



## **Case # BZA-07-25-00886**

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

**Applicant/Property Owner:**

Ryan Buck of 3517 Maybank Highway, LLC

**Representative:**

Andy Bajoczky of Barrier Island Engineering & Consulting

**Property Location:**

3517 Maybank Highway – Johns Island

**TMS#:**

279-00-00-168

**Zoning District:**

JO-MHC-O, Johns Island Maybank Highway Corridor Overlay (Limited Commercial) Zoning District

**Request:**

Variance request to remove a 28" DBH Grand Live Oak Tree for proposed mixed-use development.

**Requirement:**

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, "Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."*



## CHAPTER 9 | DEVELOPMENT STANDARDS

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### ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

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#### Sec. 9.2.5 Tree Removal

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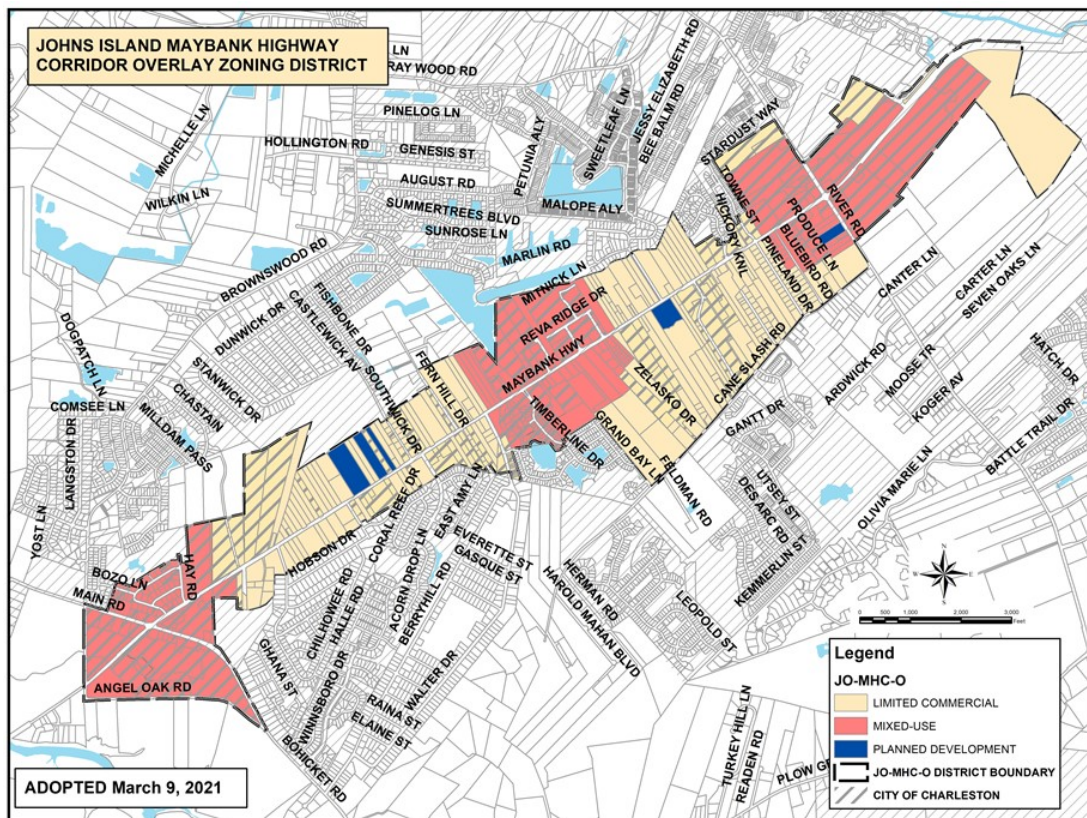
- A. Permits for Tree removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:
  - 1. Trees are not required to be retained by the provisions of this Article.
  - 2. Trees are diseased, dead, or dying. Documentation may be submitted by a qualified tree care professional and approved by the Zoning and Planning Director;
  - 3. Trees pose an imminent safety hazard to nearby Buildings, pedestrian, or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional); or
  - 4. Removal of Required Trees has been approved by the Board of Zoning Appeals.
- B. Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.
- C. In the event that a Tree poses a serious and imminent threat to public safety due to death, disease, or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Zoning and Planning Director may waive requirements of this Article. Documentation shall later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified professional and photographs supporting the Tree Removal emergency.
- D. The Zoning and Planning Director may require replacement of Required Trees that are removed where it is determined that death or disease resulted from negligence.
- E. Violations and penalties are specified in [CHAPTER 11, Violations, Penalties, and Enforcement](#), of this Ordinance.



## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.3 JO-MHC-O, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Map 5.3



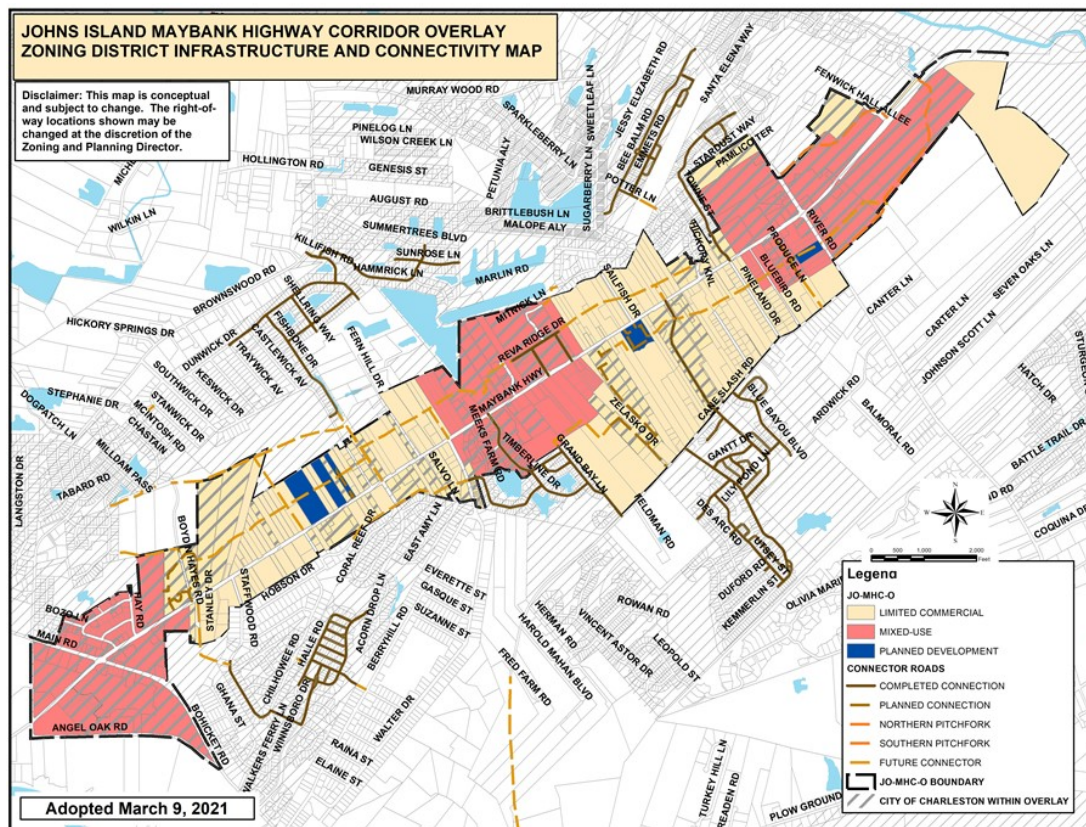




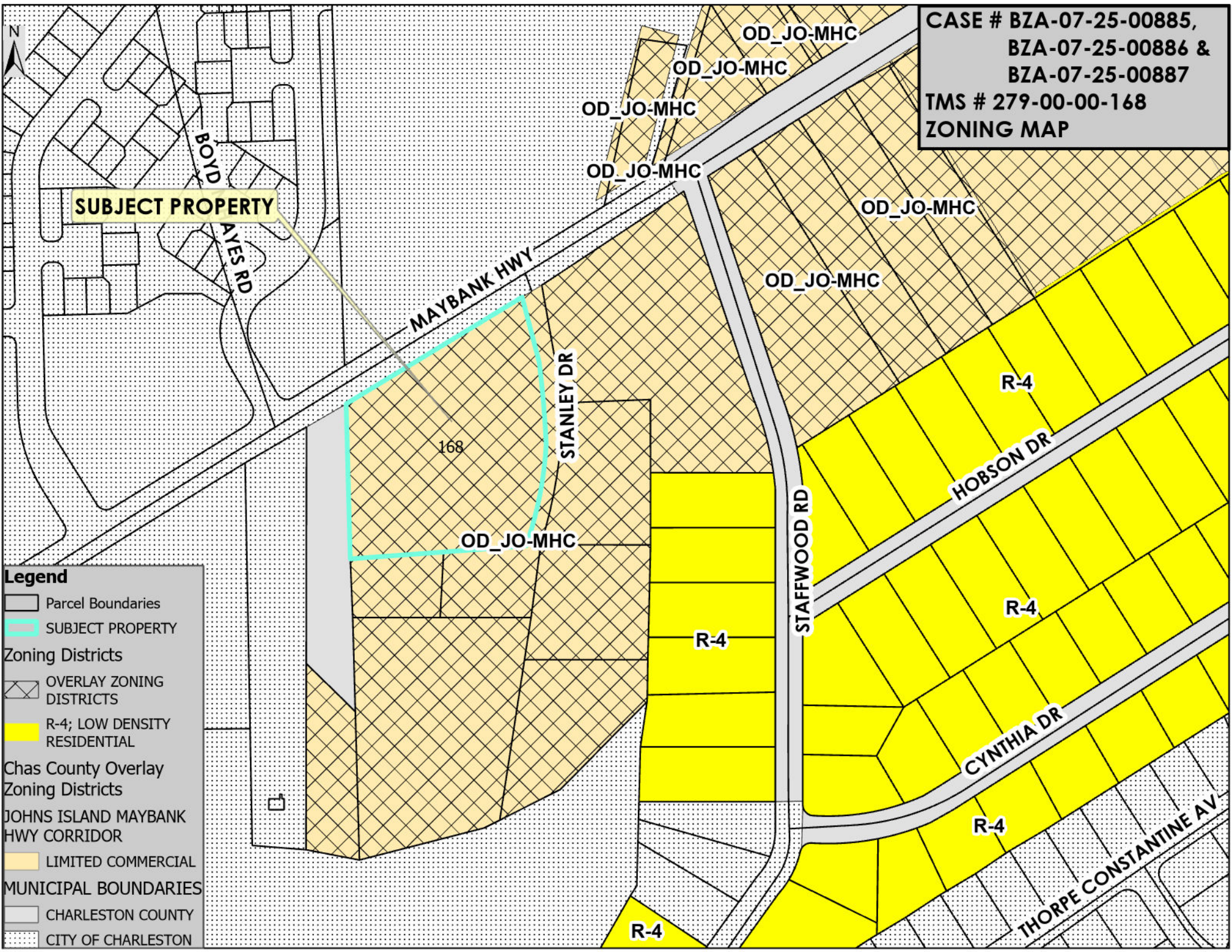
## CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

### ARTICLE 5.3 JO-MHC-O, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Map 5.3.A







CASE # BZA-07-25-00885,  
BZA-07-25-00886 &  
BZA-07-25-00887  
TMS # 279-00-00-168  
ZONING MAP

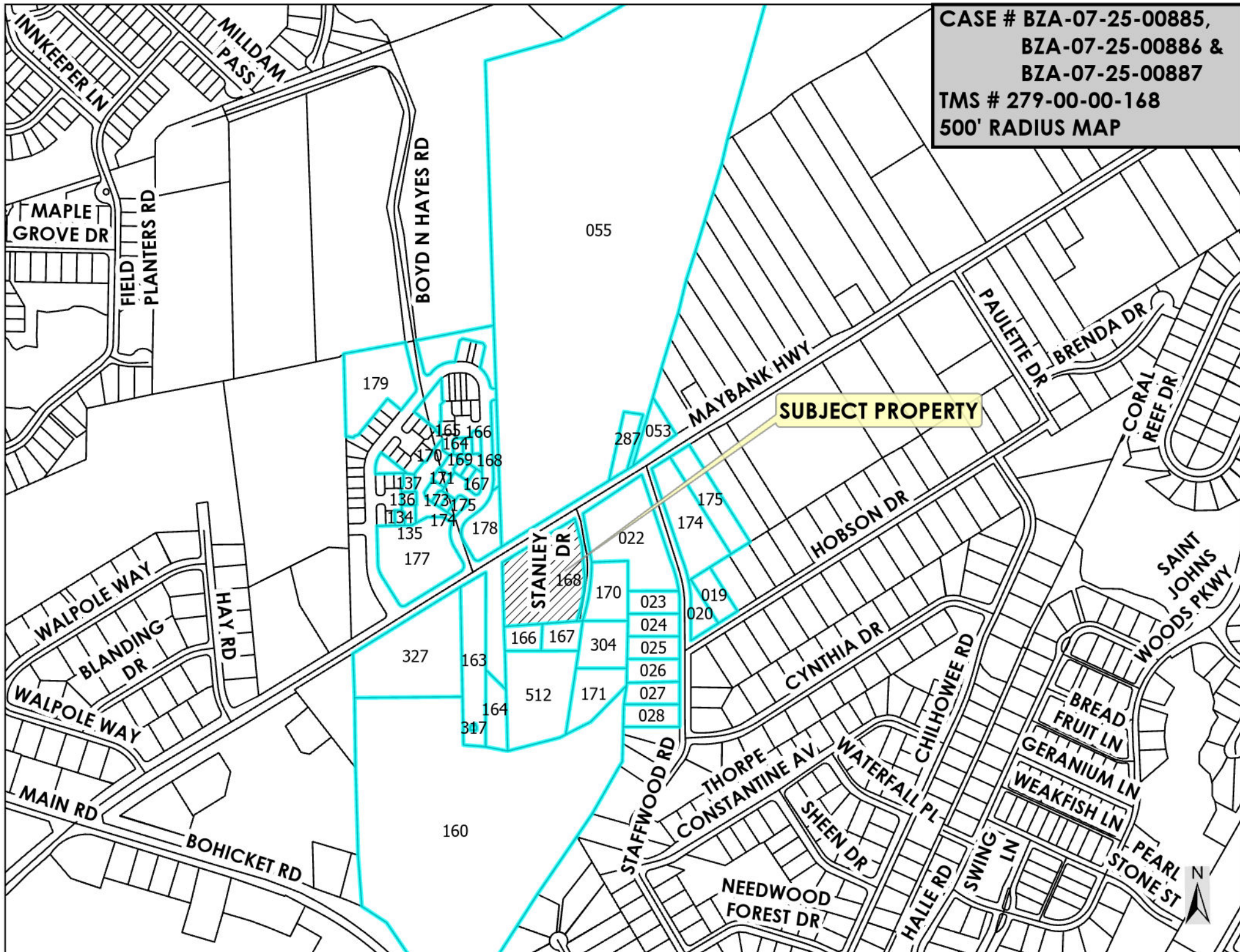
- Legend**
- Parcel Boundaries
  - SUBJECT PROPERTY
  - Zoning Districts
  - OVERLAY ZONING DISTRICTS
  - R-4; LOW DENSITY RESIDENTIAL
  - Chas County Overlay Zoning Districts
  - JOHNS ISLAND MAYBANK HWY CORRIDOR
  - LIMITED COMMERCIAL
  - MUNICIPAL BOUNDARIES
  - CHARLESTON COUNTY
  - CITY OF CHARLESTON



**CASE # BZA-07-25-00885,  
BZA-07-25-00886 &  
BZA-07-25-00887**

**TMS # 279-00-00-168**

**500' RADIUS MAP**





CASE # BZA-07-25-00885,  
BZA-07-25-00886 &  
BZA-07-25-00887  
TMS # 279-00-00-168  
AERIAL MAP

BOYD N HAYES RD

MAYBANK HWY

STANLEY DR

SUBJECT PROPERTY

168





CASE # BZA-07-25-00885,  
BZA-07-25-00886 &  
BZA-07-25-00887  
TMS # 279-00-00-168  
AERIAL MAP

SUBJECT PROPERTY

MAYBANK HWY

STANLEY DR

STAFFWOOD RD

HOBSON DR

CYNTHIA DR

168





**Case # BZA-07-25-00886**

**BZA Meeting of September 8, 2025**

**Subject Property: 3517 Maybank Highway – Johns Island**

**Proposal: Variance request to remove a 28" DBH Grand Live Oak Tree for proposed mixed-use development.**





# 28" DBH Live Oak Tree

Variance to Remove





# Subject Property





# Stanley Drive



# Maybank Highway





**Staff Review:**

The applicant, Ryan Buck of 3517 Maybank Hwy, LLC, represented by Andy Bajoczky of Barrier Island Engineering & Consulting is requesting two (2) variances for a proposed mixed-use development at 3517 Maybank Highway (TMS # 279-00-00-168) on Johns Island in Charleston County. The subject property and properties to the east and south are located in the Johns Island Maybank Highway Corridor Overlay (Limited Commercial) Zoning District. Properties to the north and west are located in the City of Charleston's jurisdiction.

More specifically the applicant is requesting two (2) Variances as follows:

1. **Case # BZA-07-25-00886:** Variance request to remove a 28" DBH Grand Live Oak Tree; and
2. **Case # BZA-07-25-00887:** Variance request to eliminate the required 25' land use buffer along the western property boundary for a proposed mixed-use development.

In addition to the variances, the applicant is requesting a Special Exception for the sale of alcoholic beverages onsite (beer, wine, and liquor) for a proposed restaurant in the Johns Island Maybank Highway Corridor Overlay (Limited Commercial) Zoning District **(BZA-07-25-00885)**.

The approximately 3-acre subject property is located at the corner of Maybank Highway and Stanley Drive. The property contains a residence that will be demolished for a proposed mixed-use development consisting of office, retail, a restaurant, and a grocery store. The proposed development project is currently going through the Site Plan Review process (ZSPR-07-24-01044).

**Applicable ZLDR requirement Case # BZA-07-25-00886:**

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal states, "Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees."*

**Applicable ZLDR Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:**

**Arborist, Certified** A Person certified by the International Society of Arboriculture.

**Diameter Breast Height (DBH)** The total diameter, in inches, of a Tree trunk or trunks measured at a point four and one-half feet above existing Grade (at the base of the Tree). In measuring DBH, the circumference of the Tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

**Grand Tree** Any Tree with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (*Liquidambar styraciflua*) species.

**Applicable ZLDR requirement Case # BZA-07-25-00877:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.4 Landscaping, Screening, and Buffers, Sec. 9.4.4 Landscape Buffers, B. Land Use Buffers, Table 9.4.4-2, Land Use Buffers and Table 9.4.4-3, 6. Buffer Depth and Landscaping Standards requires a Type D (25') land use buffer along the western property boundary.

Staff conducted a site visit on 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 approximately 3-acre property. The Arborist's report states the 28" Live Oak (Tree # 11) "has had severe pruning over years from the electric company. It has approx. 25%-33% of its canopy pruned out for the utility overhead line. It has many stubs and areas of injury/healing in this ½ of the tree close to the power line. There are some areas of decay and cuts that have not callused or healed over. There are several areas of stubs and epicormic sprouts, areas trying to heal over but not, this tree is in less than average condition." The Applicant's Arborist graded the tree C-. The County Arborist graded the tree C+.**

**Regarding the buffer variance the applicant's letter of intent states, "Approximately 11,120 SF of the subject parcel is proposed to be ceded to the county along the eastern property boundary to aid Main Road Corridor improvements. Doing so has created difficulties meeting the 25-foot type D Landscape Buffer along the western property boundary, to be applied from the existing Central Electric Company power easement line." Therefore, the requests may meet this criterion.**

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

**Response:** **These conditions do not generally apply to other properties in the vicinity. The applicant's letter of intent states, "Conditions are unique to the subject property. Most other properties in the vicinity do not have more than one power easement and do not have right-of-way on three sides. The subject property is impacted by two power easements and has public right of way on three sides, two of which are Charleston County non-standard rights-of-way." Therefore, the request meets this criterion.**

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

**Response:** **The application of this Ordinance, Article 9.2 Tree Protection and Preservation and Article 9.4 Landscaping, Screening, and Buffers to 3517 Maybank Highway may unreasonably restrict the utilization of the property due to the location of utility overhead lines. The applicant's letter of intent states, 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:** **The authorization of this variance request may not be of substantial detriment to the adjacent properties and to the public good, and the character of the Johns Island Maybank Highway Corridor Overlay (Limited Commercial) Zoning District may not be harmed if the variance is granted. The applicant's letter of intent states, "Granting the reduction of the landscape buffer would be of no detriment to the adjacent properties, as there is still substantial vegetation between the western property line and the exiting roadway. Additionally, all portions of the property adjoining dissimilar uses will still maintain landscape buffers meeting the requirements of the Charleston County ZLDR." Therefore, the request may meet this criterion.**

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

**Response:** **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.**



§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

**Response:** **The need for the variance may not be the result of the applicant's own actions. The applicant's letter of intent states, "The need for [Grand Tree removal Variance] was caused by excessive pruning of the [28" Live Oak] which left it in a condition of poor health. Our actions did not place the electric utility in close proximity to the subject tree, requiring extensive pruning. Approximately 11,120 SF of the subject parcel is proposed to be ceded to the county along the eastern property boundary to aid Main Road Corridor improvements. Doing so has created difficulties meeting the 25-foot type D Landscape Buffer along the western property boundary, to be applied from the existing Central Electric Company power easement line." Therefore, the request may meet this criterion.**

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

**Response:** **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. In addition, the applicant's letter of intent states, "The variances do not conflict with the Comprehensive Plan or the purposes of the Ordinance. All 75 feet of front buffer off of Maybank Highway are being respected in accordance with planned future use and ample landscape buffer is being supplied along property boundaries adjoining parcels under residential use." Therefore, the requests 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-07-25-00886 and 07-25-00887 [Variance request to remove a 28" DBH Grand Live Oak

Tree and Variance request to eliminate the required 25' land use buffer along the western property boundary for a proposed mixed-use development at 3517 Maybank Highway (TMS # 279-00-00-168) 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 BZA decides to approve the application, Staff recommends the following condition:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**
- 2. The applicant shall mitigate the removal of the 28" DBH inches by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal.**
- 3. Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40' of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the *Charleston County Zoning and Land Development Regulations*.**
- 4. The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees within 40' of disturbance through the duration of construction. The applicant shall provide a copy of the Tree Preservation Plan to Zoning Staff for review and approval prior to Zoning Permit approval for construction.**

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

<b>Property Information</b>			
Subject Property Address: 3517 Maybank Highway, Johns Island, SC 29455			
Tax Map Number(s): 279-00-00-168			
Current Use of Property: Low Density Residential			
Proposed Use of Property: Mixed Use (Office, Retail, and Restaurant)			
Zoning Variance Description: <i>Article 9.2</i>			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Ryan Buck			
Name of Company (if applicable): RM Buck, LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]		State: [REDACTED] Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>[Signature]</i>			Date: 7/14/25
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Andrew Bajoczky, Barrier Island Engineering & Consulting			
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):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:		State:	Zip Code: Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <i>OD-JU-MHC</i>	Flood Zone: <i>X (655K)</i>	Date Filed: <i>7/31/25</i>	Fee Paid: <i>\$250</i>
Application #: <i>BZA-07-25-0886</i>	TMS #: <i>279-00-00-168</i>	Staff Initials: <i>jjw CC</i>	



### **Description of Request**

*Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)*

1. Variance requested for reduction of Landscape Buffer from 25 feet to 0 feet, per ZLDR Sec 9.4.4.D.
2. Variance requested for removal of 29" grade C- laurel oak tree, per ZLDR Section 9.2.5.B.

### **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:

Approximately 11,120 SF of the subject parcel is proposed to be ceded to the county along the eastern property boundary to aid Main Road Corridor improvements. Doing so has created difficulty meeting the 25-foot type D Landscape Buffer along the western property boundary, to be applied from the existing Central Electric Company power easement line, and the need for Variance #1.

The 29" laurel oak has experienced significant canopy damage from pruning intended to keep it out of the electrical easement, which has left it in poor condition and created the need for Variance #2.

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

Conditions are unique to the subject property. Most other properties in the vicinity do not have more than one power easement and do not have right-of-way on three sides. The subject property is impacted by two power easements and has public right of way on three sides, two of which are Charleston County non-standard rights-of-way.

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 its central location on the subject property, failure to remove the poor-condition 29" laurel oak would unreasonably restrict development on the parcel.

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:

Granting the reduction of the landscape buffer would be of no detriment to the adjacent properties, as there is still substantial vegetation between the western property line and the exiting roadway. Additionally, all portions of the property adjoining dissimilar uses will still maintain landscape buffers meeting the requirements of the Charleston County ZLDR.

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; The variance request meets the aforementioned criterion. All proposed uses of the property comply with the requirements of the Maybank Highway Overlay Zoning District.

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

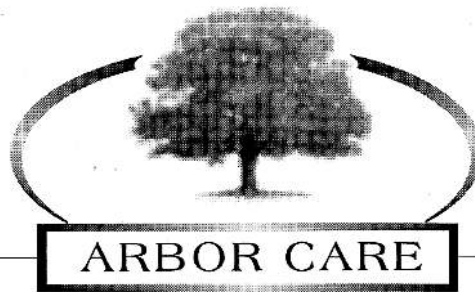
The need for Variance #2 was caused by excessive pruning of the 29" laurel oak, which left it in a condition of poor health. Our actions did not place the electric utility in close proximity to the subject tree, requiring extensive pruning.

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

The variances do not conflict with the Comprehensive Plan or the purposes of the Ordinance. All 75 feet of front buffer off of Maybank Highway are being respected in accordance with planned future use and ample landscape buffer is being supplied along property boundaries adjoining parcels under residential use.

**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.**





BRIAN MILLEMAN - 843.729.8358  
DANNY MILLEMAN - 843.834.5999  
SAMMY MILLEMAN - 843.834.5600

I.S.A. CERTIFIED ARBORIST # S.O. - 0226  
I.S.A. CERTIFIED ARBORIST # S.O. - 5307A  
I.S.A. CERTIFIED ARBORIST # S.O. - 5720A

### Arborist Report

**Location:** 3517 Maybank Highway, Johns Island SC 29455. 3-1-22

**Regarding:** Grand Trees on site evaluation and Grade of trees with specific details and photos.

### Assessment/Evaluation:

Tree #1: 52" Live Oak. This tree has some older damage in the trunk and main leads of the tree canopy with some decay but healing over in most instances. The canopy is in average condition with average leaf size, color, canopy coverage. There is more canopy coverage on one side (west) because of water oak adjacent shading sunlight to canopy and evident of growth over time. This tree is in Average health and condition for a tree of its size and age. **Grade C**



Tree # 2: 48" Water Oak. This is a mature water oak tree at the upper end of its life expectancy. This tree has a large cavity in the main trunk of the tree up approx.. 7-8ft high. this is an old leader that broke out and there is a large area of decay in this area. There is significant large limb and storm damage breakout in the canopy of this tree with several areas of decay in limbs and leaders from 6" diameter up to over 20" diameter in main leads and the main trunk of the tree. There are bleeding cankers on the trunk of the tree. There are decay fungi on the trunk and main leads showing active decay. There is a crack in trunk of the tree with a

large cavity at the base that I measured at 3.5ft void in the base of the trunk at the flare. Major structural decay and rot in this tree and is a liability to build or plan around. **Grade D**



Tree #3: 33" Live oak. This tree has no major structural defects in the trunk or main leads of the tree visible from ground observation. There is some dead lower and interior limbs in the tree canopy and some vine competition in the canopy. The tree is in average overall condition and health for a tree of this age and size with no pruning or treatments previously. Tree Grade C



Tree #4 28" Water Oak. This tree has a lean in the trunk towards the east. The canopy and the most of the limbs in the tree have growth towards the west. There is some old damage at the base of the tree that has callused over and healed for the most part and no visible cavities in the base at this time but evidence of old damage in the trunk. There are also vertical seams/cracks in the trunk of the tree that have healed over also. This evidence suggests that there has been windload event that has caused cracks in the trunk that has healed over and could be some decay or hollow in the trunk not visible from the outside. There is some vine competition in the canopy, the canopy is in less than average condition with its growth and vines. There are



also dead and storm broken limbs in the canopy. Tree is in lower than average condition **Grade C-**



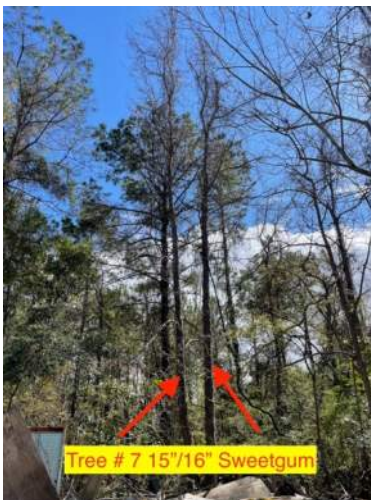
Tree #5 41" Sycamore. This tree is a Sycamore and not an oak tree, incorrectly labelled. This tree has lots of vine competition in canopy growing and choking out the canopy of the tree. There are several lower sucker/epicormic sprouts on the base of the tree, a sign of poor health. The tree has several areas of storm breaks in the canopy of the tree in major leads/portions of the canopy. This tree has tremendous stem taper very large at base and about 20ft high it is approx.. 20"-24" diameter, this tree has built lot of stem taper my guess from the continued vine competition causing swaying in the wind when vines have leaves. This tree is in less than average health and condition. **Grade C-**



Tree #6 24" Sycamore. This tree was mislabeled as an oak, it is actually a Sycamore tree. This tree has a major structural defect in the trunk of the tree from ground level up approx.. 8ft tall. Severe decay reaching approx.. 40-50% of the base of the tree and sapwood rot and heartwood rot and it is not callusing over. Severe structural defect in main load bearing portion of the tree. This tree is a liability to plan or build around recommend removing this tree. **Grade D**



Tree #7 15"/16" Sweetgum. This tree is mislabeled as an oak tree, it is a sweetgum and not a protected tree.



Tree #8 29" Laurel Oak tree. This tree is upright in form. It has been pruned by electric company as it is close to the existing power line easement and has very little growth on the side of the power line and more canopy growth away from the power line. This tree has a small cavity the trunk of the tree and seams in the base of the trunk at the root flare. there is also some areas of inactive older phytothphora cinnamomi cankers, not bleeding at this time because of time of year (some trees are active, some are not and may be in a few weeks). This tree has ok canopy growth but is one sided. The defects in trunk are minor (not major). This tree is overall in less than average condition. **Grade C-**





Tree #9 (5"+7"+8"+9"+13" Sycamore Tree). This tree should not count the 5" and 7" stems as only 8" trunks should be considered in "grand tree" sizing. This tree is an old stump sprout. There is an obvious location at approx. 2ft height where the tree was previously cut some years ago and the epicormic root sprouts grew from this location up to form this tree. All of these stump sprouts have severe "Included bark" and are very weakly attached at this old basal cut location. This is a tree that will not be sound when the site is cleared and windload is introduced to this tree, the individual tree trunks that are very small, and very tall will be very susceptible to wind damage and failing at the location (at the base of the tree) where the included bark is located. This tree could be a liability and most likely has not failed to this point because of the adjacent tree canopy protecting it from true wind load potential. I would not recommend saving this tree or planning and building around it. **Grade D**



Tree #10 16"+18" Sweetgum tree. This tree is mislabeled as an oak, it is a sweetgum tree and should not be considered a "grand tree" as sweetgum trees are not protected. Worth note this tree also has a major area of decay at the base of the two stems and is a liability. **Grade D**



Tree #11 28" Live Oak. This live oak has had severe pruning over years from the electric company. It has approx.. 25%-33% of its canopy pruned out for the utility overhead line. It has many stubs and areas of injury/healing in this ½ of the tree close to the power line. There are some areas of decay and cuts that have not callused or healed over. There are several areas of stubs and epicormic sprouts at these pruning locations. The tree canopy in the rest of the tree that has not been pruned for power line is in average condition. Given the years of pruning, cuts, healing or lack there of, epicormic sprouts, areas trying to heal over but not, this tree is in less than average condition. **Grade C-** Worth noting...If it were my property I

would propose removing this tree, but keeping the 18" live oak nearby and adjacent to the 30" live oak in replacement (or mitigation) of this tree to have a tree in better health and overall the same or better canopy in future years with building or development on this project.



Tree #12 30" Live Oak. This tree is in overall average to above average condition. There are not any major cavities or decay in the base of the tree, however there is an area of old damage to the trunk but it is callusing over and healing without signs of decay at time of inspection, if not for this single issue the tree would receive a higher mark. The leaf size, color, and distribution is in good condition. The overall canopy size and coverage is above average for a tree of size and location. **Grade B-**



Tree #13 (13"+15" Laurel Oak). This tree has a codominant stem with included bark in the attachment. A weak attachment. The canopy is average and there are some inactive *Phytophthora cinnamomi* cankers, (not active at this time, could become active soon or at later time), but otherwise is in overall average condition in canopy. Leaf size and color are average. No other major structural defects present at time of visual



inspection. Because of included bark and inactive Phytothphora cankers tree is in less than average condition. **Grade C-**



Tree #14 43" Live Oak, This tree is in overall good condition. It does have a co-dominant canopy up approx.. 8-10ft the main trunk splits to 2 different leaders. There is no visible decay or damage visible in the main trunk or the two bigger leaders of the tree. The leaf size, leaf color, canopy coverage, spread, tree height, etc.. are all at average or above average condition. The tree does have a decent amount of lower and interior dead limbs, common on live oaks never canopy cleaned or pruned with other tree canopies around as the lack of sunlight to lower limbs and lack of pruning causes dieback in interior and lower portions, otherwise tree would get higher marks if not for this but can be remedied with canopy clean pruning. Tree **Grade B+**

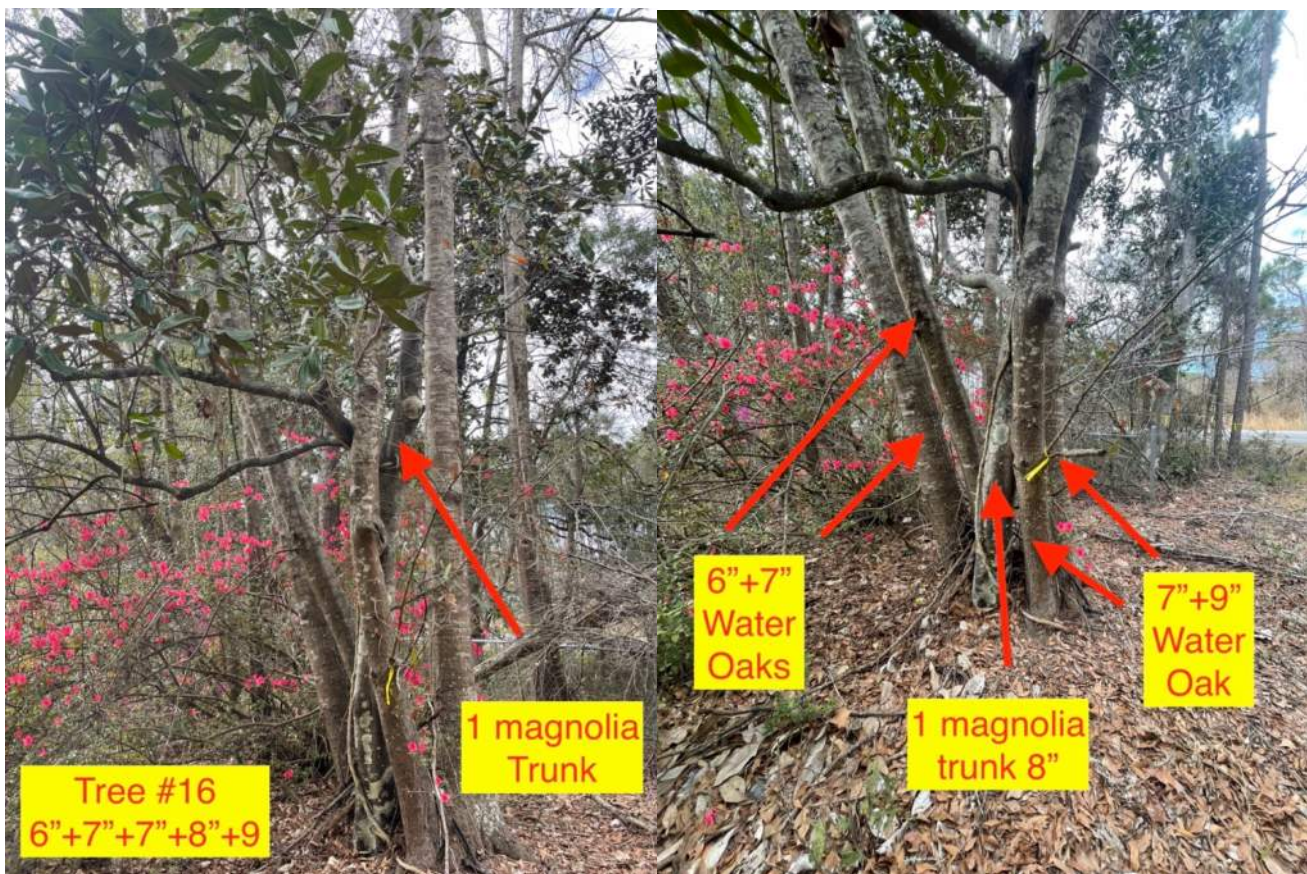


Tree #15 (10.5"+13" Water Oak). This tree was not accurately measured by surveyors. They have it marked as a 11"/15" Oak, but per diameter tape measurements it comes out to a 23.5" (10.5"+13") and should not be considered as a grand oak tree. Tree also has active bleeding canker on the 13" trunk. Tree **Grade C Not a Grand Tree per in field measurement**





Tree #16 Actually 3 different trees. A 7"+9" water oak, A 8" Magnolia, A 6"+7" water oak. see pictures of tree there is a magnolia tree growing in the middle of 2 double trunk water oaks. This is 3 different trees one water oak, one magnolia, one water oak, that are all under size requirement for "grand tree" status and should not be considered grand trees. **Not Grand Tree**



Any questions please contact me. Thank you,

Thank you,

Danny Milleman  
Arbor Care  
I.S.A. Certified Arborist # S. O. 5307A



REFERENCE:  
PLAT BY: ROBERT L. FRANK  
DATED: JANUARY 5, 199  
BOOK: DB PAGE: 970  
RMC CHAS. CO.

PLAT BY: EDWARD GLEN CHEARS  
DATED: AUGUST 30, 2017  
BOOK: S17 PAGE: 0283  
RMC CHAS. CO.

TAX MAP No. 279-00-00-168

Requested by: MARK BURGESSON

**GRANT OF STANLEY DRIVE TO CHARLESTON COUNTY**  
I/WE HEREBY DEDICATE STANLEY DRIVE SHOWN HERON TO THE USE OF CHARLESTON COUNTY. CHARLESTON COUNTY GUARANTEES ITS MAINTENANCE.

- LEGEND:**
- I.O. IRON OLD (FOUND)
  - CI CURB INLET
  - EBOX ELECTRIC BOX
  - F FOUNTAIN
  - LP LIGHT POLE
  - PP POWER POLE
  - WM WATER METER
  - WV WATER VALVE
  - SSMH SEWER MANHOLE
  - ATT HH COMMUNICATION HANDHOLE
  - OHW- OVER HEAD WIRE
  - T- UNDERGROUND COMM LINE
  - W- UNDERGROUND WATER LINE
  - +23.5 SPOT ELEVATION (NAVD '88)
  - 8" OAK 8" (DBH) OAK TREE
  - TREE DRIP LINE

**NOTES:**  
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

ELEVATIONS ARE BASED ON NAVD '88 DATUM.

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. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE CHARLESTON COUNTY BUILDING & PLANNING DEPARTMENT. THE BUILDING & PLANNING DEPARTMENT RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

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

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS PER FEMA FLOOD MAPS.  
PANEL No. 45019C 0655K  
DATED: JANUARY 29, 2021  
COMMUNITY No. 455413

**\* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.**

**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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

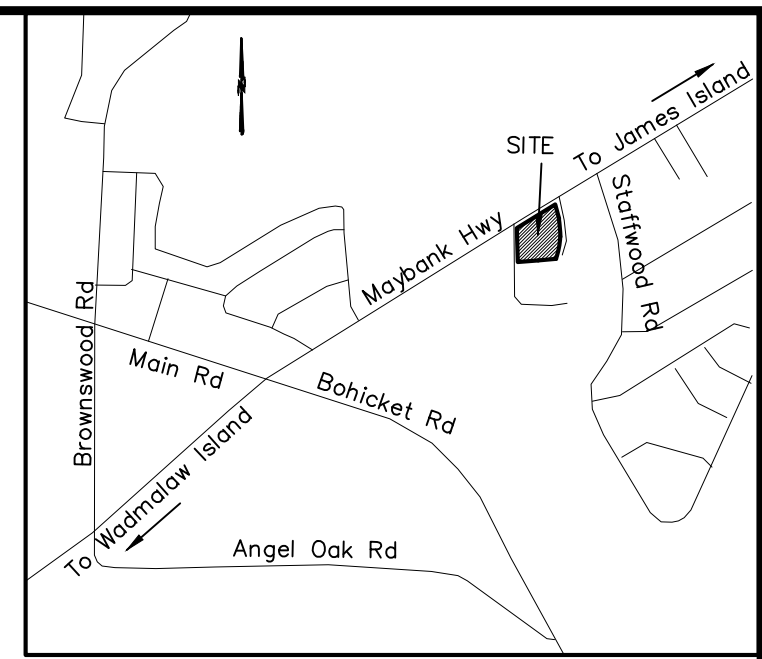
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

KIM21 / 21510

KEVIN M. SCHWACKE, SR. PLS  
S.C. Registration Number 20468



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	666.47'	189.02'	188.39'	S 10°58'35" W	16°15'01"
C2	1738.46'	151.98'	151.93'	N 05°03'20" W	5°00'32"



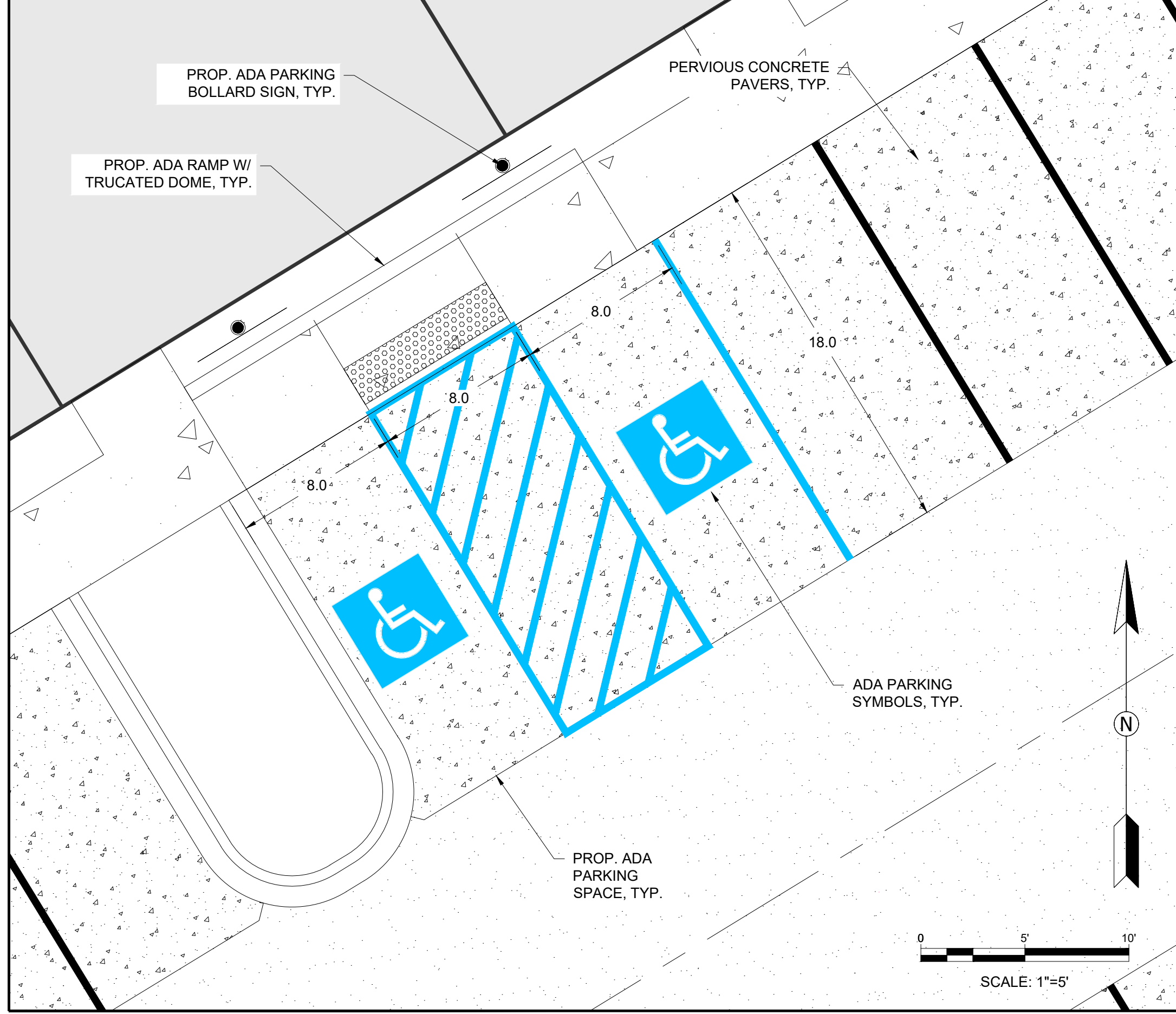
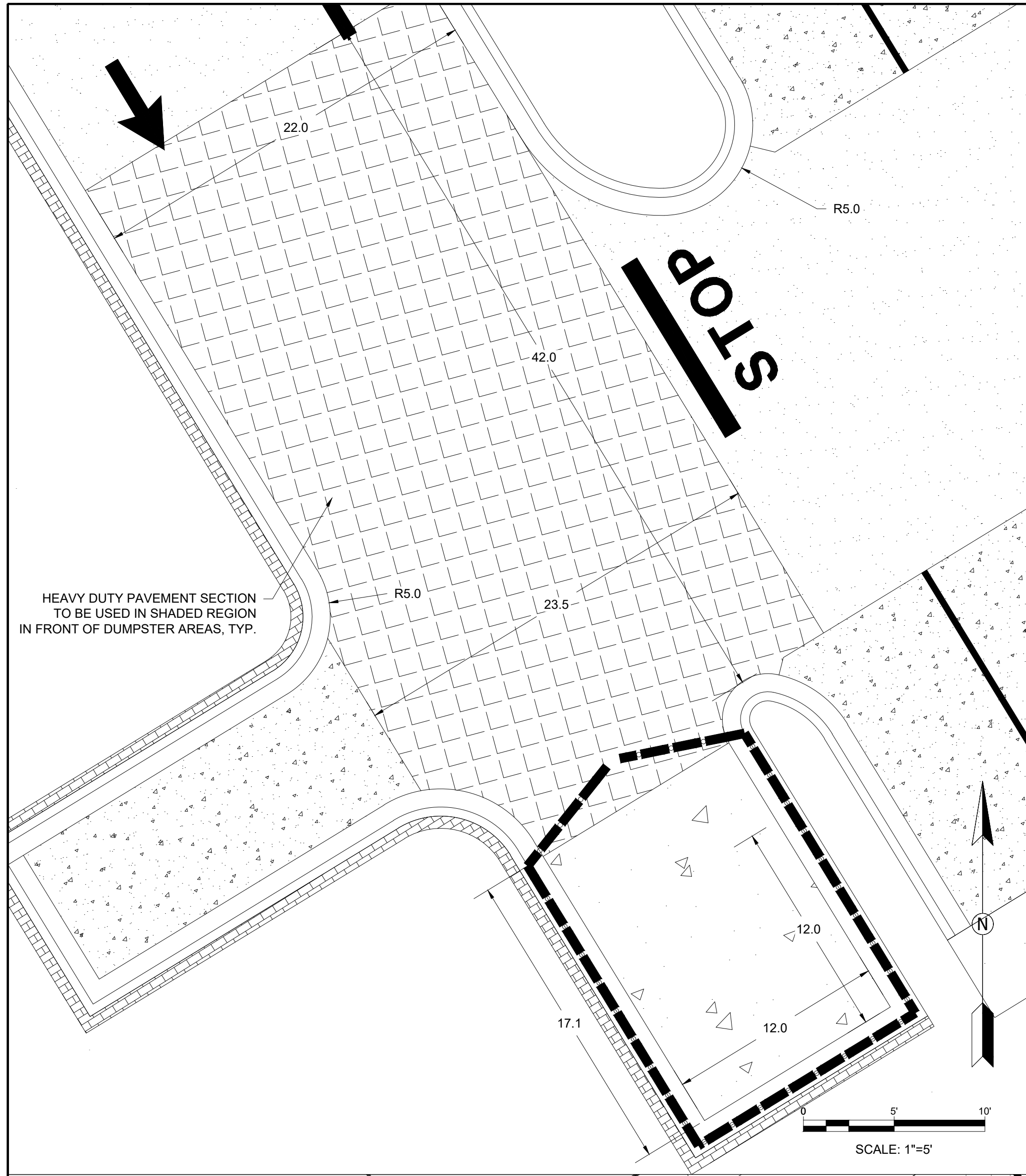
REQUIRED BY RMC CHAS. CO.

**BOUNDARY PLAT**  
**TAX MAP No. 279-00-00-168**  
**SHOWING STANLEY DRIVE DEDICATION**  
**& SHOWING UTILITIES**  
**LOCATED ON JOHNS ISLAND**  
**CHARLESTON COUNTY, SOUTH CAROLINA**



DATE: FEBRUARY 11, 2022 SCALE: 1" = 20'  
REVISED: MARCH 10, 2022 (TREE CANOPIES)  
REVISED: MARCH 16, 2022 (DRIP LINES)  
REVISED: MAY 3, 2022 (R/W LINE)  
REVISED: MAY 31, 2022 (UNDERGROUND UTILITIES)  
REVISED: MAY 15, 2025 (RECORDABLE PLAT)

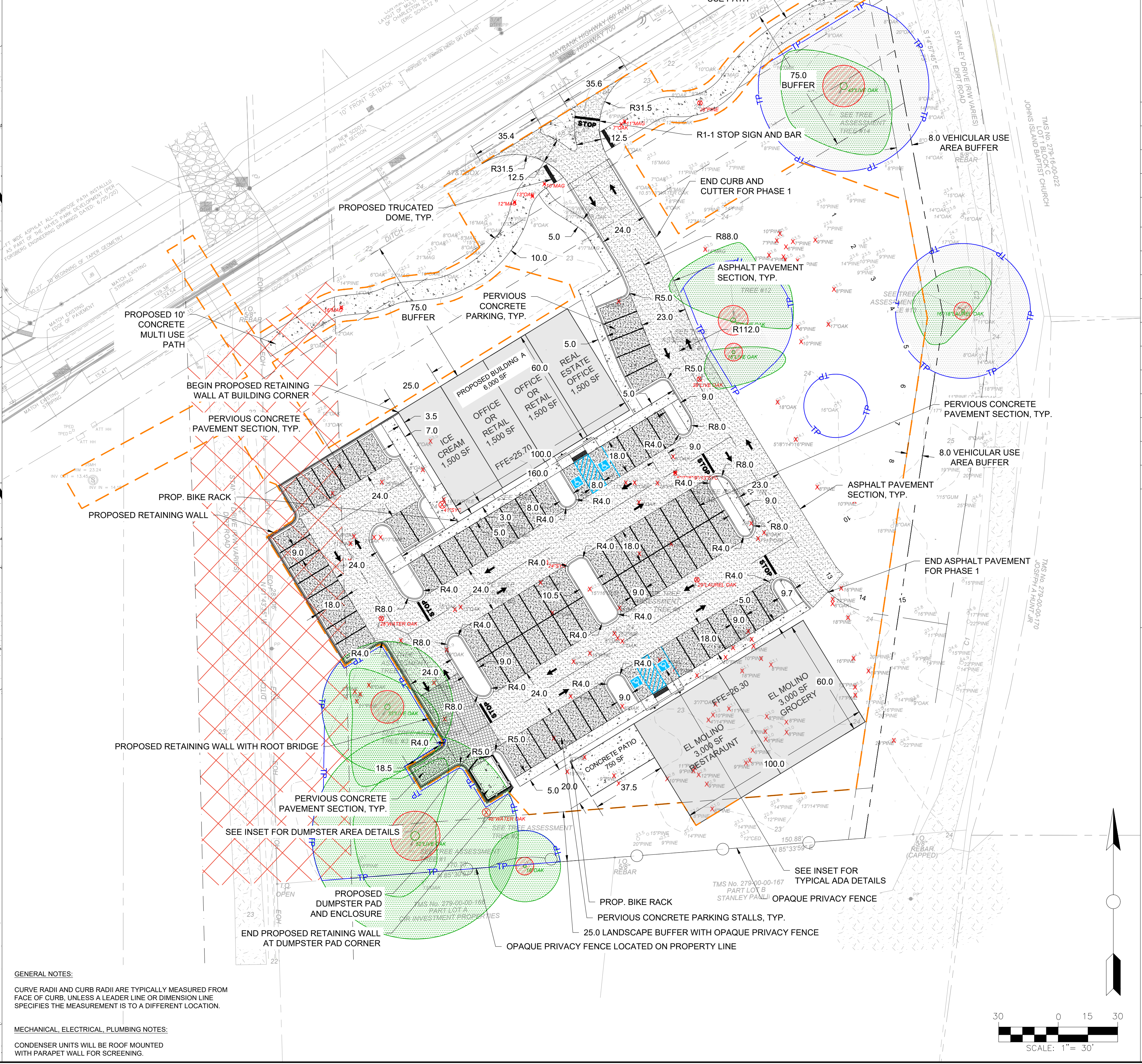




**PARKING CALCULATIONS**

TOTAL REQUIRED PARKING COUNT	80.1
TOTAL PROVIDED PARKING COUNT	83.0
GROCERY (EL MOLINO)	1 SPACE PER 175 SF 3000 SF 17.1 SPACES REQUIRED
RESTAURANT (EL MOLINO)	1 SPACE PER 75 SF INDOOR PATRON AREA + 1 SPACE PER 150 SF OUTDOOR PATRON AREA + 1 SPACE PER EMPLOYEE 1500 SF PATRON AREA (ASSUMING 50% OF RESTAURANT SPACE) 20 SPACES REQUIRED 750 SF PATIO 5 SPACES REQUIRED 5 EMPLOYEES ASSUMED 5 SPACES REQUIRED 30 TOTAL SPACES REQUIRED
RESTAURANT (ICE CREAM)	1 SPACE PER 75 SF INDOOR PATRON AREA + 1 SPACE PER 150 SF OUTDOOR PATRON AREA + 1 SPACE PER EMPLOYEE 1125 SF PATRON AREA (ASSUMING 75% OF RESTAURANT SPACE) 15 SPACES REQUIRED 0 SF PATIO 0 SPACES REQUIRED 3 EMPLOYEES ASSUMED 3 SPACES REQUIRED 18 TOTAL SPACES REQUIRED
REAL ESTATE OFFICE	1 SPACE PER 300 SF 1500 SF 5 SPACES REQUIRED
OFFICE OR RETAIL SPEC	1 SPACE PER 300 SF 1500 SF 5 SPACES REQUIRED
OFFICE OR RETAIL SPEC	1 SPACE PER 300 SF 1500 SF 5 SPACES REQUIRED

ALL PROPOSED PARKING SPACES TO BE PERVIOUS CONCRETE



843-697-0411  
843-412-9223  
WWW.BARRIERISLANDENG.COM

PROJECT #	21-037
DESIGNED BY:	AJB
APPROVED BY:	CBW
DATE:	2/10/2025
REVISION LOG	
DATE:	REASON:
11/14/24	SPR COMMENTS
2/10/25	SPR RESUBMITTAL



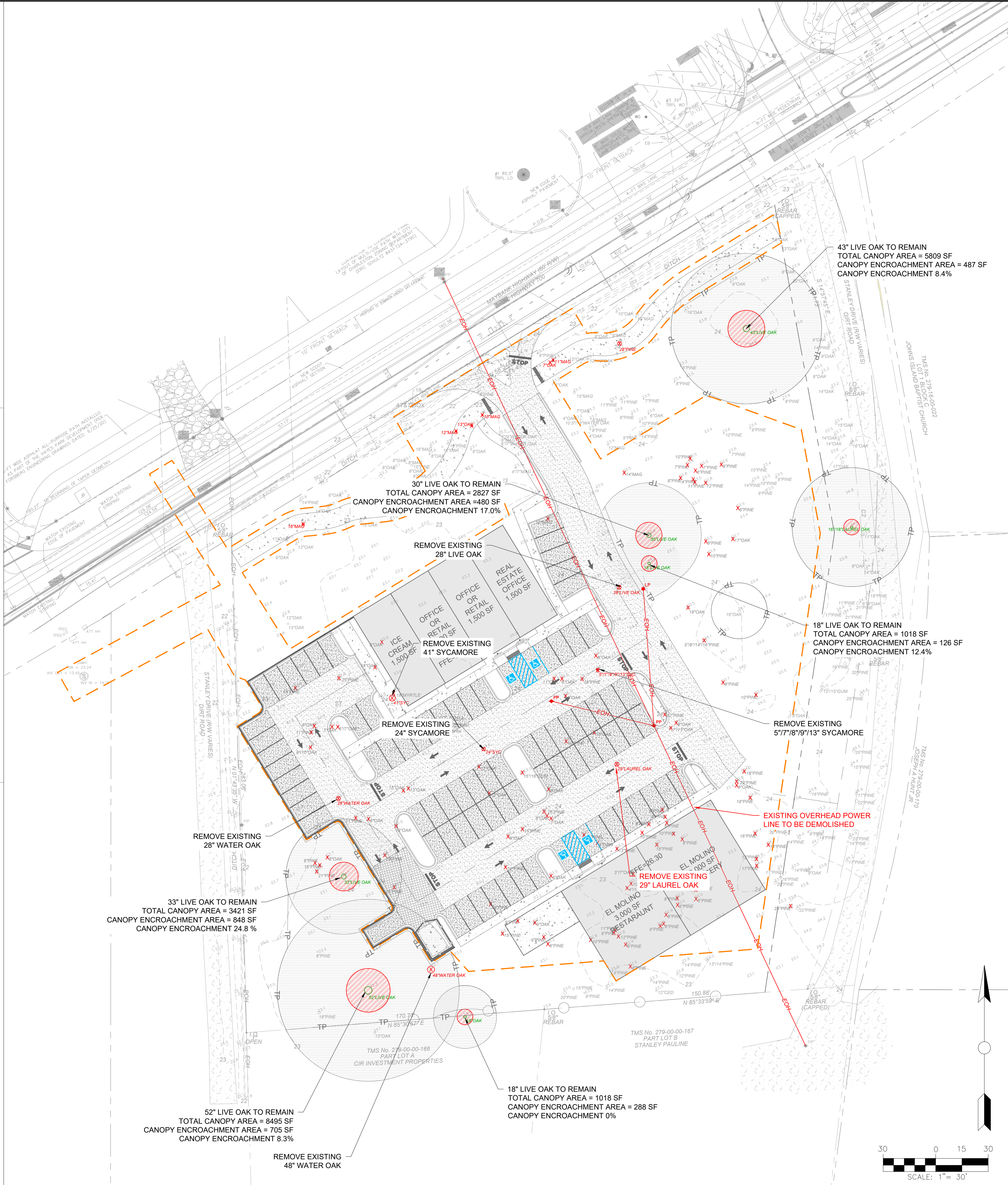
3517 MAYBANK HIGHWAY MIXED USE  
CHARLESTON COUNTY, SC

SITE PLAN

E1.0



Tree #8 29" Laurel Oak tree. This tree is upright in form. It has been pruned by electric company as it is close to the existing power line easement and has very little growth on the side of the power line and more canopy growth away from the power line. This tree has a small cavity the trunk of the tree and seams in the base of the trunk at the root flare. there is also some areas of inactive older phytothphora cinnamomi cankers, not bleeding at this time because of time of year (some trees are active, some are not and may be in a few weeks). This tree has ok canopy growth but is one sided. The defects in trunk are minor (not major). This tree is overall in less than average condition. **Grade C-**



843-697-0411  
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PROJECT #	21-037
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11/14/24	SPR COMMENTS
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3517 MAYBANK HIGHWAY MIXED USE  
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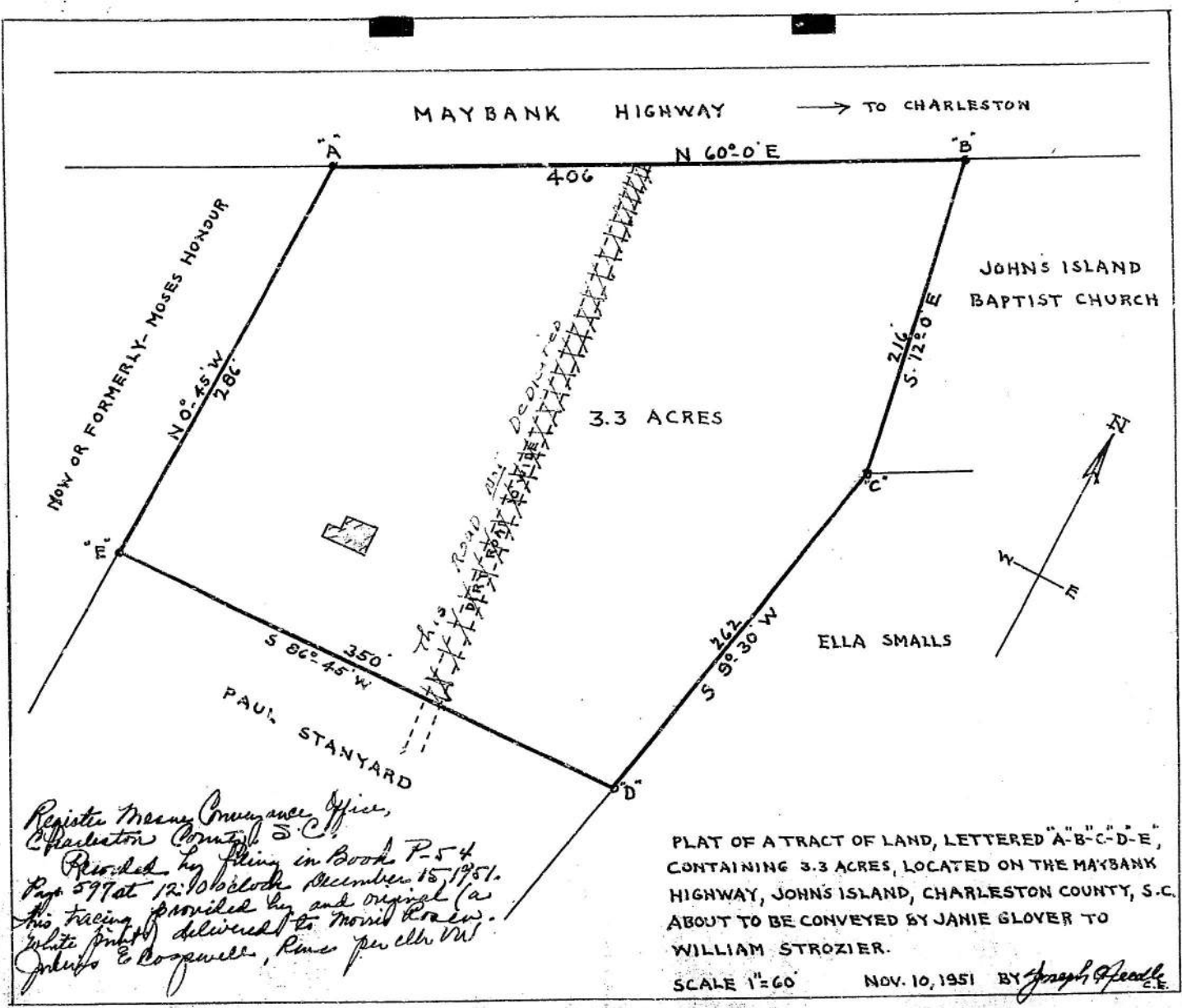
LAUREL OAK EXHIBIT

E3.0





P54-597



Register Meane Insurance Office,  
Charleston County, S.C.  
Provided by filing in Book P-54  
Page 597 at 12:10 o'clock December 15, 1951.  
This tracing provided by and original (as  
white print) delivered to Morris K. R. L.  
Johns & Roswell, Rome, per letter VU

