT DEVELOPMENT STANDARDS
 RR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS:
 MAXIMUM DENSITY 1 DWELLING UNIT PER 3 ACRES
 MINIMUM LOT AREA 1 ACRE
 MINIMUM LOT WIDTH 135 FEET
 MINIMUM SETBACKS:
 FRONT/STREET SIDE 50 FEET
 INTERIOR SIDE 15 FEET
 REAR 30 FEET
 WETLAND, WATERWAY & OCRM CRITICAL LINE SETBACK 50 FEET
 WETLAND, WATERWAY & OCRM CRITICAL LINE BUFFER 35 FEET
 MAXIMUM BUILDING COVER 30% OF LOT
 MAXIMUM HEIGHT 35 FEET
 DEVELOPMENT IN THE RR DISTRICT SHALL COMPLY WITH ALL OTHER APPLICABLE REGULATIONS OF THIS ORDINANCE, INCLUDING THE DEVELOPMENT STANDARDS OF CHAPTER 9.

The area shown on this plot is a representation of department (SCDHEC OCRM) permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By deferring the permit authority of SCDHEC OCRM, SCDHEC OCRM in no way makes its right to assert permit jurisdiction at any time in any critical area on the subject property, whether shown hereon or not.

SIGNED BY SCDHEC OCRM STAFF BRADLEY JAYNES 11/25/22
 SIGNATURE DATE

The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

BIG PARADISE ISLAND

CHARLESTON COUNTY, S. C.

RESURVEY OF LOT 94 PHASE 2 (TMS 617-14-00-074)
 CONTAINING 37,450 SQ. FT. (BY RECORDED PLAT)
 OWNED BY ELIZABETH CHASE LUCAS



SCALE: 1" = 20'

NOVEMBER 7, 2022
 REVISED FEBRUARY 7, 2023

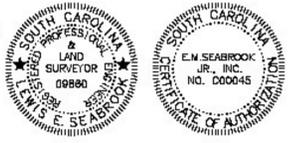
E.M. SEABROOK
 Engineers | Surveyors
 1037 Chuck Dewley Blvd.
 Building F • Suite 200
 Post Office Box 96
 Mount Pleasant, SC 29465
 Phone (843) 884-4496
 www.emsedbrook.com

LEGEND
 IFF IRON PIPE FOUND

- NOTES:
- AREA DETERMINED BY COORDINATES
 - BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C 0349 K DATED JANUARY 29, 2021, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 8)
 - TEN (10') FOOT EASEMENTS FOR UTILITIES ARE RESERVED ON EITHER SIDE OF EACH SIDE LOT LINE AND ALONG ROAD RIGHT-OF-WAY LINE.
 - THIS LOTS IS ZONED RR-3.
 - REFERENCE FINAL PLAT PHASE II BY E. M. SEABROOK, JR., INC. DATED JUNE 18, 2003, RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EG PAGE 824
 - A SEVEN AND ONE-HALF (7.5') FOOT EXCLUSIVE MOUNT PLEASANT WATERWORKS UTILITY EASEMENT IS RESERVED ON EITHER SIDE OF ALL WATER LINES AND WASTEWATER LINES.

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.

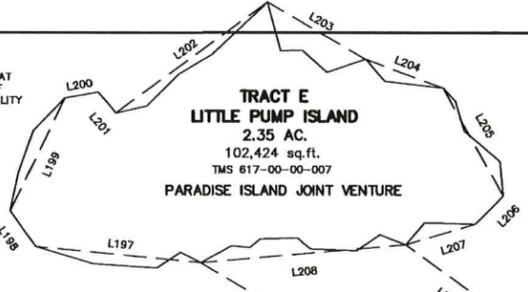
Lewis E. Seabrook
 LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 09880
 P. O. BOX 99
 MOUNT PLEASANT, S. C. 29465
 (843) 884-4496



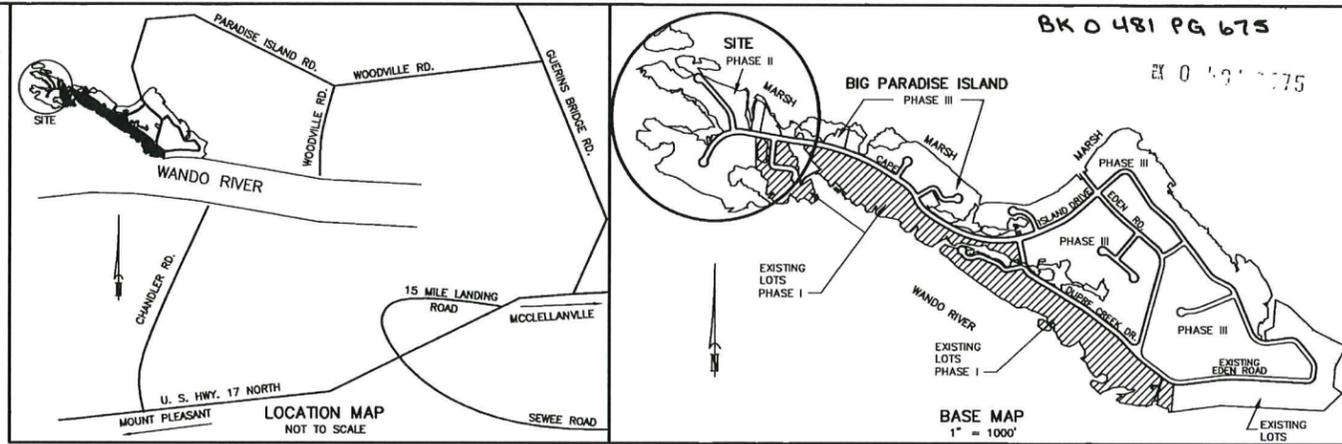
06158-LUCAS-2022

THE PRIVATE ROADS AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE OWNED BY PARADISE ISLAND JOINT VENTURE. MAINTENANCE OF THESE ROADS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF PARADISE ISLAND WEST END PROPERTY OWNERS ASSOCIATION.

W. H. BARNWELL, III
DATE: 10/26/05



50' ACCESS EASEMENT TO TRACT E (LITTLE PUMP ISLAND) IS ASSIGNED TO DR. AND MRS. W. H. BARNWELL II AND W. H. BARNWELL III. THIS 50' EASEMENT SHALL PROVIDE ACCESS ONTO TRACT E, LITTLE PUMP ISLAND (TMS #617-00-00-007). RECORDING OF THIS EASEMENT DOES NOT IMPLY APPROVAL OR DISAPPROVAL FOR CONSTRUCTION WITHIN THE EASEMENT OR DEVELOPMENT OF LITTLE PUMP ISLAND. ALL CONSTRUCTION AND OTHER USES WITHIN THE EASEMENT MUST CONFORM TO ALL APPLICABLE REGULATORY REQUIREMENTS.

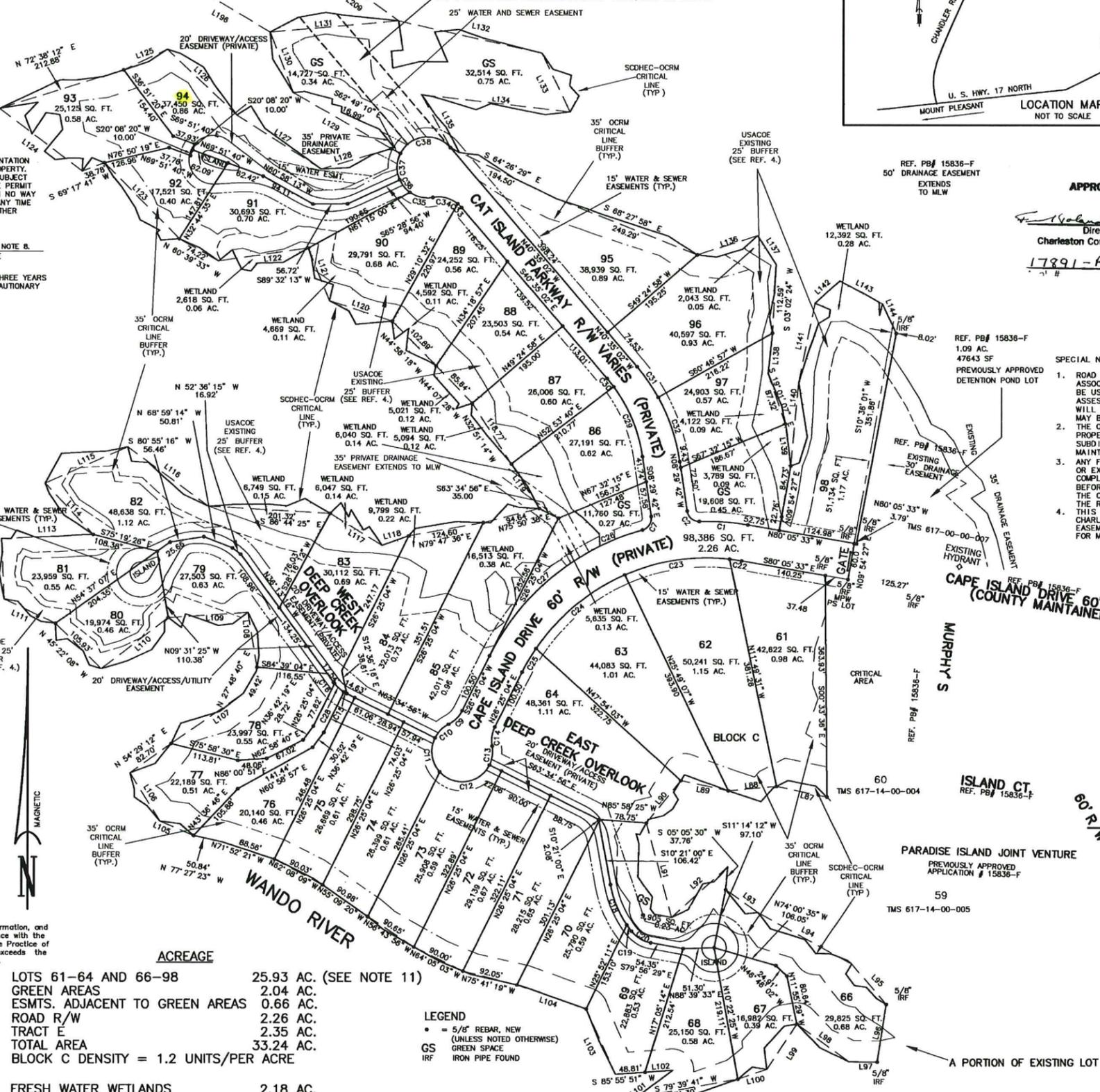


THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO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

PREVIOUSLY CERTIFIED BY OCRM STAFF 07/02/02-SEE REF. NOTE 6. SIGNATURE DATE

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

LINE	BEARING	DISTANCE
87	N 77°58'52"W	85.00
88	S 84°56'22"W	80.00
89	N 70°43'34"W	133.55
90	S 39°17'00"W	90.00
91	S 15°08'41"E	160.54
92	N 48°12'01"E	124.40
93	S 54°51'25"E	65.26
94	S 61°14'28"E	176.01
95	S 40°45'58"E	87.01
96	S 08°53'09"W	95.86
97	N 88°23'16"W	46.54
98	N 54°00'31"W	105.42
99	S 33°37'49"W	89.43
100	S 71°36'00"W	50.35
101	S 53°13'44"W	76.07
102	S 85°55'51"W	45.99
103	N 24°20'18"W	118.05
104	N 71°03'19"W	120.00
105	N 66°58'50"W	60.10
106	N 31°51'21"W	93.56
107	N 55°23'07"E	144.35
108	N 09°50'33"W	91.77
109	S 88°15'08"W	131.65
110	S 52°32'26"W	137.93
111	N 64°45'29"W	93.27
112	N 02°33'07"E	98.02
113	N 87°18'11"E	150.70
114	N 43°14'27"W	115.54
115	N 66°08'11"E	147.93
116	S 53°43'52"E	184.98
117	S 58°28'47"E	100.02
118	N 70°38'40"E	46.97
119	S 32°02'00"W	86.26
120	N 71°56'53"W	108.88
121	N 22°00'54"W	92.98
122	S 81°52'53"W	150.00
123	N 44°40'34"W	75.14
124	N 52°56'15"W	170.29
125	N 64°42'15"E	79.37
126	S 46°45'58"E	157.74
127	S 57°46'51"E	185.39
128	N 73°45'20"E	119.61
129	N 60°19'51"W	185.50
130	N 21°07'28"W	106.42
131	N 84°56'56"E	212.23
132	S 77°25'12"E	241.79
133	S 25°32'07"E	106.81
134	N 83°26'34"W	245.44
135	S 28°46'16"E	89.10
136	N 72°31'53"E	104.14
137	S 32°58'47"E	56.40
138	S 06°10'11"W	66.88
139	S 07°19'52"E	69.61
140	N 05°27'44"E	138.13
141	N 11°33'22"E	132.36
142	N 48°11'23"E	54.45
143	S 61°56'54"E	79.51
144	S 25°08'58"E	53.33
145	N 59°29'44"W	188.84
146	N 84°25'37"W	189.20
147	N 35°28'30"W	50.06
148	N 25°45'15"E	142.97
149	N 80°00'50"E	38.10
150	S 40°15'44"E	31.01
151	N 53°51'58"E	214.47
152	S 60°02'21"E	130.43
153	S 54°39'10"E	54.59
154	S 29°10'47"E	140.86
155	S 44°38'51"W	45.16
156	S 73°30'52"W	82.87
157	S 84°57'49"W	235.63
158	N 54°19'21"W	150.38



APPROVED FINAL PLAT
Director of Planning
Charleston County Planning Commission
17891-F 1-16-04
Date

SPECIAL NOTES:

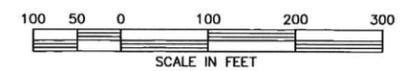
- ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OWNED BY THE WEST END PROPERTY OWNERS ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY THE ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF ALL THE LOTS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL LOT OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOT WITHIN THE PROPERTY OWNERS ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- ANY FURTHER SUBDIVISION OF THE PARCEL OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY UNIFIED DEVELOPMENT ORDINANCE. BEFORE CHARLESTON COUNTY CAN ACCEPT THE DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.
- THIS APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE PRIVATE RIGHTS-OF-WAY, INGRESS-EGRESS & DRAINAGE EASEMENTS UNTIL THEY ARE CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

REFERENCES:

- PLAT BY E. M. SEABROOK, JR., INC. DATED NOVEMBER 1989 RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK N PAGE 34
- PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 22, 1987, RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BP PAGES 4 & 5
- TMS 617-00-00-007
- WETLANDS PLAT BY E. M. SEABROOK, JR., INC. DATED APRIL 23, 1997
- CONDITIONAL PLAT BY E. M. SEABROOK, JR., INC. DATED MAY 8, 1995, RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EA PAGES 697-699
- FINAL PLAT PHASE I BY E. M. SEABROOK, JR., INC. DATED NOVEMBER 15, 1998, RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK ED PAGES 7-9
- APPROVED PRELIMINARY PLAT BY E. M. SEABROOK, JR., INC., DATED MARCH 9, 1999, REVISED MAY 12, 1999
- CONDITIONAL PLAT BY E. M. SEABROOK, JR., INC. DATED REVISION MAY 31, 2002, RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EF PAGE 772

- NOTES:
- THIS IS A SUBDIVISION OF A PORTION OF TMS 617-00-00-007.
 - THIS PROPERTY LIES IN FLOOD ZONE A-14 (EL 9) AS SHOWN ON FEMA MAPS 455413 0180 F DATED 04/17/87 AND 455413 0185 G DATED 11/04/92.
 - CAPE ISLAND DRIVE PREVIOUSLY RECORDED IN PLAT BOOK ED PAGES 7 & 8.
 - NO SIGNIFICANT TREES (24" DBH OR GREATER) ARE LOCATED WITHIN ROAD RIGHTS-OF-WAY OR DRAINAGE EASEMENTS.
 - AREAS RESERVED FOR GREEN SPACE ARE MAINTAINED BY POA.
 - ALL CORNERS ARE MARKED WITH NEW 5/8" REBARS UNLESS NOTED OTHERWISE.
 - TEN (10') FOOT EASEMENTS FOR UTILITIES ARE RESERVED ON EITHER SIDE OF EACH SIDE LOT LINE AND LONG ROAD RIGHT-OF-WAY LINES OR DRIVEWAY/ACCESS EASEMENTS, AS APPLICABLE.
 - ALL CRITICAL LINE AND TRVERSE LINE POINTS ARE COMPUTED POINTS.
 - PUBLIC WATER AND SEWER IS PROVIDED FOR EACH LOT.
 - LANDSCAPING IN ISLANDS WILL CONSIST OF GROUND COVER AND DWARF SHRUBS ONLY.
 - AREAS SHOWN ON INDIVIDUAL LOTS ARE COMPUTED TO SCOEHC-OCRM CRITICAL LINE AND INCLUDE WETLAND AREAS, AS APPLICABLE.
 - THE ROADS SHOWN HEREON ARE PRIVATE & WILL BE MAINTAINED BY THE PROPERTY OWNERS.
 - A SEVEN AND ONE-HALF (7.5') FOOT EXCLUSIVE MOUNT PLEASANT WATERWORKS UTILITY EASEMENT IS RESERVED ON EITHER SIDE OF ALL WATER LINES AND WASTEWATER LINES.

FINAL PLAT
PHASE 2
BIG PARADISE ISLAND
CHRIST CHURCH PARISH
CHARLESTON COUNTY, S. C.
PLAT OF LOTS 61-64 AND 66-98 BLOCK C, AND TRACT E,
GREEN SPACES AND ROAD RIGHTS-OF-WAY
CONTAINING 33.24 ACRES
OWNED BY PARADISE ISLAND JOINT VENTURE
SCALE: 1" = 100' JUNE 16, 2003



E.M. SEABROOK, JR. INC.
ENGINEERS-SURVEYORS-PLANNERS
1081 HIGHWAY 17 BY-PASS BOX 96
MOUNT PLEASANT, SC 29465
PHONE (843) 884-4496

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09860
P. O. BOX 96
M.T. PLEASANT, S. C. 29465
(843) 884-4496

ACREAGE

LOTS 61-64 AND 66-98	25.93 AC. (SEE NOTE 11)
GREEN AREAS	2.04 AC.
ESMTS. ADJACENT TO GREEN AREAS	0.66 AC.
ROAD R/W	2.26 AC.
TRACT E	2.35 AC.
TOTAL AREA	33.24 AC.
BLOCK C DENSITY = 1.2 UNITS/PER ACRE	
FRESH WATER WETLANDS	2.18 AC.

LEGEND
5/8" REDBAR, NEW (UNLESS NOTED OTHERWISE)
GS GREEN SPACE
IRF IRON PIPE FOUND