



## **Case # BZA-07-25-00881**

### **Charleston County BZA Meeting of September 8, 2025**

**Applicant:** Matt McCauley of Permit Expeditors of South Carolina, LLC

**Property Owner:** William H. Branham, III, Trustee of Family Trust

**Property Location:** 1478 West Deep Creek Overlook – East Area

**TMS#:** 617-14-00-063

**Zoning District:** Rural Residential (RR) Zoning District

**Request:**

Variance request to reduce the required 50' Critical Line setback by 14.6' to 35.4' for a proposed swimming pool and deck and to reduce the required 35' Critical Line buffer by 6' to 29' for a proposed fence.

**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

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### ARTICLE 4.24 WATERFRONT DEVELOPMENT STANDARDS

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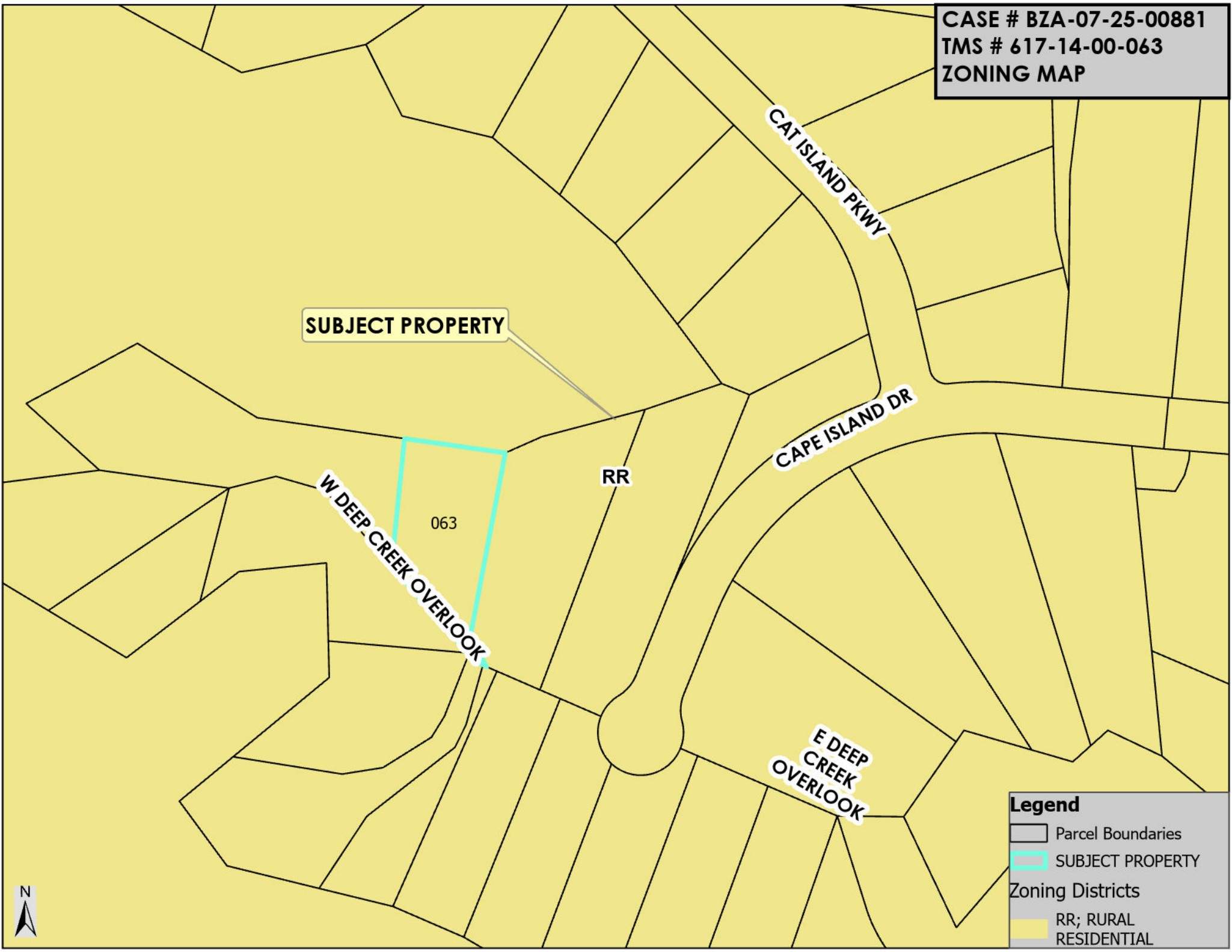
#### Sec. 4.24.7 Prohibited Activities

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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



SUBJECT PROPERTY

063

RR

W DEEP CREEK OVERLOOK

CAT ISLAND PKWY

CAPE ISLAND DR

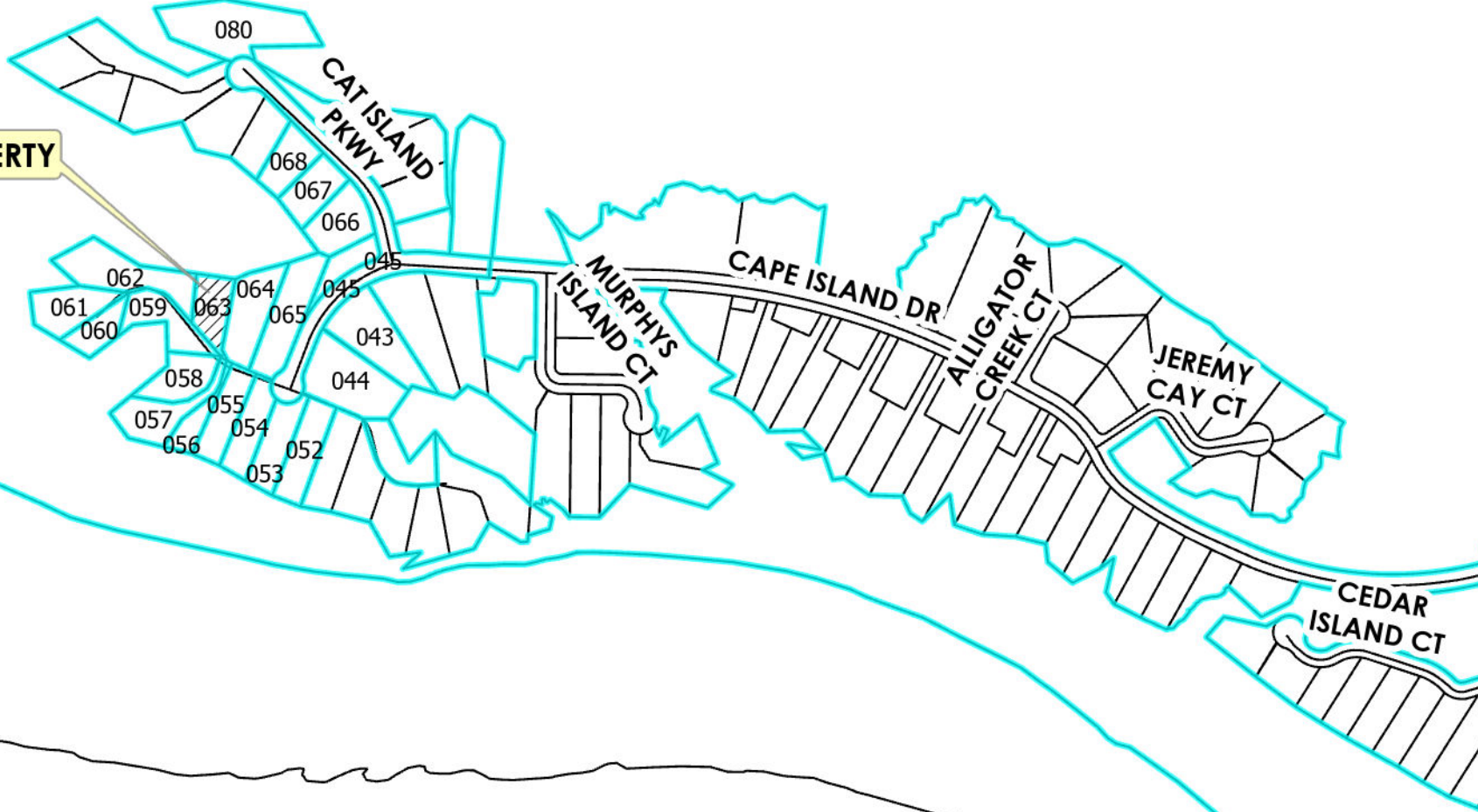
E DEEP CREEK OVERLOOK

**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
  - RR; RURAL RESIDENTIAL

007

SUBJECT PROPERTY





CASE # BZA-07-25-00881  
TMS # 617-14-00-063  
AERIAL MAP

SUBJECT PROPERTY

W DEEP CREEK OVERLOOK

063

CAPE ISLAND DR





CASE # BZA-07-25-00881  
TMS # 617-14-00-063  
AERIAL MAP

SUBJECT PROPERTY

W DEEP CREEK OVERLOOK

063

CAPE ISLAND DR

ISLAND  
KWY

E DEEP CREEK  
OVERLOOK





**Case # BZA-07-25-00881**

**BZA Meeting of September 8, 2025**

**Subject Property: 1478 West Deep Creek Overlook – East Area**

**Proposal: Variance request to reduce the required 50' Critical Line setback by 14.6' to 35.4' for a proposed swimming pool and deck and to reduce the required 35' Critical Line buffer by 6' to 29' for a proposed fence.**



08/21/2025



# Subject Property



# Subject Property





**Staff Review:**

The applicant, Matt McCauley of Permit Expeditors of South Carolina, LLC, on behalf of the property owner, William H. Branham, III, Trustee of Family Trust, is requesting a variance to reduce the required 50' Critical Line setback by 14.6' to 35.4' for a proposed swimming pool and deck and to reduce the required 35' Critical Line buffer by 6' to 29' for a proposed fence at 1478 West Deep Creek Overlook (TMS # 617-14-00-063) in the East Area of Charleston County.

The subject property contains 0.69 acres of highland. A single-family residence is currently being constructed on the property. A Zoning Permit for the home was obtained in June 2024. The subject property and adjacent properties are located in the Rural Residential (RR) Zoning District in Phase 2 of the Paradise Island subdivision that was platted in 2004. Charleston County adopted required setbacks and buffers from the Critical Line in 2001. The applicant's letter of intent states, *"The project proposal includes a modest in-ground swimming pool with associated decking and fencing, more specifically as shown on the enclosed site plan. Specific variance requests are as follows: Critical Line Setback/Buffer for In-Ground Swimming Pool, Decking, and Fencing: We request approval of the site plan enclosed for a proposed in-ground swimming pool, pool deck, and pool fencing, including a 35.4' critical line setback for the proposed pool/decking in lieu of the 50.0' critical line setback required by the County's ZLDR and a 29.0' critical line buffer for the proposed pool fencing in lieu of the 35.0' critical line buffer required by the County's ZLDR."*

**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."*

Staff conducted a site visit of the subject property on August 19, 2025. Please review the attachments for further information regarding this request.

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

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

**Response:** **There may be extraordinary and exceptional conditions pertaining to the 0.69-acre subject property due to its unique shape and limited buildable area. In addition, the HOA has a minimum square footage requirement for all single-family homes. The applicant's letter of intent states, "At the time Big Paradise Island, Phase 2 was platted, the critical line was certified by SCDHEC-OCRM as the jagged rear property line identified on the enclosed subdivision plat. The critical line as depicted on the subdivision plat is dynamic in nature and subject to a 3-year expiration; accordingly, the critical line certification had expired and needed to be recertified. Upon recent survey of the property, the critical line was determined to be located as shown on the enclosed site plan, significantly landward of the critical line as determined at the time the subdivision was platted. The relocated critical line as currently certified, together with the associated critical line setback and buffer, encumber approximately 0.313 acres of the 0.689-acre lot, while another approximately 0.239 acres is encumbered by front and side minimum setbacks." 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 that exist on the subject property, 1478 West Deep Creek Overlook, may be unique in that it has an irregular shape. The applicant's letter of intent states, "While properties in the vicinity of the subject property are largely encumbered by a critical line with associated setback and buffer requirements, the impacts of these elements to the developable area of the subject property far exceed that which is customary of other parcels in the vicinity." Therefore, the request may meet this criterion.**

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

**Response:** **The 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 1478 West Deep Creek Overlook, does not unreasonably restrict the utilization of the property. Therefore, the request does not meet this criterion. However, the applicant's letter of intent contends, "The new critical line location, along with its associated setback and buffering requirements, severely and unreasonably restrict the utilization of the proper in that they do not allow for construction of a home consistent with requirements of the development's private restrictions of record and a modest pool with associated improvements. Swimming pools and their appurtenances are**



**customary and reasonable within the development. Efforts have been made to minimize the variances requested herein by shrinking the size of the pool and relocating the pool side-to-side on the lot front that which was originally contemplated. Additionally, the land disturbance associated with the pool fencing is very minimal, only the necessary post supports sufficient for an approximately 70' length of fence (to be determined by the final fence design, but likely only 10-12 fence posts).**

**The property owner's spouse (Tracy), who will reside at the home on completion of construction, suffers a multitude of medical conditions and physical ailments...Drs. Haro and Adhikari highly recommend aquatic therapy for long term rehabilitation, therapies which will be required for the remainder of Tracy's life. A pool at the home is a 'reasonable accommodation' to provide for Tracy's ongoing therapy without undue stress and risk of injury.**

**The following points are also worth noting:**

- The proposed in-ground swimming pool and associated pool deck is located wholly outside of the 35' critical line buffer, encroaching only into the 50' critical line setback, which variance could be granted administratively by the Zoning & Planning Director in accordance with ZLDR Ordinance §4.24.4(A); however, it is our understanding that staff will not exercise this authority to accommodate the installation of swimming pools. County Council's willingness to permit staff to exercise discretion in waiving the critical line setback down to meet the critical line buffer demonstrates a much greater importance placed on the 35' critical line buffer rather than the 50' critical setback.**
- The barrier surrounding the pool is a requirement of the 2021 International Swimming Pool and Spa Code; while this code has not been adopted by the South Carolina Building Code Council or by ordinance of Charleston County, the County's Building Services Department requires a barrier be provided in accordance with the 2021 International Swimming Pool and Spa Code. We have decided not to challenge or seek to overturn the requirement for a barrier, as it is a life safety matter in the interest of the subject property owner and the community as a whole."**

§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, "The authorization of the requested variances will not be detrimental to adjacent properties or to the public good. Of the 21 built-upon lots within Big Paradise Island, Phase 2, all but 5 lots have swimming pools; accordingly, swimming**

***pools are customary and reasonable accessory structures to homes within the community.*** Therefore, the character of the Rural Residential Zoning District may not be harmed by the granting of this variance. Thus, 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. Therefore, the request may not meet this criterion. However, the applicant's letter of intent contends "The variances requested herein are the result of the substantial movement of the critical area line between July 2, 2002 (the certification in place when Big Paradise Island, Phase 2 was platted) and November 8, 2024 (the certification in place at the time the subject parcel is being developed), not a result of the property owner's actions."**

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

**Response:** **The RR Zoning District implements the Rural Residential, policies of the Comprehensive Plan: LU1. 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 of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if stormwater mitigation measures, such as the use of silt fencing, rain barrels, rain gardens, are used to reduce the flow of stormwater into the marsh. In addition, the applicant's letter of intent states, "The variances requested do not conflict with the intents of the Comprehensive Plan and are not at odds with the Ordinance. The requested variances are minimal in nature, are the minimum necessary to provide relief, and fulfill the intended environmental protections contemplated by the County's ZLDR; that said, the property owner is open to any recommended conditions to approval of the requested variances as the board feels necessary to protect the adjacent critical area." 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-07-25-00881 [Variance request to reduce the required 50' Critical Line setback by 14.6' to 35.4' for a proposed swimming pool and deck and to reduce the required 35' Critical Line buffer by 6' to 29' for a proposed fence at 1478 West Deep Creek Overlook (TMS # 617-14-00-063) 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. Prior to commencing construction, silt fencing shall be installed along the Critical Line. The silt fencing shall be maintained for the duration of the construction.**
- 2. The applicant shall use stormwater mitigation measures, such as the use of rain barrels or rain gardens, to reduce the flow of stormwater into the marsh.**
- 3. The encroachment areas shall be limited to the footprint areas shown on the submitted site plan.**

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

<b>Property Information</b>			
Subject Property Address: 1478 West Deep Creek Overlook, Awendaw, South Carolina 29429			
Tax Map Number(s): 617-14-00-063			
Current Use of Property: single-family residence			
Proposed Use of Property: single-family residence			
<b>Zoning Variance Description:</b>			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): Matt McCauley			
Name of Company (if applicable): Permit Expeditors of South Carolina, LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>Matt McCauley</i>			Date: May 20, 2025
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Permit Expeditors of South Carolina, LLC c/o Matt McCauley			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
<b>Designation of Agent</b> (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): William H. Branham, III, Trustee			
Name of Company (if applicable, LLC etc.): William H. Branham, III Family Trust			
Property Owner(s) Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	Phone #: [REDACTED]
Property Owner(s) Email Address: [REDACTED]			
Property Owner(s) Signature: <i>William H. Branham III PE</i>			Date: May 20, 2025
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: RR	Flood Zone: AE-8(345K)	Date Filed: 7/29/25	Fee Paid: \$250
Application #: BZA-07-25-0088	TMS #: 617-14-00-063	Staff Initials: jju	





## Permit Expeditors of South Carolina, LLC

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June 29, 2025

Charleston County Zoning & Planning Department  
Lonnie Hamilton III Public Services Building  
4045 Bridge View Drive  
North Charleston, SC 29405

Attention: Jenny J. Werking, AICP

Dear Ms. Werking:

**Letter of intent - setback/buffer variance - 1478 West Deep Creek Overlook, Awendaw, SC 29429**

On behalf of William H. Branham, III, Trustee of the William H. Branham, III Family Trust dated June 9, 2022, as owner of Charleston Co. TMS 617-14-00-063, a property addressed at 1478 West Deep Creek Overlook, Awendaw, we respectfully request a variance from the critical line setback and buffer requirements outlined in the Charleston County Zoning and Land Development Regulations. The project proposal includes a modest in-ground swimming pool with associated decking & fencing, more specifically as shown on the enclosed site plan. Specific variance requests are as follows:

**Critical Line Setback/Buffer for In-Ground Swimming Pool, Decking, and Fencing:**

We request approval of the site plan enclosed for a proposed in-ground swimming pool, pool deck, and pool fencing, including a 35.4' critical line setback for the proposed pool/decking in lieu of the 50.0' critical line setback required by the County's ZLDR and a 29.0' critical line buffer for the proposed pool fencing in lieu of the 35.0' critical line buffer required by the County's ZLDR.

The variances requested above are necessary to accommodate the proposed development on the parcel. The requirements of ZLDR Ordinance §3.10.6 are specifically met as follows:

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

At the time Big Paradise Island, Phase 2 was platted, the critical line was certified by SCDHEC-OCRM as the jagged rear property line identified on the enclosed subdivision plat. The critical line as depicted on the subdivision plat is dynamic in nature and subject to a 3 year expiration; accordingly the critical line certification had expired and needed to be recertified. Upon recent survey of the property, the critical line was determined to be located as shown on the enclosed site plan, *significantly* landward of the critical line as determined at the time the subdivision was platted. The relocated critical line as currently certified, together with the associated critical line setback and buffer, encumber approximately 0.313 acres of the 0.689 acre lot, while another approximately 0.239 acres is encumbered by front and side minimum setbacks.

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

While properties in the vicinity of the subject property are largely encumbered by a critical line with associated setback and buffer requirements, the impacts of these elements to the developable area of the subject property *far exceed* that which is customary of other parcels in the vicinity.

**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:**

The new critical line location, along with its associated setback and buffering requirements, severely and unreasonably restrict the utilization of the property in that they do not allow for construction of a home consistent with requirements of the development's private restrictions of record and a modest pool with associated improvements. Swimming pools and their appurtenances are customary and reasonable within the development. Efforts have been made to minimize the variances requested herein by shrinking the size of the pool and relocating the pool side-to-side on the lot from that which was originally contemplated. Additionally, the land disturbance associated with the pool fencing is very minimal, only the necessary post supports sufficient for an approximately 70' length of fence (to be determined by the final fence design, but likely only 10-12 fence posts).

The property owner's spouse (Tracy), who will reside at the home on completion of construction, suffers a multitude of medical conditions and physical ailments, including but not limited to:

- (a) a recent massive seizure, resulting in a 6 week hospitalization, loss of such basic skills as chewing, walking, and performing daily tasks. Continual weekly therapy is required.
- (b) a rheumatoid arthritis diagnosis, under the care of Dr. Adhikari of Low Country Rheumatology and required bimonthly infusions.
- (c) a torn knee ligament requiring surgery, under the care of Dr. Haro with Sports Medicine Specialties of Charleston.



Drs. Haro and Adhikari highly recommend aquatic therapy for long term rehabilitation, therapies which will be required for the remainder of Tracy's life. A pool at the home is a "reasonable accommodation" to provide for Tracy's ongoing therapy without undue stress and risk of injury.

The following points are also worth noting:

- (a) The proposed in-ground swimming pool and associated pool deck is located wholly outside of the 35' critical line buffer, encroaching only into the 50' critical line setback, which variance *could* be granted administratively by the Zoning & Planning Director in accordance with ZLDR Ordinance §4.24.4(A); however, it is our understanding that staff will not exercise this authority to accommodate the installation of swimming pools. County Council's willingness to permit staff to exercise discretion in waiving the critical line setback down to meet the critical line buffer demonstrates a much greater importance placed on the 35' critical line buffer rather than the 50' critical setback.
- (b) The barrier surrounding the pool is a requirement of the 2021 International Swimming Pool and Spa Code; while this code has *not* been adopted by the South Carolina Building Code Council or by ordinance of Charleston County, the County's Building Services Department *requires* a barrier be provided in accordance with the 2021 International Swimming Pool and Spa Code. We have decided *not* to challenge or seek to overturn the requirement for a barrier, as it is a life safety matter in the interest of the subject property owner and the community as a whole.

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

The authorization of the requested variances will not be detrimental to adjacent properties or to the public good. Of the 21 built-upon lots within Big Paradise Island, Phase 2, all but 5 lots have swimming pools; accordingly, swimming pools are customary and reasonable accessory structures to homes within the community.

**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 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?**

The requested variances do not involve any of the above referenced prohibited items.

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

The variances requested herein are the result of the substantial movement of the critical area line between July 2, 2002 (the certification in place when Big Paradise Island, Phase 2 was platted) and November 8, 2024 (the certification in place at the time the subject parcel is being developed), *not* a result of the property owner's actions.

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

The variances requested do not conflict with the intents of the Comprehensive Plan and are not at odds with the Ordinance. The requested variances are minimal in nature, are the minimum necessary to provide relief, and fulfill the intended environmental protections contemplated by the County's ZLDR; that said, the property owner is open to any recommended conditions to approval of the requested variances as the board feels necessary to protect the adjacent critical area.

I trust this provides sufficient explanation of the request to vary the critical line setback and buffer outlined above, explanation as to why the variance is necessary, and evidence for why the variance requested is both appropriate and justified. However, please feel free to contact me with questions or should you require anything further.

Respectfully,

  
Matt McCauley  
President

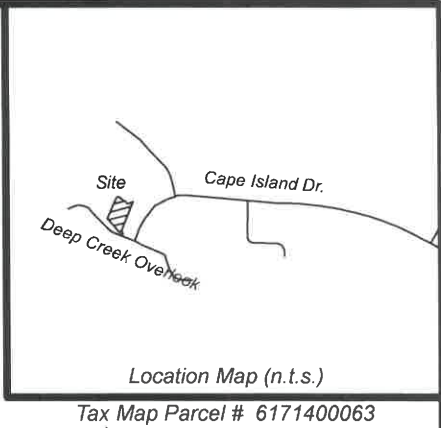


The area shown on this plat is a representation of department permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of the department, the department in no way waives its right to assert permit jurisdiction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

Signature Bradley Jones Date 11-08-2024

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

TMS# 6170000007  
Deedbook G283, page 521.  
Platbook EG, pages 7-9.



LINE	BEARING	DISTANCE
L1	S 17°38'44" E	38.55'
L2	N 41°40'33" E	24.28'
L3	S 33°45'40" E	24.49'
L4	N 22°00'11" E	10.62'
L5	S 37°37'11" E	38.11'
L6	N 58°21'46" E	10.51'
L7	S 39°46'15" E	36.48'
L8	N 65°33'55" E	46.97'
L9	S 54°46'39" E	40.42'
L10	S 81°05'32" E	38.68'
L11	N 19°55'38" E	14.25'
L12	S 49°56'44" E	27.45'
L13	N 86°10'54" E	19.89'
L14	S 00°14'01" E	9.37'
L15	S 79°38'54" E	9.21'

Lines Scaled Per Platbook EG, page 824.

N:398461.51  
E:2378732.44

IPF 5RB

SC DES BCM Critical Line

TMS# 6171400062  
Deedbook C608, page 7.  
Platbook EG, page 824.

TMS# 6141400064  
Deedbook C608, page 14.  
Platbook EG, page 824.

Total Area  
30068 Sq. Feet  
0.69 Acres

Reference made to Deedbook 1196, page 613.  
Reference made to Platbook EG, page 824.  
Reference made to Plat by RLA Associates,  
PA dated, August 22, 2023.  
Note: CP or Δ denotes calculated point.  
Note: MNF denotes mag nail found.  
Note: No new property lines created at this time.  
Note: Contact County for applicable regulations.  
Note: A Title Search is recommended and has not been provided to us at the time of the survey.  
Note: Property is entirely located in Flood Zone AE (BFE = 8'). Reference made to FIRM No. 45019C0345K, effective on 1/29/2021.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	28.57'	28.30'	N 54°56'10" W	27°17'10"

## Boundary Survey & Plat Prepared for: William H. Branham, III

Property located at 1478 West Deep Creek Overlook, near  
Awendaw, S.C., Charleston County TMS# 6171400063.

**Abraham  
Land Surveying**  
1323 Kendall Rd., Newberry S.C.  
www.surveysc.com 803.276.8719



Scale: 1" = 30'

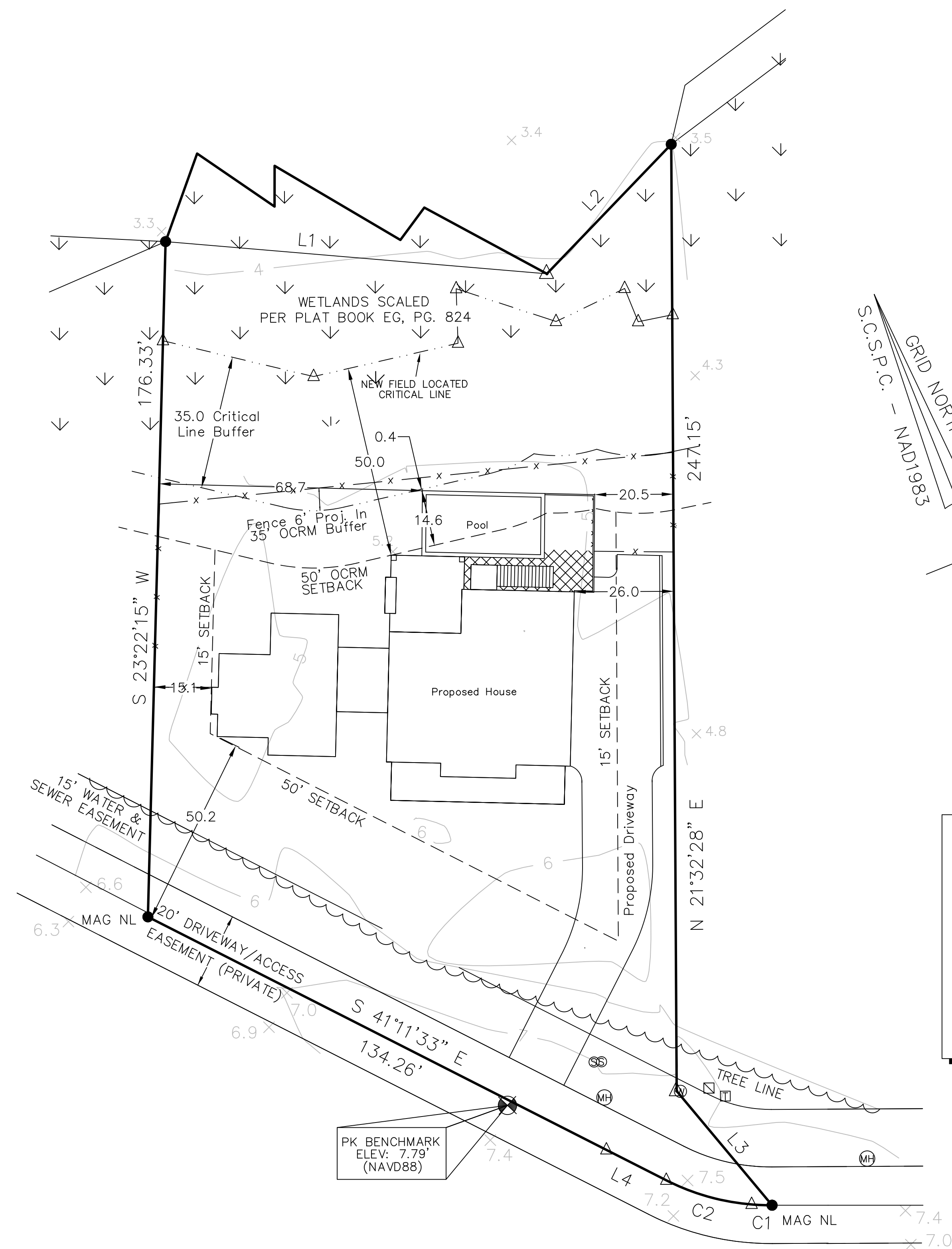
Date: August 26, 2024



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of "The Minimum Standards for the Practice of Land Surveying in South Carolina.", and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

Thomas D. Abraham  
Thomas D. Abraham, S.C.R.L.S. #27728

Dwg. # 33824



A  
SITE PLAN OF  
1478 DEEP CREEK OVERLOOK  
MOUNT PLEASANT, SC  
SCALE : 1" = 20'

FLOOD ZONE AE8  
MAP # 45019C  
COMMUNITY # 455416  
PANEL # 0541  
SUFFIX K  
FIRM DATE 01/29/21

LOT COVERAGE	
LOT IMPERVIOUS SQ. FT.	30,021 SQ. FT.
HOUSE FOOTPRINT	7,114 SQ.FT.
LOT COVERAGE	23%
COVERAGE BREAKDOWN	
HEATED SQ. FT.	3,226 SQ.FT.
COVERED PORCHES	810 SQ.FT.
DECKING	180 SQ.FT.
UNCOVERED STAIRS	224 SQ.FT.
DRIVEWAY	2,224 SQ. FT.

SQUARE FOOTAGE	
FIRST FLOOR	3226 sq.ft.
SECOND FLOOR	1432 sq.ft.
TOTAL HEATED	4658 sq.ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°18'27" W	99.90'
L2	S 65°42'23" W	46.86'
L3	S 18°00'52" E	38.85'
L4	N 41°11'32" W	17.54'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	56.61'	5.34'	5.33'	S 65°52'50" E
C2	59.74'	23.31'	23.17'	S 52°20'56" E

1478 DEEP CREEK OVERLOOK  
MOUNT PLEASANT, SC 29466

SITE PLAN  
1" = 20'



DATE  
03/01/24



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 JOINT VENTURE OWNERS ASSOCIATION.

W. H. BARNWELL, III  
10/26/03  
DATE

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF THE 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 8.  
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°19'00" 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 89°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°33'44" E	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°50'43" W	91.77
109	S 86°15'06" W	131.65
110	S 52°32'26" W	137.93
111	N 64°45'29" E	147.93
112	N 02°33'07" W	99.02
113	N 87°18'11" E	150.70
114	N 43°14'27" W	115.54
115	N 68°09'11" E	147.93
116	S 53°43'52" E	164.96
117	S 58°28'47" W	100.02
118	N 70°38'40" E	46.97
119	N 32°02'00" W	86.26
120	N 71°56'53" W	108.56
121	N 22°00'54" W	92.98
122	S 81°52'53" W	150.00
123	N 44°40'20" W	175.14
124	N 52°56'15" W	170.29
125	N 64°42'15" E	79.37
126	S 46°45'56" E	157.74
127	S 57°46'51" E	165.39
128	S 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°28'34" W	245.64
135	S 28°46'16" E	99.10
136	N 72°31'53" E	104.14
137	S 32°58'47" E	56.40
138	S 06°10'11" W	66.98
139	S 07°10'52" 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°50'54" E	79.51
144	S 25°08'58" E	53.33
145	N 59°29'44" W	168.84
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°00'55" 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 69°39'18" E	94.59
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

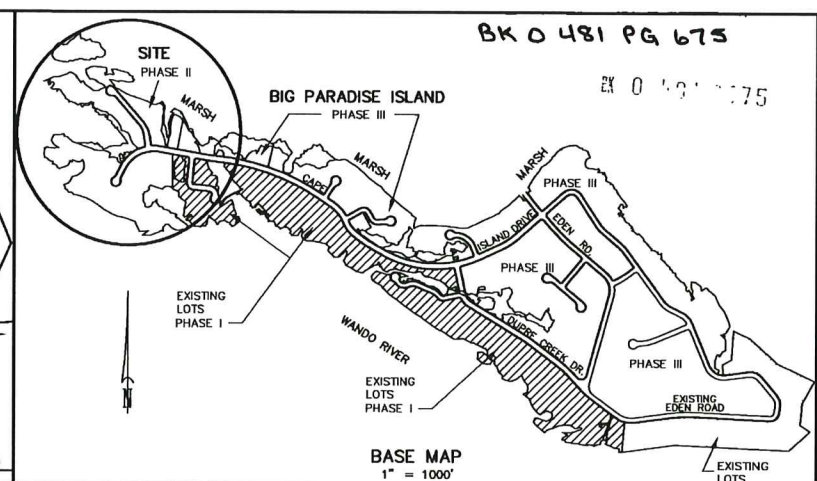
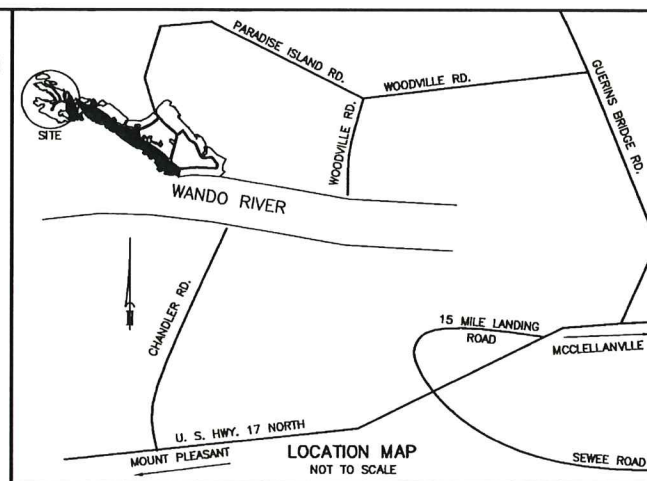
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified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

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

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.

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.



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

Charleston, South Carolina  
Office of Register Mense Conveyance  
Plat recorded this 16 day of January, 2004 at  
2:31 o'clock in Plat Book EG Page 824 and tracing cloth  
copy filed in File 7 Drawer -- Folder 86, Drawing No. 21.  
Original plat (a White Print) delivered to Chas Co Planning Board

Register Mense Conveyance

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	80.22	398.34	40.24	11° 32' 17"	80.08	N85° 51' 41" W
C2	29.02	20.00	17.74	83° 08' 08"	26.54	N50° 03' 46" W
C3	29.02	20.00	17.74	83° 08' 08"	26.54	S33° 04' 22" W
C4	32.18	50.00	16.67	36° 52' 12"	31.62	S44° 51' 10" W
C5	32.18	50.00	16.67	36° 52' 12"	31.62	S44° 51' 10" W
C6	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C7	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C8	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C9	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C10	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C11	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C12	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C13	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C14	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C15	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C16	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C17	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C18	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C19	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C20	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C21	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C22	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C23	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C24	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C25	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C26	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C27	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C28	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C29	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C30	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C31	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C32	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C33	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C34	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C35	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C36	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C37	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E
C38	32.18	50.00	16.67	36° 52' 12"	31.62	N07° 58' 58" E

#### 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. THESE 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.

#### 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 11/04/82.
- CAPE ISLAND DRIVE PREVIOUSLY RECORDED IN PLAT BOOK ED PAGES 7-9.
- 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 ALONG ROAD RIGHT-OF-WAY LINES OR DRIVEWAY/ACCESS EASEMENTS, AS APPLICABLE.
- ALL CRITICAL LINE AND TRAVERSE LINE POINTS ARE COMPUTED POINTS.
- PUBLIC WATER AND SEWER IS PROVIDED FOR EACH LOT.
- LANDSCAPING IN ISLANDS WILL CONSIST OF GRASS COVER AND DWARF SHRUBS ONLY.
- AREAS SHOWN ON INDIVIDUAL LOTS ARE COMPUTED TO SCHEC-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

SCALE IN FEET  
100 50 0 100 200 300  
E.M. SEABROOK, JR. INC.  
ENGINEERS-SURVEYORS-PLANNERS  
1081 HIGHWAY 17 BY-PASS BOX 96  
MOUNT PLEASANT, SC 29465  
PHONE (843) 884-4496

#### LEGEND

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