



## **Case # BZA-07-25-00883**

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

<b>Applicant:</b>	William T. Eubanks of Urban Edge Studio
<b>Property Owner:</b>	Daniel Boorse of Four Seasons Landscape Management, LLC
<b>Property Location:</b>	3555 Bohicket Road – Johns Island
<b>TMS#:</b>	215-00-00-014
<b>Zoning District#:</b>	Rural Agricultural (AG-8) Zoning District
<b>Request:</b>	Variance request for an access drive that is less than 20' wide.

#### **Requirement:**

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, E.1. Access, states, "Access drives shall be a minimum of 20 feet wide and have an all-weather surface."*



## CHAPTER 9 | DEVELOPMENT STANDARDS

### ARTICLE 9.3 OFF-STREET PARKING AND LOADING

#### Sec. 9.3.7 Design

- A. **Parking Lot Design.** Dead-end Parking Lot layouts that cause or contribute to poor vehicular circulation are prohibited unless determined by the Zoning and Planning Director that all other site configurations and options to comply with the required number of parking spaces have been exhausted.
- B. **Dimensional Standards.** Drive aisle widths and parking space dimensions shall comply with the standards in Table 9.3.7, *Aisle Width and Parking Space Dimensions*.
- C. **Compact Spaces.**
1. Up to 30 percent of parking spaces may be designed for use by cars smaller than full-size cars.
  2. Compact spaces must be located in continuous areas and may not be interspersed with spaces designed for full-size cars.
  3. Compact spaces must be clearly designed by Pavement marking and labeled as "Compact Cars Only."
  4. Stall dimensions for compact spaces are reduced to 7'-6" X 15.
  5. Compact spaces cannot be used as required ADA parking spaces.
  6. Compact spaces cannot be used as required Electric Charging Stations.

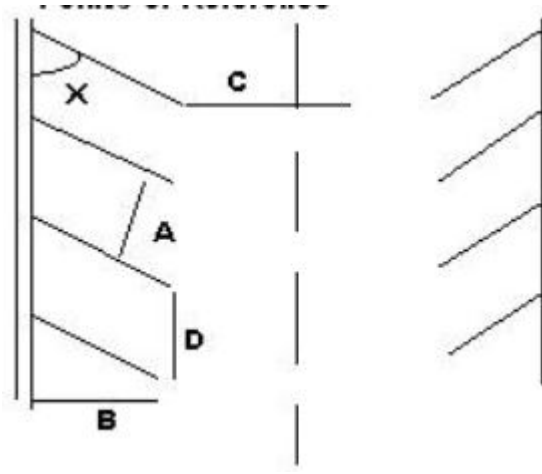
Table 9.3.7-1  
Aisle Width and Parking Space Dimensions

X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
60°	9' 0"	17' 0"	17' 0"	10' 5"
	--	--	*One Way	--
45°	9' 0"	19' 1"	11' 0"	12' 9"
	--	--	*One Way	--
30°	9' 0"	16' 10"	9' 0"	18' 0"
	--	--	*One Way	--
0°	9' 0"	23' 0"	12' 0"	--
	--	--	*One Way	--
90°	9' 0"	18' 0"	23' to 27'	--
	--	--	*Two Way	--

Note: Two-way drive aisles in parking areas shall always require a minimum width of 23 feet.



**Figure 9.3.7**  
**Design Illustration**



**C. Landscaping.** See Article 9.4, *Landscaping, Screening, and Buffering*.

**D. Markings and Surface Treatment.**

1. ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.
2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles.
  - a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.
  - b. 30 percent of parking spaces must have a pervious surface.
3. One-way and two-way ingress and egress driveways shall be marked by directional arrows.
4. *Unpaved Parking Areas.*
  - a. All parking spaces must have a minimum four-inch Curb stop to delineate the location of each space and to prevent Encroachment onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.
  - b. All Parking Lots must have an all-weather surface, such as gravel, slag, or another approved pervious surface, excluding asphalt shingles. Ingress and egress drives serving unpaved Parking Lots accessed from a Paved Street must be Paved from the edge of the Street Pavement for a minimum distance of 20 feet into the Subject Property.
  - c. For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.

**E. Access.**

1. Required Parking spaces shall not have direct access to a Street or highway, nor may they be configured in a way that requires backing into or otherwise re-entering a Street or highway. Access to Required Parking spaces shall be provided by on-site ingress and egress drive. Access drives shall be a minimum of 20 feet wide and have an all-weather surface.
2. Curb Cuts for ingress and egress drives may not be wider than 30 feet; however, ingress and egress that is separated by a median may be expanded to a maximum width of 60 feet, provided medians shall be a minimum of five feet width and fifteen feet in length. Where not specifically prohibited by the agency responsible for the maintenance of the intersecting Right-of-Way, a planted median shall be required.
3. Curb cuts for ingress and egress drives are allowed in accordance with Table 9.3.7-2, *Number of Ingress/Egress Drives*:

Table 9.3.7-2 Number of Ingress/Egress Drives	
LENGTH OF PROPERTY FRONTAGE	MAXIMUM NUMBER OF DRIVES
250 feet or less	1[1]
251 feet to 1,500 feet	2



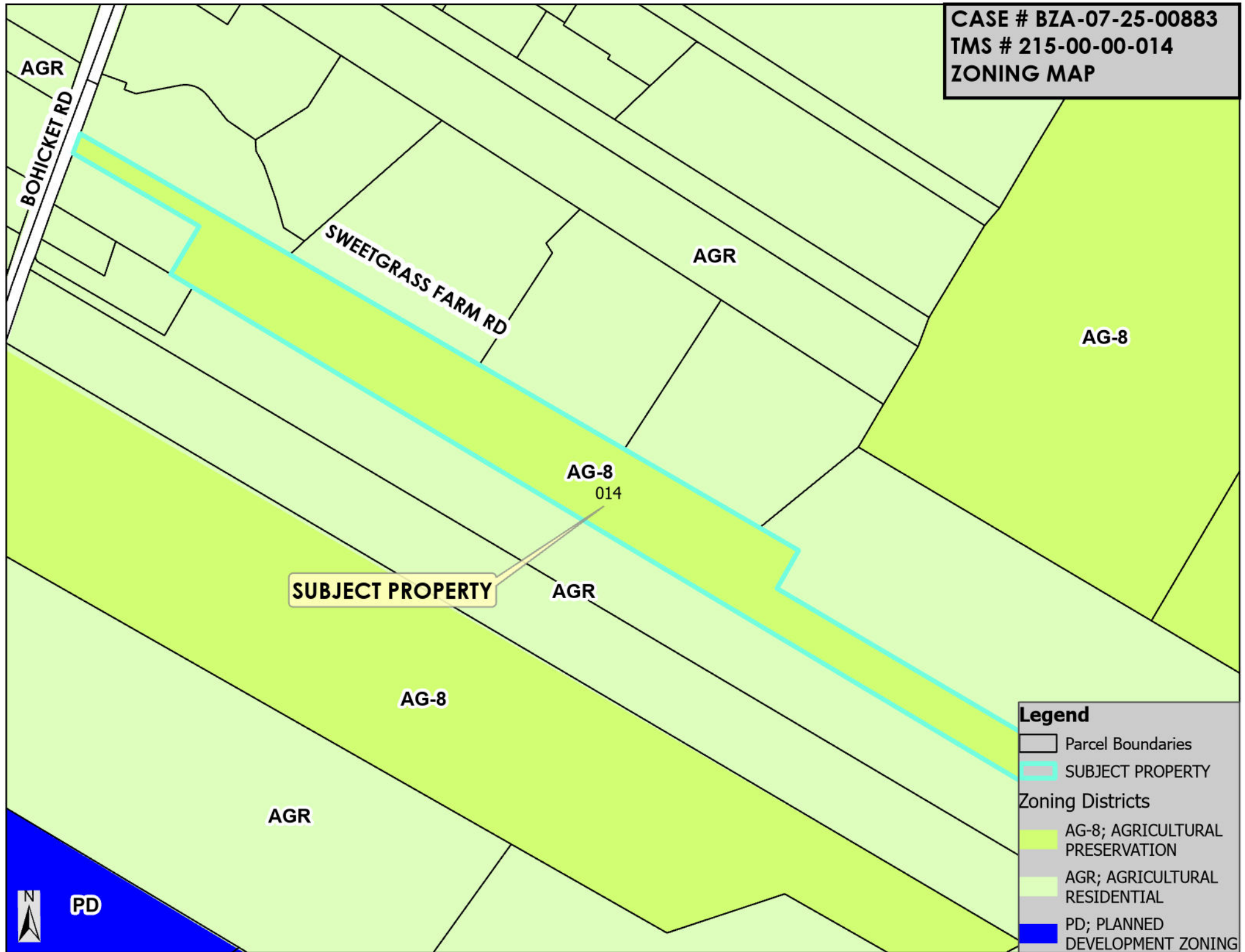
**Table 9.3.7-2**  
**Number of Ingress/Egress Drives**

<b>LENGTH OF PROPERTY FRONTAGE</b>	<b>MAXIMUM NUMBER OF DRIVES</b>
<b>1,500 feet or more</b>	<b>3</b>

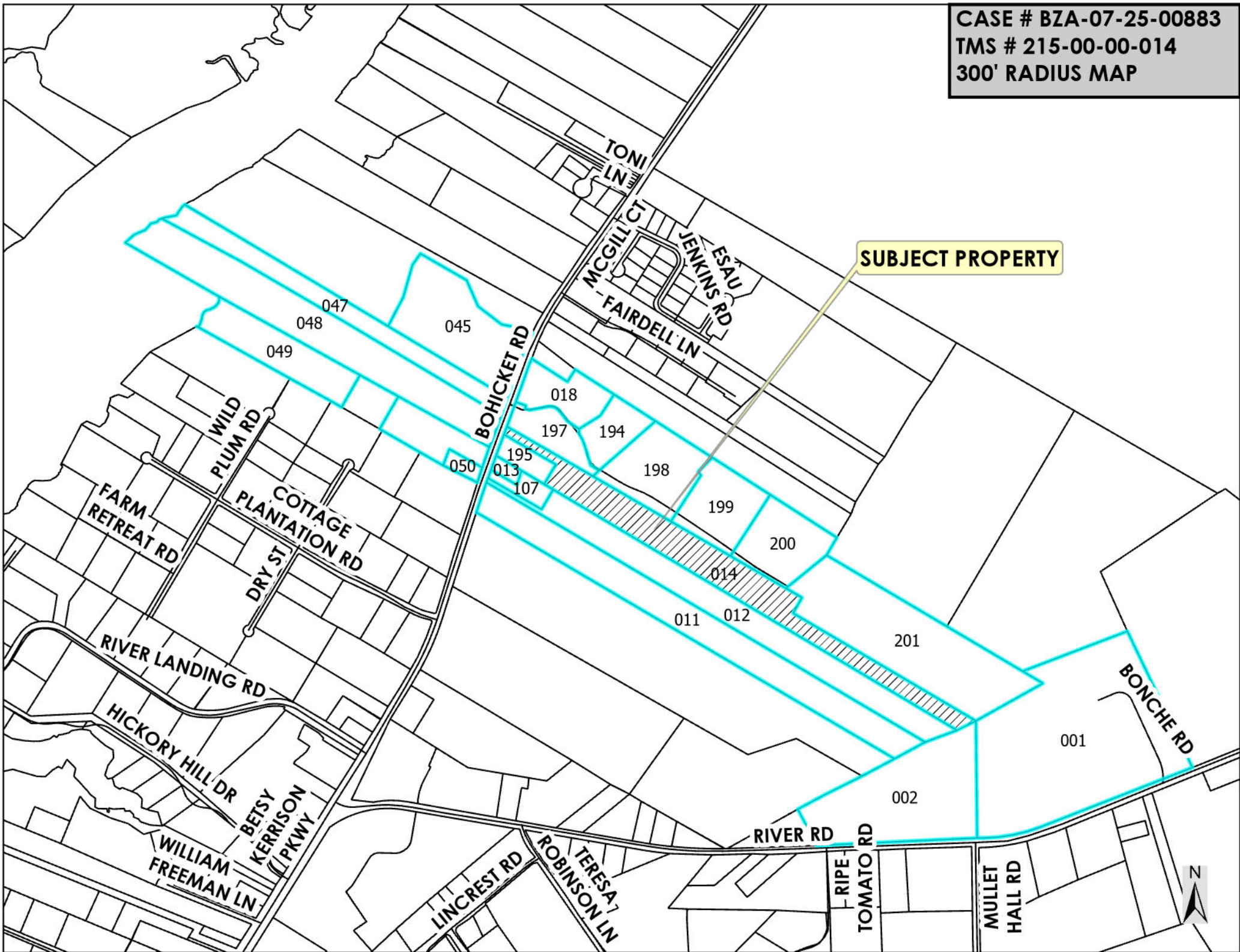
**Table Notes:**

1. On frontages of 250 feet or less, a pair of one-way drive may be substituted only if the agency responsible for the maintenance of the intersecting Right-of-Way determines the design feasible.
4. Ingress and egress drives shall be located at least 100 feet from the edge of Right-of-Way of any Street intersection. If the subject Lot has less than 100 feet of Frontage and is not within a common Development with other points of access, the Zoning and Planning Director may alter this requirement by the minimum necessary to provide reasonable access. Ingress or egress drives other than those designated as entrance or exit drives are prohibited.
5. Access to Dwelling Units shall comply with the International Fire Code, as adopted by County Council.
6. A pair of one-way drives must be separated by at least 100 feet and must comply with the vision clearance requirements contained in Art. 9.7, *Vision Clearance*.
7. Stop signs and stop bars shall be installed as required by the Director of the Zoning and Planning Department and Director of the Public Works Department.
8. Safety Services may be allowed additional curb cuts up to 60 feet in width and without a median, as approved by the Zoning and Planning Director and the agency responsible for the maintenance of the intersecting Right-of-Way, to provide for ingress and egress of emergency vehicles from their staging area.
9. For properties within the Urban/Suburban Area, the Directors of the Zoning and Planning and Public Works Departments may require Rights-of-Way that provide access to be paved in compliance with Appendix A of this Ordinance.

Effective on: 12/6/2022, as amended









CASE # BZA-07-25-00883  
TMS # 215-00-00-014  
AERIAL MAP

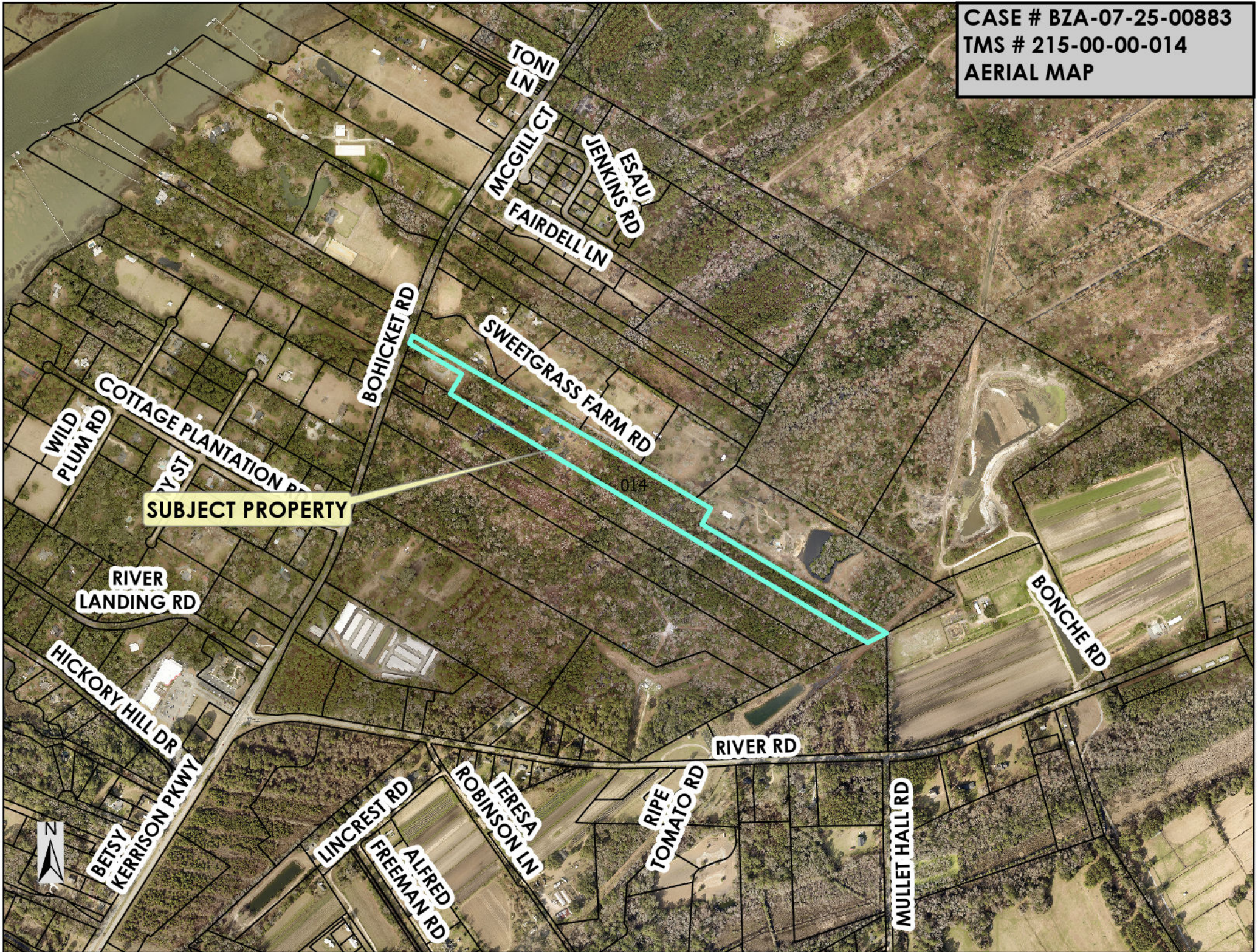
SWEETGRASS FARM RD

SUBJECT PROPERTY

014







**SUBJECT PROPERTY**

014



**Case # BZA-07-25-00883**

**BZA Meeting of September 8, 2025**

**Subject Property: 3555 Bohicket Road – Johns Island**

**Proposal: Variance request for an access drive that is less than 20' wide.**





# Subject Property





# Bohicket Road



**Staff Review:**

The applicant, William T. Eubanks of Urban Edge Studio, on behalf of the property owner, Daniel Boorse of Four Seasons Landscape Management, LLC, is requesting a variance for an access drive that is less than 20' wide at 3555 Bohicket Road (TMS # 215-00-00-014) on Johns Island in Charleston County. The subject property is located in the Rural Agricultural (AG-8) Zoning District. Surrounding properties are located in the Agricultural Residential (AGR) Zoning District.

The applicant is currently in the Site Plan Review process (ZSPR-01-25-01113) for the proposed landscaping and horticultural service use on the 14.6-acre subject property. The applicant's letter of intent explains, *"The applicant seeks a Variance for the Driveway Width. The Charleston County requirement is 20'-0". There is an existing driveway that has been there for many years (1987). It is less than 20'-0" wide. The landowner seeks Site Plan approval for his Landscape Maintenance company, utilizing existing buildings of a former kennel on the parcel. Widening the driveway to 20'-0" along its entire length would require removal of Grand Trees and impacting adjacent wetlands. The applicant wants to avoid those impacts. The driveway will be widened to 20'-0" in width where possible, including the driveway apron at Bohicket Road and emergency turnaround facilities have been added. The minimum height requirement will be met. The minimum driveway width will be 10'-0" as the driveway goes through the wooded area next to the existing wetland."*

**Applicable ZLDR requirement:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Article 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, E.1. Access, states, "Access drives shall be a minimum of 20 feet wide and have an all-weather surface.

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 14.6-acre subject property. The applicant's letter of intent states, "The driveway is existing. The goal is to continue use of the existing drive with modifications that will not have an adverse impact on the existing Grand Trees or the adjacent Wetlands. The parcel is long and very narrow (approximately 58.16' at Bohicket Road) leaving no other options for the driveway apron location. There are existing wetlands immediately adjacent to the existing driveway and several trees, many of which are Grand Trees along the driveway, eliminating the ability to widen the**

**driveway without adversely impacting the Grand Trees and the existing wetland. All of these factors taken in total create extraordinary and exceptional conditions that pertain to the subject property." 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 applicant's letter of intent states, "These conditions do not generally apply to other properties in the vicinity, and they are unique to this subject property. The narrow width of the parcel, the existing wetlands, the existing Grand Trees, and the existing conditions of a driveway that has been on the parcel for decades create a unique situation for this parcel that does not apply to other parcels in the immediate area. However, Johns Island does have hundreds of Grand Trees and areas of significant wetlands. This is part of the overall character of Johns Island. So, it is the property owner's desire to keep these Grand Trees and to not impact the existing wetlands, thereby helping preserve the character of Johns Island." 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 9.3 Off-Street Parking and Loading, Sec. 9.3.7 Design, E.1. Access to 3555 Bohicket Road may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "Due to the extraordinary and exceptional conditions on this parcel, the application of the minimum driveway width required by Charleston County would effectively prohibit or unreasonably restrict the utilization of the property. The construction of a 20'-0" wide driveway would require the property owner to fill wetlands (assuming a permit to fill the wetlands would be granted by the USACOE) and impact several Grand Trees (assuming Charleston County BZA would grant variances for the Grand Tree removals). This driveway is existing and the property owner desires to continue use of the driveway, with some modifications in width, the addition of emergency vehicle turnaround areas, and maintenance of the existing trees to meet the vertical clearance requirement. St. Johns Fire Department has seen the plans, visited the site, and supports the Variance (see attached letter)." 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, "The authorization of this Variance will not be a substantial detriment to adjacent property or the public good. Granting this variance will only allow an**

**existing driveway, with minor modifications, to continue to be used, as it has been used for decades. Granting this Variance will not harm the character of the zoning district. In fact, the adverse is true. By not granting this Variance and requiring a 20'-0" driveway width, the property owner will have no choice but to apply for permits to fill wetlands and Variances for the removal of Grand Trees. This action would harm the overall rural character of Johns Island." Therefore, the character of the Rural Agricultural (AG-8) 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 not be the result of the applicant's own actions. The applicant's letter of intent states, "This Variance request is not the result of the property owner's actions. The existing driveway has served the parcel for decades (since 1987) and the Grand Trees along the driveway have existed there for decades. The wetlands have also been there for decades, if not millennia. This Variance request simply provides for the continued use of the existing driveway in a manner consistent with its previous use, without the need to impact Grand Trees and existing wetlands." Therefore, the request may meet this criterion.**

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

**Response: Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance. The Rural Agricultural (AG-8) Zoning District implements the Rural Agriculture, policies of the Comprehensive Plan: "The intent for this area is to retain the viability of agriculture while accommodating low levels of population growth. Density is one dwelling per eight acres. Incentive provisions should be made to encourage conservation design to retain acreage suitable for maintaining agriculture, protection of natural, historic, and cultural resources, and provision of open space. Specific regulatory techniques may include flexible site planning guidelines, minimum lot sizes, or conservation or clustered design with retention of open space. Such**

***provisions will maintain the agricultural land base, while enhancing development values, particularly along waterfront properties. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.” Therefore, the request meets 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-07-25-00883 [Variance request for an access drive that is less than 20' wide at 3555 Bohicket Road (TMS # 215-00-00-014) on Johns Island in Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following condition recommended by Staff:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**



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

<b>Property Information</b>			
Subject Property Address: <b>3555 Bohicket Road, Johns Island, SC 29455</b>			
Tax Map Number(s): <b>215-00-00-014</b>			
Current Use of Property: <b>Residence and Former Kennel</b>			
Proposed Use of Property: <b>Residence and Landscape Maintenance Business</b>			
Zoning Variance Description: <b>Driveway Width (see Site Plans and Letter from SJFD)</b>			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): <b>William T Eubanks, FASLA</b>			
Name of Company (if applicable): <b>Urban Edge Studio</b>			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: 			Date: <b>July 7, 2025</b>
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: <b>William T Eubanks, FASLA   Urban Edge Studio</b>			
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): <b>DANIEL BOORSE</b>			
Name of Company (if applicable, LLC etc.): <b>FOUR SEASONS LANDSCAPE MANAGEMENT, LLC</b>			
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: <b>July 7, 2025</b>
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <b>AG-8</b>	Flood Zone: <b>X (0645K)</b>	Date Filed: <b>7/29/25</b>	Fee Paid: <b>\$250</b>
Application #: <b>BZA-01-25-00883</b>		TMS #: <b>215 0000 014</b>	Staff Initials: 



## **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.)*

The applicant seeks a Variance for the Driveway Width. The Charleston County requirement is 20'-0". There is an existing driveway that has been there for many years (1987). It is less than 20'-0" wide. The land owner seeks Site Plan approval for his Landscape Maintenance company, utilizing existing buildings of a former kennel on the parcel. Widening the driveway to 20'-0" along its entire length would require the removal of Grand Trees and impacting adjacent wetlands. The applicant wants to avoid those impacts. The driveway will be widened to 20'-0" in width where possible, including the driveway apron at Bohicket Road and emergency turnaround facilities have been added. The minimum height requirement will be met. The minimum driveway width will be 10'-0" as the driveway goes through the wooded area next to the existing wetland.

## **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 driveway is existing. The goal is to continue use of the existing drive with modifications that will not have an adverse impact on the existing Grand Trees or the adjacent Wetlands. The parcel is long and very narrow (approximately 58.16' at Bohicket Road) leaving no other options for the driveway apron location. There are existing wetlands immediately adjacent to the existing driveway and several trees, many of which are Grand Trees along the driveway, eliminating the ability to widen the driveway without adversely impacting the Grand Trees and the existing wetland. All of these factors taken in total create extraordinary and exceptional conditions that pertain to the subject property.

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

These conditions do not generally apply to other properties in the vicinity, and they are unique to this subject property. The narrow width of the parcel, the existing wetlands, the existing Grand Trees, and the existing conditions of a driveway that has been on the parcel for decades create a unique situation for this parcel that does not apply to other parcels in the immediate area. However, Johns Island does have hundreds of Grand Trees and areas of significant wetlands. This is part of the overall character of Johns Island. So, it is the property owner's desire to keep these Grand Trees and to not impact the existing wetlands, thereby helping preserve the character of Johns Island.

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:

Due to the extraordinary and exceptional conditions on this parcel, the application of the minimum driveway width required by Charleston County would effectively prohibit or unreasonably restrict the utilization of the property. The construction of a 20'-0" wide driveway would require the property owner to fill wetlands (assuming a permit to fill the wetlands would be granted by the USACOE) and impact several Grand Trees (assuming Charleston County BZA would grant variances for the Grand Tree removals). This driveway is existing and the property owner desires to continue use of the driveway, with some modifications in width, the addition of emergency vehicle turnaround areas, and maintenance of the existing trees to meet the vertical clearance requirement. St. Johns Fire Department has seen the plans, visited the site, and supports the Variance (see attached letter).



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 this Variance will not be a substantial detriment to adjacent property or the public good. Granting this variance will only allow an existing driveway, with minor modifications, to continue to be used, as it has been used for decades. Granting this Variance will not harm the character of the zoning district. In fact, the adverse is true. By not granting this Variance, and requiring a 20'-0" driveway width, the property owner will have no choice but to apply for permits to fill wetlands and Variances for the removal of Grand Trees. This action would harm the overall rural character of Johns Island.

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?

The proposed Land Use is allowed by the current Zoning District Classification. The Land Use is not a Nonconforming Use and there shall be no change to the Official Zoning Map required by granting this Variance. This Variance is not being requested in order to make the use of the land more profitable. It is being requested to provide reasonable access to the parcel, for any use of the parcel, regardless of economic impact. This Variance request meets this criterion.

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

This Variance request is not the result of the property owner's actions. The existing driveway has served the parcel for decades (since 1987) and the Grand Trees along the driveway have existed there for decades. The wetlands have also been there for decades, if not millennia. This Variance request simply provides for the continued use of the existing driveway in a manner consistent with its previous use, without the need to impact Grand Trees and existing wetlands.

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

The granting of this Variance will not conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance. The use of the subject parcel is consistent with the Comprehensive Plan, specifically the section entitled "Rural Area Future Land Use Categories." Further, the ZLDR shows the parcels in the general vicinity of the subject parcel to be either AGR (Agricultural Residential) or AG-8 (Rural Agricultural District). The subject parcel is zoned AG-8, and the proposed land use is consistent with that zoning designation.

**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.**





# ST. JOHN'S FIRE DISTRICT

ROOTED IN TRADITION. DRIVEN BY PROGRESS  
WWW.STJFD.ORG

**March 20, 2025**

## **Letter of Coordination**

Bill Eubanks  
Fasla Urban Edge Studio  
39 Yeadon Avenue  
Charleston, SC 29407

**Dear Mr. Eubanks,**

Thank you for the opportunity to review your proposal for the property at 3555 Bohicket Road. After assessing the submitted plans, we have determined that they do not fully meet the requirements of the 2021 International Fire Code (IFC).

While we will allow the project to proceed with the current width clearance, please ensure a height clearance of **13 feet 6 inches**, as required by code. Additionally, please note that the business must be within **500 feet of a fire hydrant** if it is not equipped with a sprinkler system, or **600 feet** if it is.

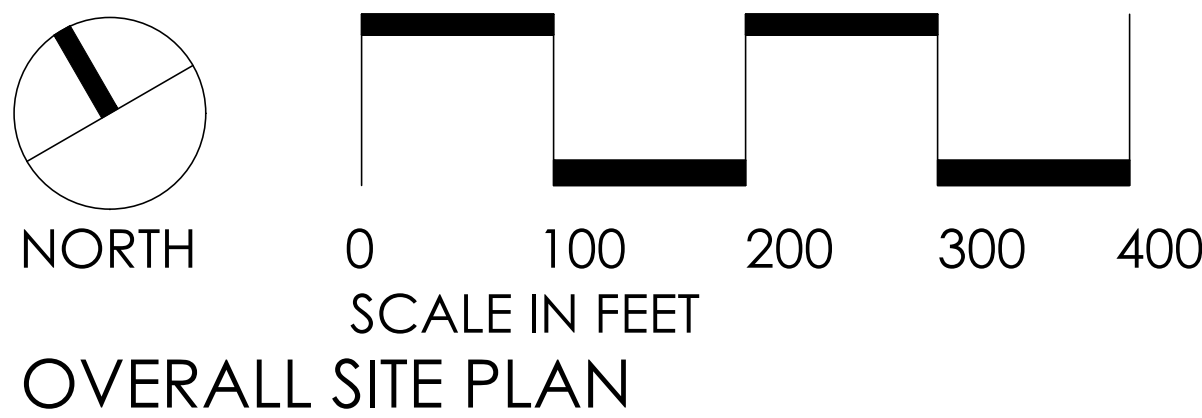
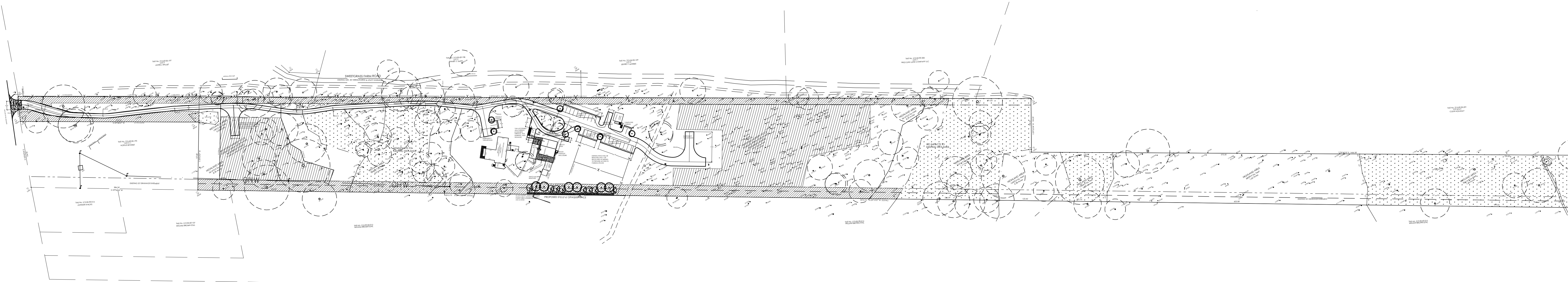
We also ask that you adhere to the **2021 IFC requirements for turnaround dimensions** for emergency vehicles and consider increasing the entrance width for improved accessibility.

If you require further clarification or assistance regarding these requirements, please contact the **St. Johns Fire Prevention Division**. We look forward to working with you on this project.

**Sincerely,**

David B. Hardwick  
Chief Fire Marshal  
St. John's Fire District  
Office: 843-559-9194

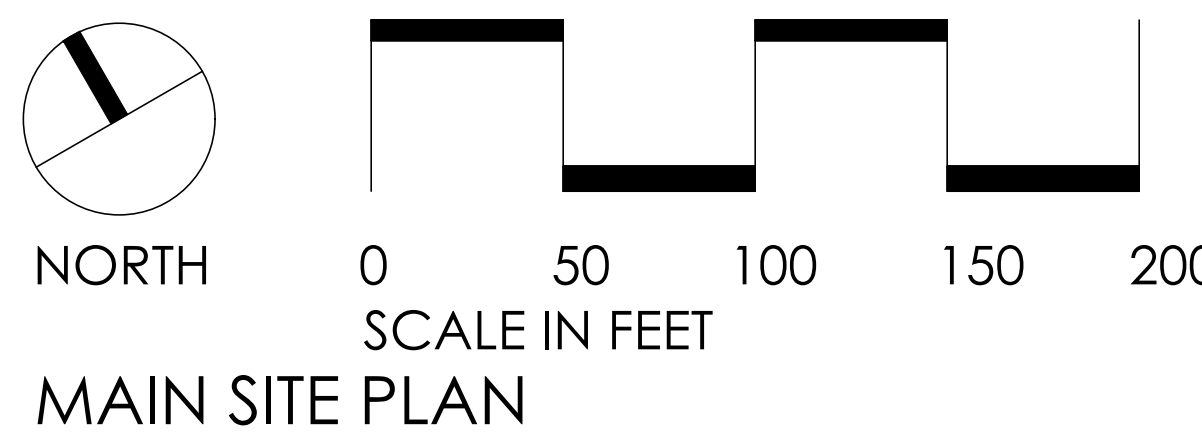
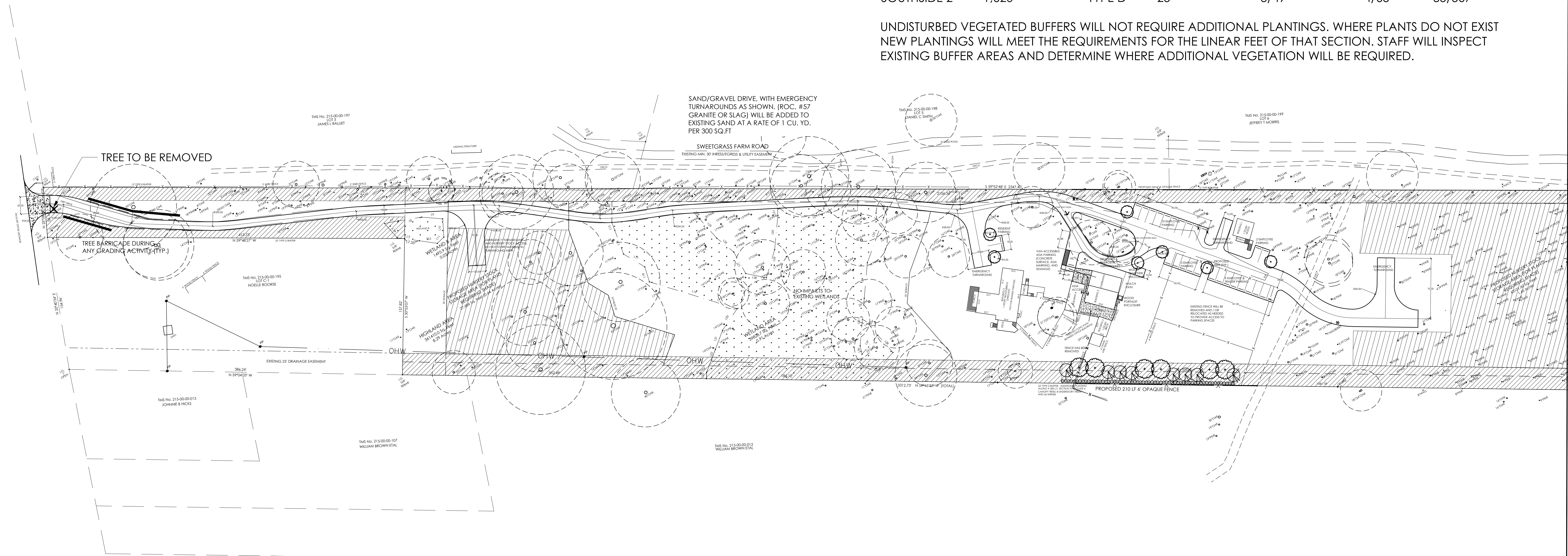




NOTE: BUFFER REQUIREMENTS ARE AS FOLLOWS:

LOCATION	LINEAR FEET	TYPE	WIDTH	PLANTS REQUIRED PER 100 LF / TOTAL REQUIRED*		
				CANOPY TREES	UNDERSTORY	SHRUBS
FRONT	36.4'	TYPE I	75'	9/3	12/4	60/20
NORTH SIDE	2077'	TYPE B	15'	2/42	3/62	25/519
SOUTH SIDE 1	413	TYPE D	25'	3/12	4/17	35/145
SOUTHSIDE 2	1,620	TYPE D	25'	3/49	4/65	35/567

UNDISTURBED VEGETATED BUFFERS WILL NOT REQUIRE ADDITIONAL PLANTINGS. WHERE PLANTS DO NOT EXIST NEW PLANTINGS WILL MEET THE REQUIREMENTS FOR THE LINEAR FEET OF THAT SECTION. STAFF WILL INSPECT EXISTING BUFFER AREAS AND DETERMINE WHERE ADDITIONAL VEGETATION WILL BE REQUIRED.

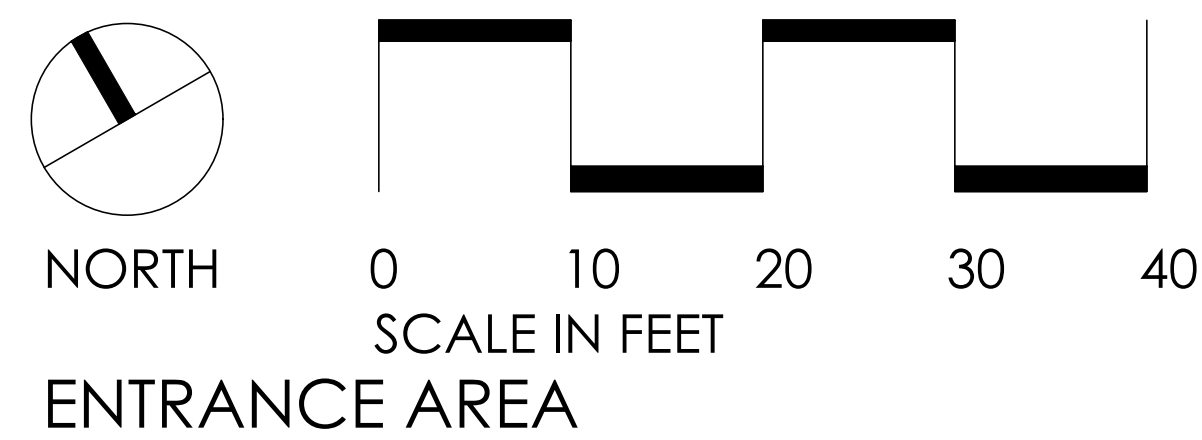




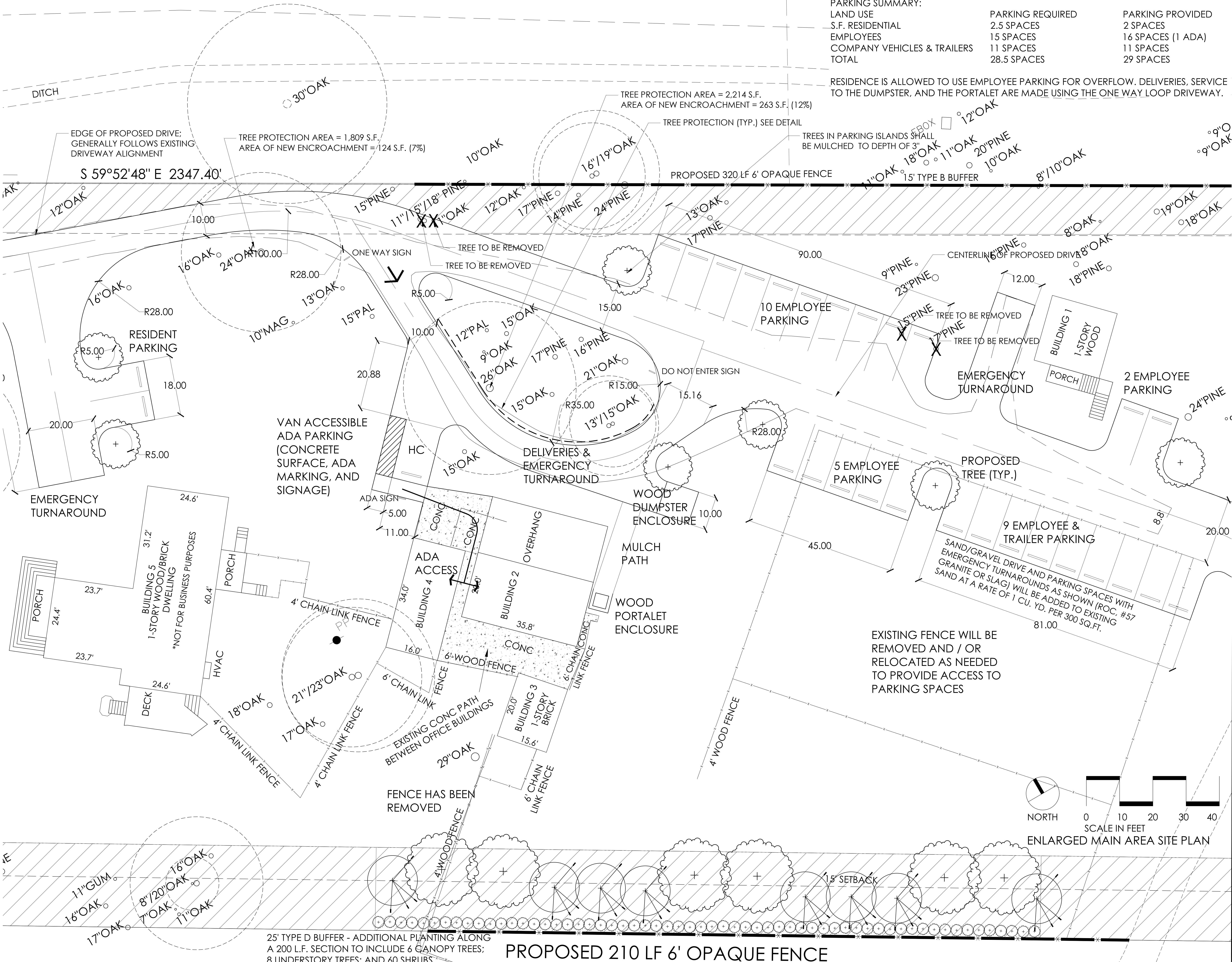
## JOHNS ISLAND | CHARLESTON COUNTY | SOUTH CAROLINA

Sheet Number:

ENTRANCE







PARKING SUMMARY:		
LAND USE	PARKING REQUIRED	PARKING PROVIDED
S.F. RESIDENTIAL	2.5 SPACES	2 SPACES
EMPLOYEES	15 SPACES	16 SPACES (1 ADA)
COMPANY VEHICLES & TRAILERS	11 SPACES	11 SPACES
TOTAL	28.5 SPACES	29 SPACES

RESIDENCE IS ALLOWED TO USE EMPLOYEE PARKING FOR OVERFLOW. DELIVERIES, SERVICE TO THE DUMPSTER, AND THE PORTALET ARE MADE USING THE ONE WAY LOOP DRIVEWAY.

URBAN  
EDGE  
STUDIO

PLANNING+URBAN DESIGN+  
LANDSCAPE ARCHITECTURE

William T. Eubanks, FASLA  
39 Yeadon Avenue  
Charleston, SC 29407  
843-224-8804  
beubanks@urbanedgestudio.net

FOUR SEASONS LANDSCAPE

JOHNS ISLAND | CHARLESTON COUNTY | SOUTH CAROLINA

NORTH

010203040

SCALE IN FEET

ENLARGED MAIN AREA SITE PLAN

Date: 03 JUN 25  
Project Number: 202503  
Revision Date:

Sheet Number:

L3

MAIN SITE  
PLAN

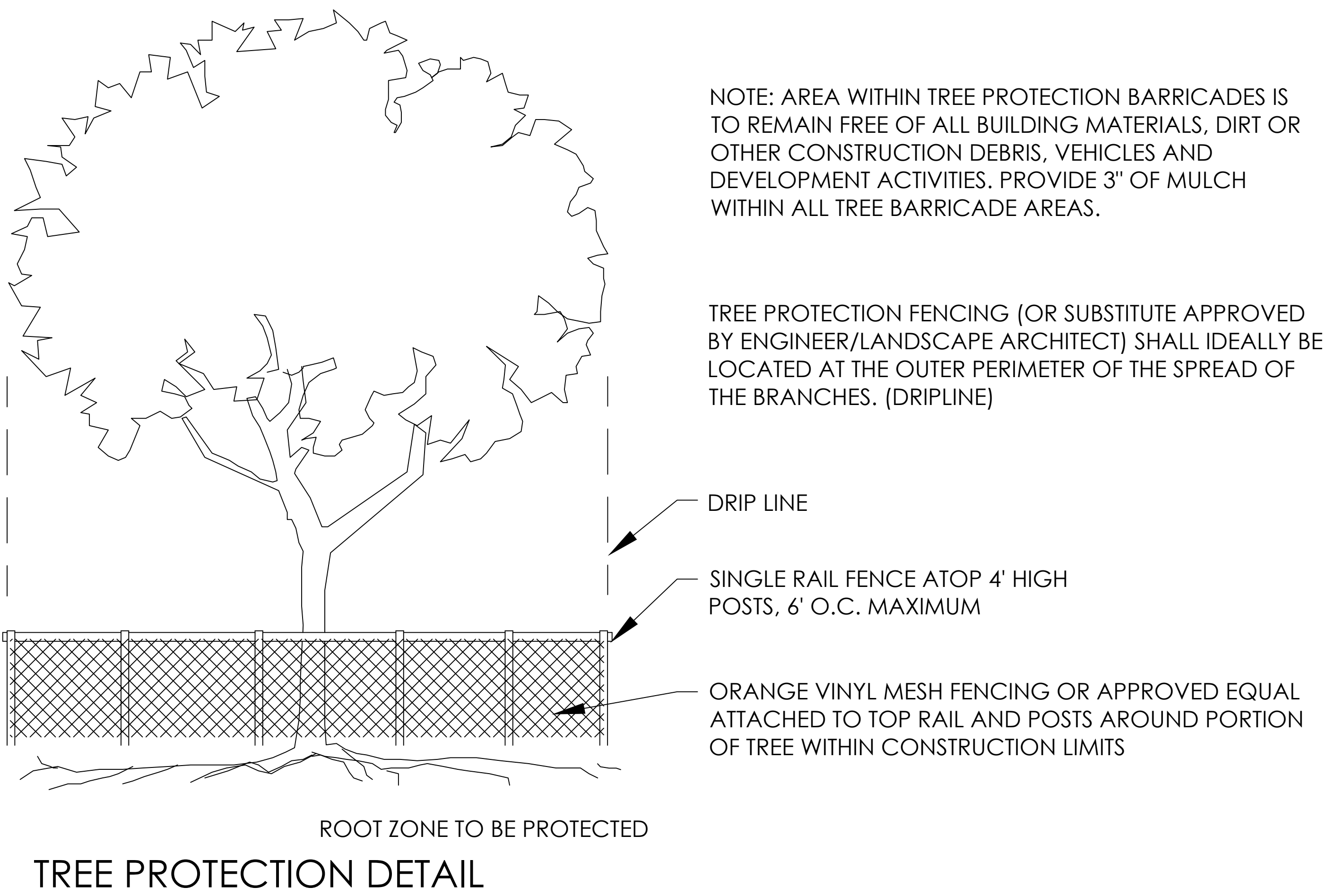
25' TYPE D BUFFER - ADDITIONAL PLANTING ALONG  
A 200 L.F. SECTION TO INCLUDE 6 CANOPY TREES;  
8 UNDERSTORY TREES; AND 60 SHRUBS

PROPOSED 210 LF 6' OPAQUE FENCE

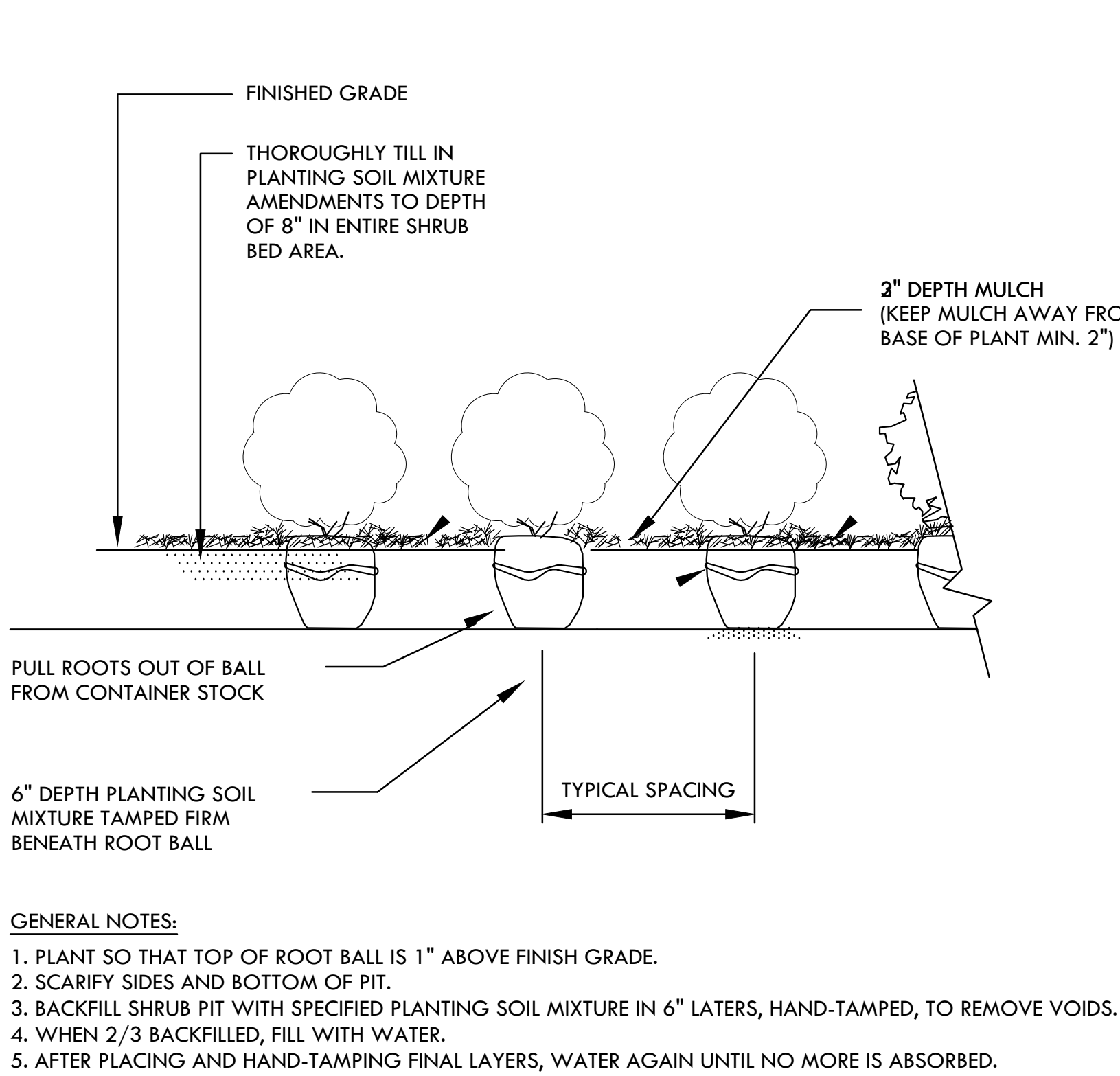








TREE PROTECTION DETAIL



SHRUB PLANTING

PLANT SCHEDULE

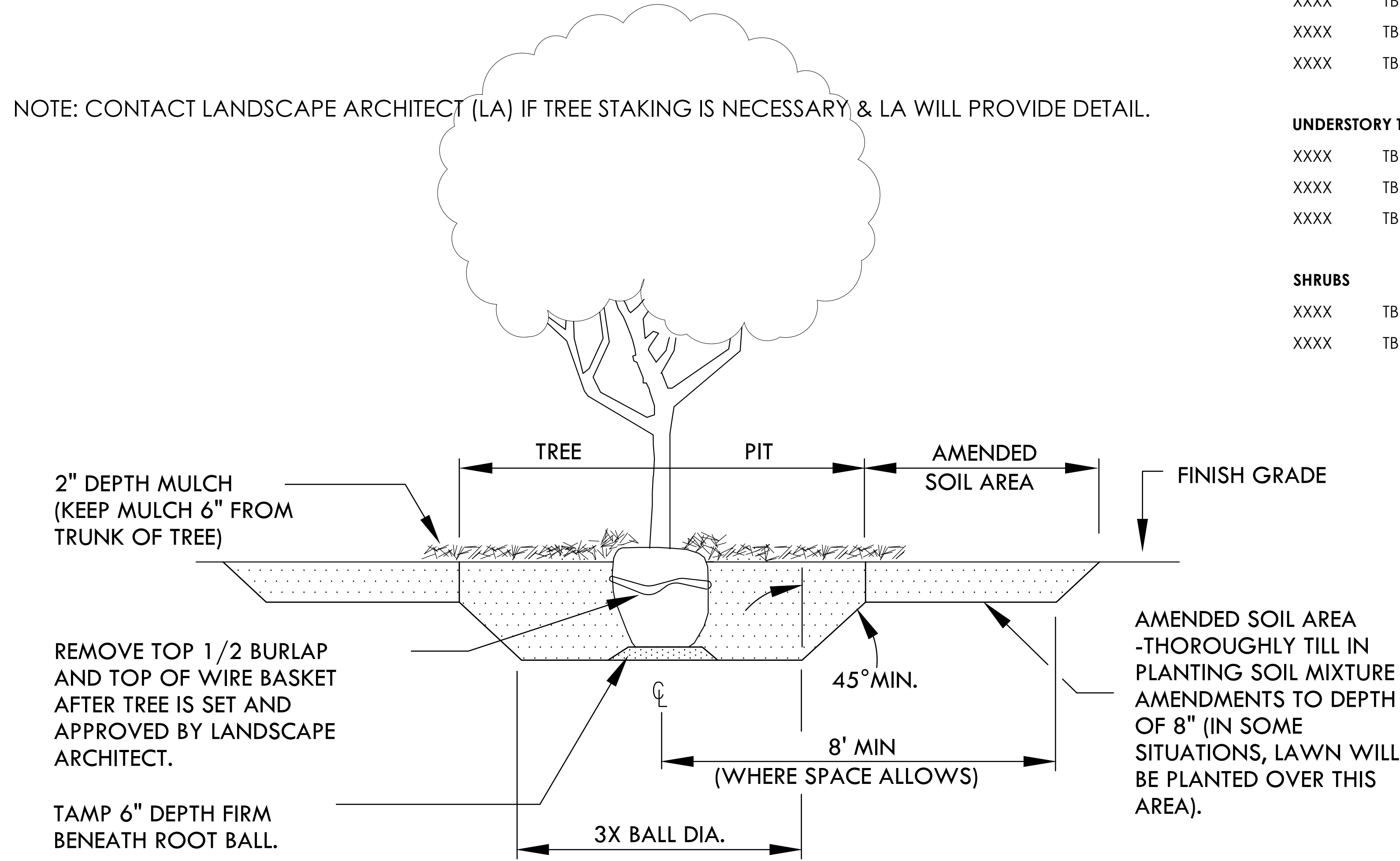
PARKING AREA

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
TREES					
XXXX	TBD	TBD	7	2.5"	AS SHOWN
SHRUBS					
XXXX	TBD	TBD	X	3 GAL.	AS SHOWN
XXXX	TBD	TBD	X	3 GAL.	AS SHOWN

BUFFERYARDS

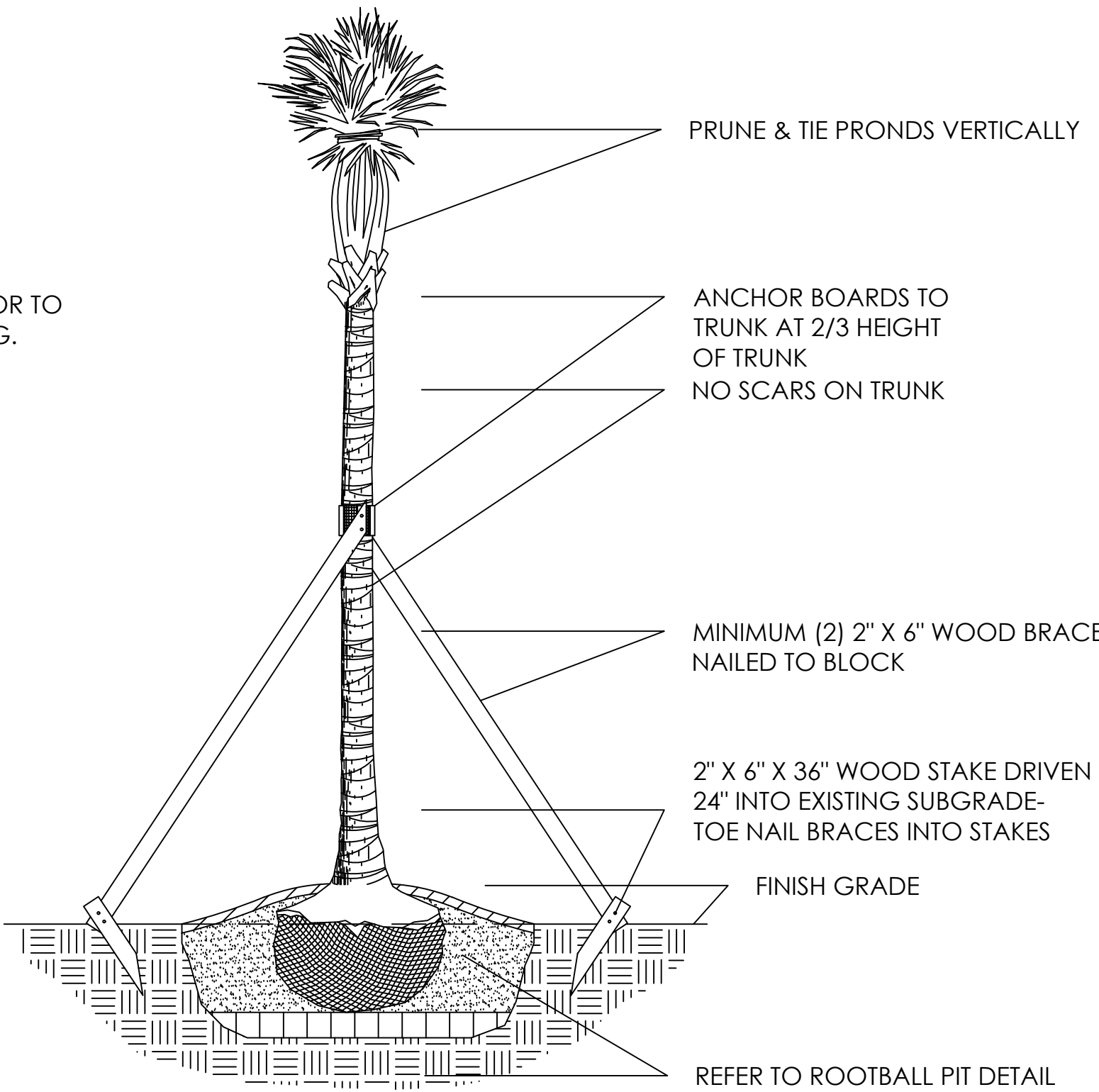
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
CANOPY TREES					
XXXX	TBD	TBD	2	2.5"	AS SHOWN
XXXX	TBD	TBD	2	2.5"	AS SHOWN
XXXX	TBD	TBD	2	2.5"	AS SHOWN
UNDERSTORY TREES					
XXXX	TBD	TBD	2	6-8'	AS SHOWN
XXXX	TBD	TBD	3	6-8'	AS SHOWN
XXXX	TBD	TBD	3	6-8'	AS SHOWN
SHRUBS					
XXXX	TBD	TBD	30	3 GAL.	AS SHOWN
XXXX	TBD	TBD	30	3 GAL.	AS SHOWN

NOTE: CONTACT LANDSCAPE ARCHITECT (LA) IF TREE STAKING IS NECESSARY & LA WILL PROVIDE DETAIL.

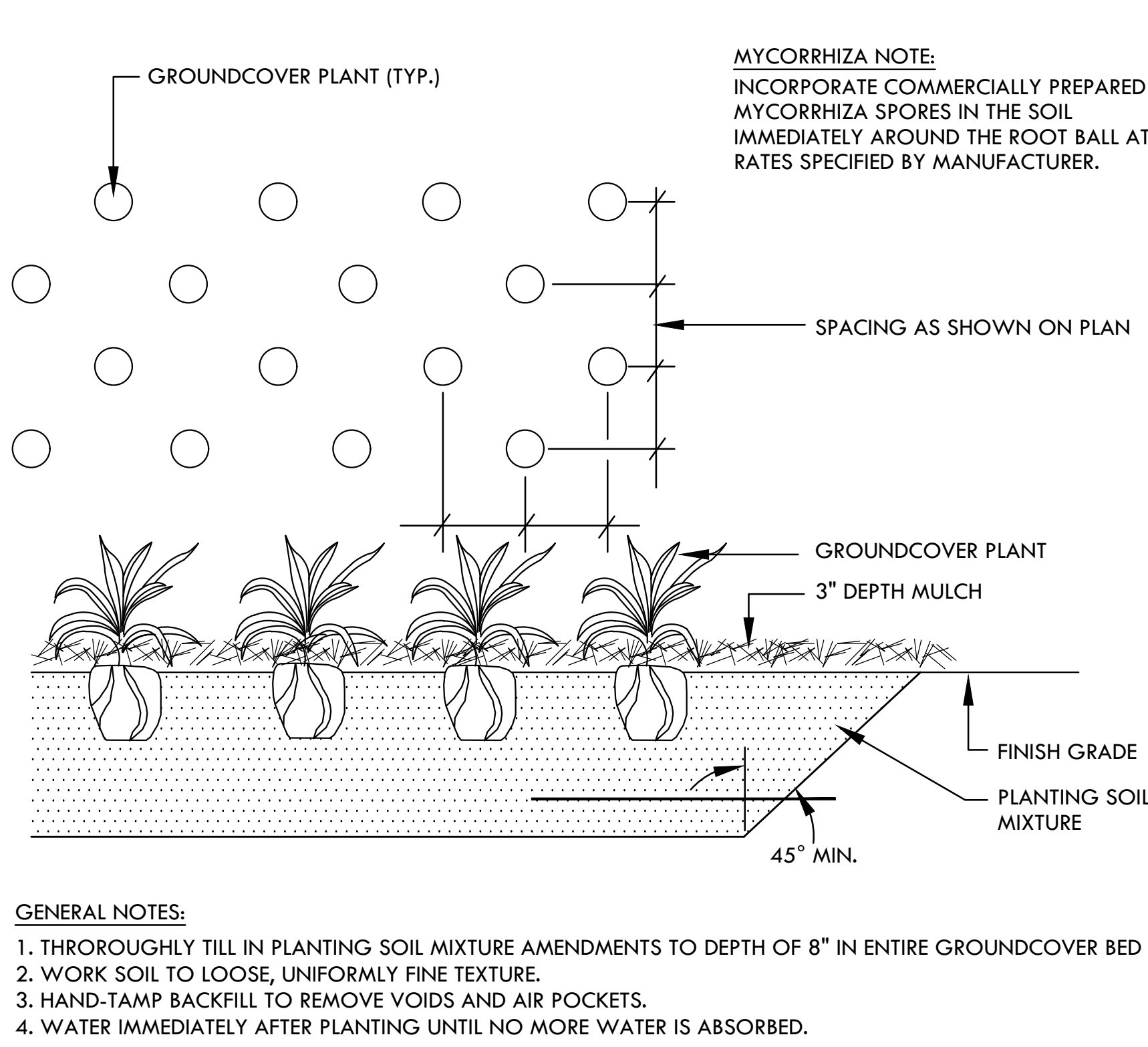


- GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
  2. SCARIFY SIDES AND BOTTOM OF PIT.
  3. BACKFILL TREE PIT AND WATER UNTIL NOW MORE WATER IS ABSORBED.
  4. HAND TAMP OR PROBE WITH SHOVEL HANDLES TO REMOVE VOIDS.
  5. DO NOT WRAP TREE TRUNKS.

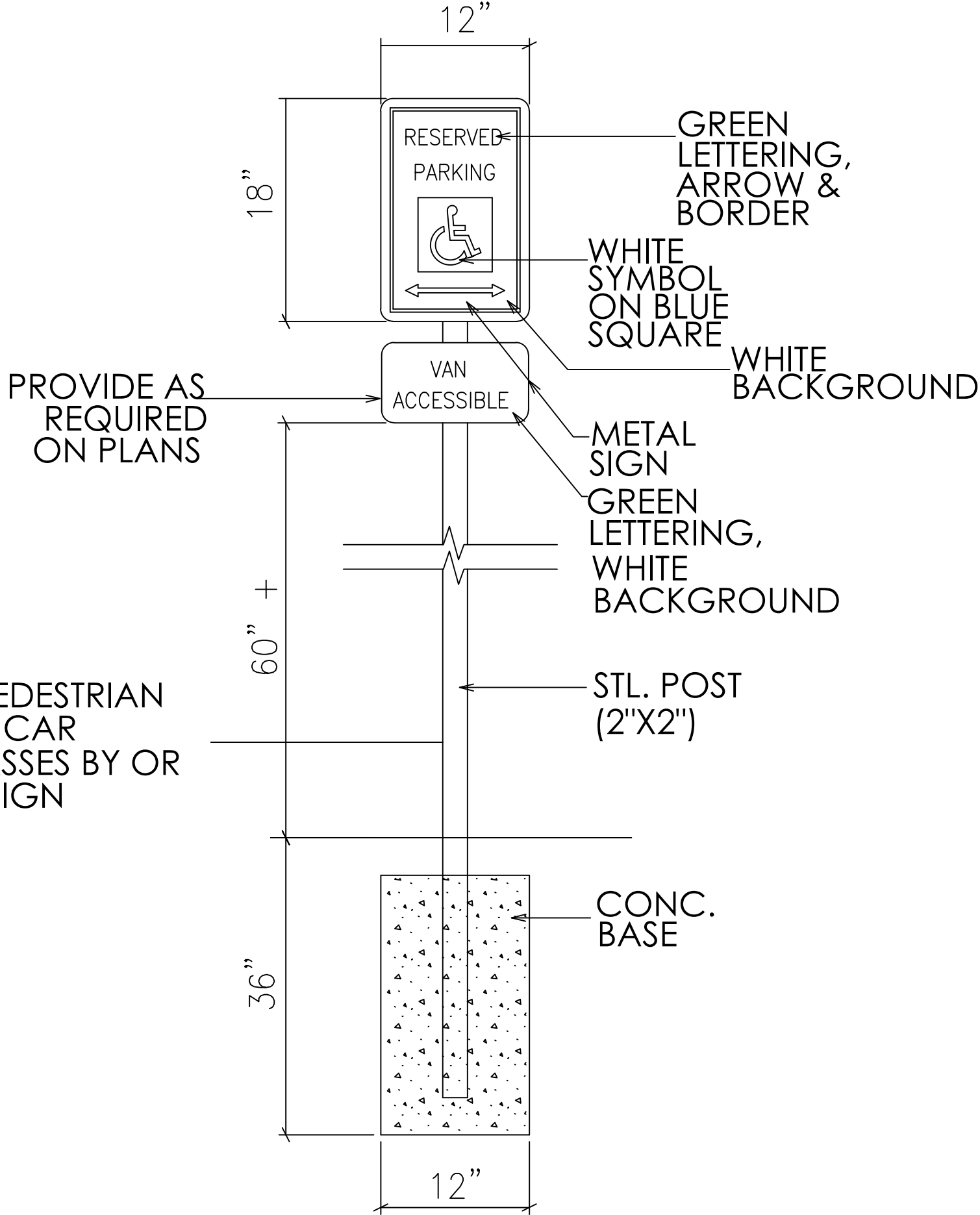
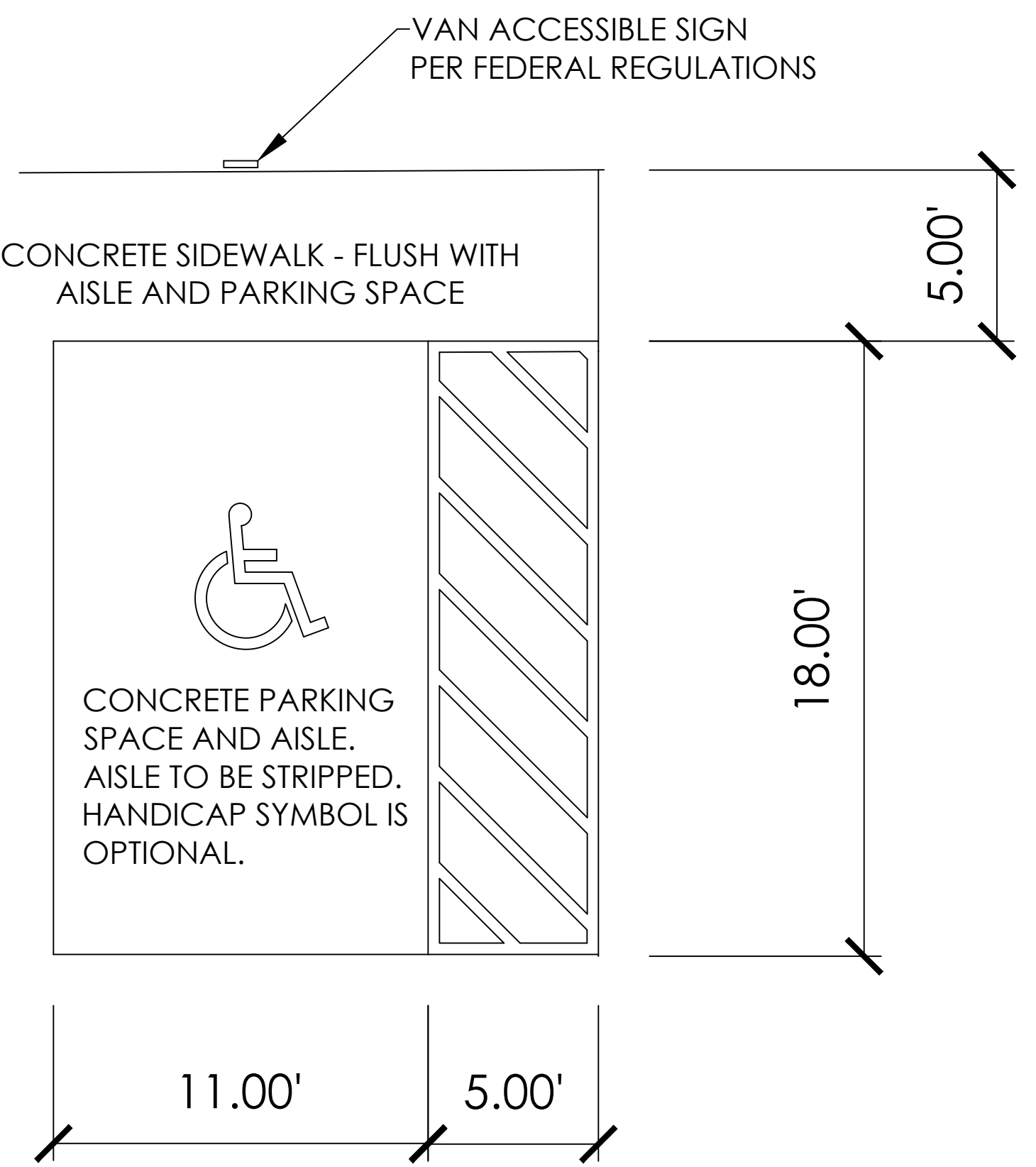
TREE PLANTING



PALM STAKING & BRACING DETAIL



GROUNDCOVER PLANTING



84" WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY OR UNDER THE SIGN

ADA PARKING SPACE DETAILS

URBAN  
EDGE  
STUDIO

PLANNING+URBAN DESIGN+  
LANDSCAPE ARCHITECTURE

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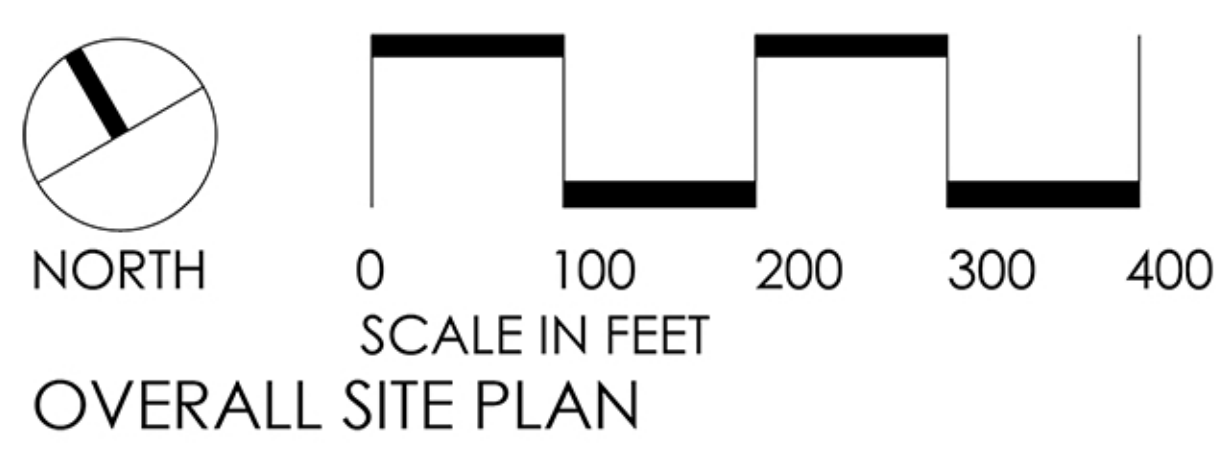
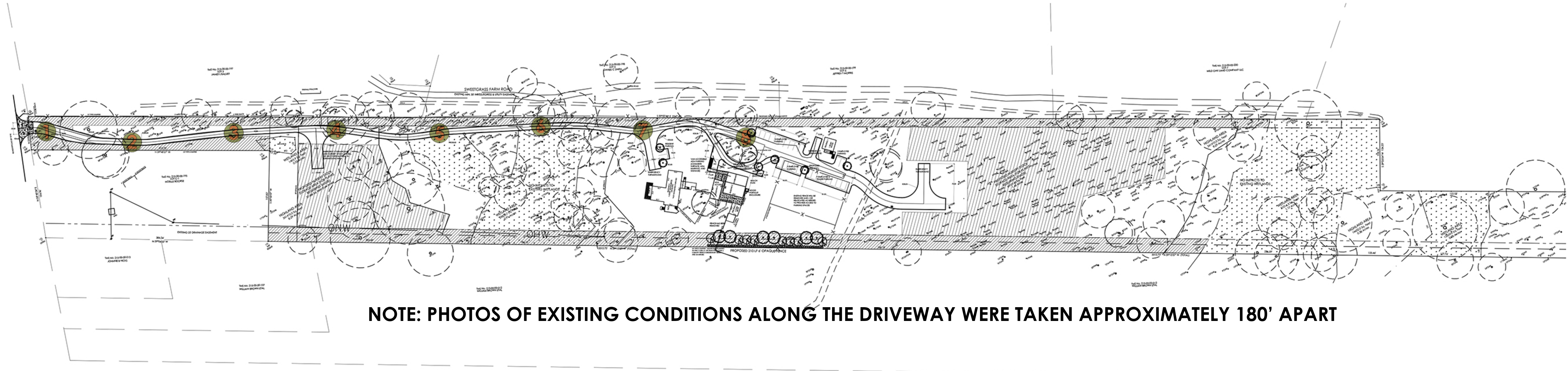
FOUR SEASONS LANDSCAPE

JOHNS ISLAND | CHARLESTON COUNTY | SOUTH CAROLINA

Date: 03JUN 25  
Project Number: 202503  
Revision Date:

Sheet Number:  
L5  
MISC. DETAILS





ENTRANCE FROM ROAD



1



2



3



4



5



6



7



8





# A.H. SCHWACKE & ASSOCIATES

## LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109  
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

### REFERENCE:

PLAT BY PAUL C. LAWSON, JR.  
DATED APRIL 19, 1994  
PLAT BOOK DA PAGE 111  
RMC CHAS. CO.

PLAT BY H. EXO HILTON  
DATED MARCH 1962  
PLAT BOOK P PAGE 30  
RMC CHAS. CO.

DEED BOOK P289 PAGE 529  
RMC CHAS. CO.

PLAT BY KIETH K. RUDDY  
DATED NOVEMBER 1, 1990  
PLAT BOOK CB PAGE 23  
RMC CHAS. CO.

PLAT BY ROBERT L. FRANK  
DATED JULY 9, 1991  
PLAT BOOK CE PAGE 69  
RMC CHAS. CO.

PLAT BY KEITH K. RUDDY  
DATED APRIL 20, 1987  
PLAT BOOK BN PAGE 88  
RMC CHAS. CO.

TAX MAP No. 215-00-00-014  
PREPARED FOR: SUE W MEACHER

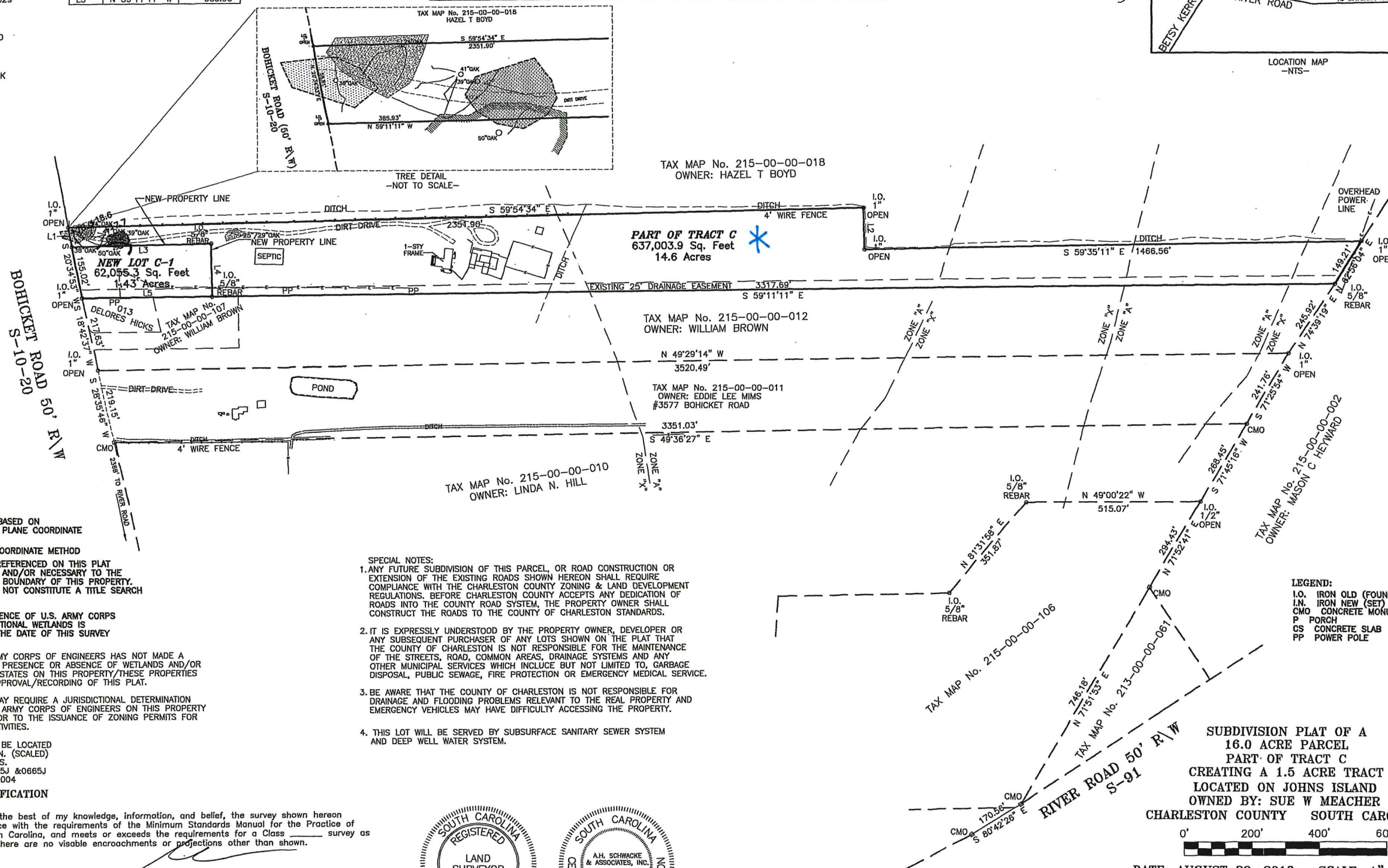
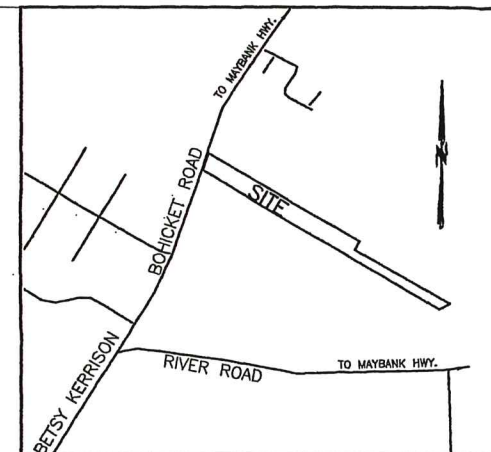
LINE	BEARING	DISTANCE
L1	N 20°34'53" E	58.81'
L2	S 29°34'08" W	124.02'
L3	N 59°54'34" W	413.50'
L4	S 30°48'49" W	157.77'
L5	N 59°11'11" W	385.93'

### APPROVED PLAT

*Thomas A. Evans*  
Director of Planning  
Charleston County Planning Commission  
SBDV-00999 3/20/2020  
Appl# Date

### RECORDED

DATE: 3/20/2020 TIME: 3:08:42 PM  
Book-Page: S20 0053 DocType: Small Plat  
Michael Miller, Register, Charleston County, SC  
Record Fee: \$25.00  
Postage: \$0.00  
TOTAL: \$25.00  
Drawer: SLW  
Clerk: [blank]  
Location: BOHICKET RD  
Required by Chas. CO. RMC.



### NOTES:

BEARINGS SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.  
AREA DETERMINED BY COORDINATE METHOD  
THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY

THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THES PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.

CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY /THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES SHOWN (SCALED) FROM FEMA FLOOD MAPS. PANEL No. 45019C 0645J & 0665J DATED NOVEMBER 17, 2004

### SURVEYOR'S CERTIFICATION

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 survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE  
S.C. Registration Number 20468

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.



SUBDIVISION PLAT OF A 16.0 ACRE PARCEL  
PART OF TRACT C  
CREATING A 1.5 ACRE TRACT  
LOCATED ON JOHNS ISLAND  
OWNED BY: SUE W MEACHER  
CHARLESTON COUNTY SOUTH CAROLINA  
DATE: AUGUST 22, 2018 SCALE: 1" = 200'  
REVISED: JANUARY 2, 2019  
REVISED: MARCH 19, 2019  
REVISED: OCTOBER 2, 2019  
REVISED: MARCH 2, 2020 (LOT LINES)  
REVISED: MARCH 13, 2020 (TREE DETAIL)