



Case # BZA-09-25-00895

Charleston County BZA Meeting of October 6, 2025

Applicant:	Adrien Green of Grantham Homes LLC
Property Owner:	Richard A Hocker
Property Location:	2862 Maritime Forest Drive – Johns Island
TMS#:	203-12-00-126
Zoning District:	Planned Development (PD-27E, Kiawah River Estates) Zoning District

Request:

Variance request to remove a 45" DBH Grand Live Oak Tree for a proposed single-family residence.

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

ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

Sec. 9.2.5 Tree Removal

- 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.



R-4

SUBJECT PROPERTY

126

MARITIME FOREST DR

PD

Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
 - PD; PLANNED DEVELOPMENT ZONING
 - R-4; LOW DENSITY RESIDENTIAL



HAUL

CASE # BZA-09-25-00895
TMS # 203-12-00-126
300' RADIUS MAP

SUBJECT PROPERTY

060

MARITIME
FOREST DR

055

HAULOVER DR

040

HOPE
PLANTATION DR

TURTLE
LANDING CT

MARITIME
FOREST DR

HEADS
POINT CT

FRIPP LN

N

CASE # BZA-09-25-00895
TMS # 203-12-00-126
AERIAL MAP

SUBJECT PROPERTY

126

MARITIME FOREST DR



CASE # BZA-09-25-00895
TMS # 203-12-00-126
AERIAL MAP

SUBJECT PROPERTY

126

MARITIME FOREST DR



Case # BZA-09-25-00895

BZA Meeting of October 6, 2025

Subject Property: 2862 Maritime Forest Drive – Johns Island

Proposal: Variance request to remove a 45" DBH Grand Live Oak Tree for a proposed single-family residence.



45" DBH Live Oak Tree

Variance to Remove



Subject Property



Surrounding Properties



Maritime Forest Drive



Staff Review:

The applicant, Adrien Green of Grantham Homes, LLC, representing the property owner, Richard A. Hocker, requests a variance to remove a 45" DBH (Diameter at Breast Height) Grand Live Oak tree to accommodate the construction of a proposed single-family residence at 2862 Maritime Forest Drive (TMS # 203-12-00-126), located on Johns Island in Charleston County. The subject property and adjacent parcels to the south, east, and west are located within the Planned Development (PD-72E, Kiawah River Estates) Zoning District. The adjacent parcel to the north is located within the Low Density Residential (R-4) Zoning District.

The 0.27-acre property is vacant. The site contains two Grand Trees: the 45" DBH Live Oak per this request that is located near the center of the property and a 36" DBH Live Oak located near the eastern property line. The 45" DBH Live Oak was rated a Grade C+ by the County Arborist and a Grade D by the applicant's Arborist. The applicant's letter of intent explains, *"Removal of 'D grade' 45 inch live oak within the building footprint of proposed new home construction."*

Applicable ZLDR 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."*

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.

Staff conducted a site visit of the subject property on September 17, 2025. Please review the attachments for further details 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 0.27-acre subject property because the lot contains two large Grand Live Oak trees, including one located near the center of the lot within the proposed building footprint. This central location limits the placement and design of a single-family residence. **The applicant's letter of intent further states, "Yes, the 'D grade' live oak creates an extraordinary condition as the lot can't be built on as the tree takes up a considerable amount of space needed to meet the minimum square footage required by the CCR's of the neighborhood. Within Phase IV the heated square footage is 2,400 sq. ft."** Given the location of the tree and neighborhood design standards, the request 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 central location of the 45" DBH Live Oak creates development constraints that are not generally present on other nearby properties of **similar size and zoning. This tree's position within the proposed building footprint reduces the buildable area of the lot in a way that is atypical compared to adjacent parcels. The applicant's letter of intent further explains, "These conditions are unique to this property as we have a 'D grade' Live Oak that affects the buildable space of the lot - Other properties nearby do not face these challenges."** 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 Chapter 9, Development Standards, Article 9.2, Tree Protection and Preservation to 2862 Maritime Forest Drive may unreasonably restrict the utilization of the property. The central location of the 45" DBH Live Oak within the buildable area significantly limits the ability to construct a residence that complies with neighborhood design **requirements. The applicant's letter of intent further states, "Yes if the ordinance was to stay in place this lot wouldn't have any utility whatsoever -**

effectively leaving this lot un-**buildable**.” 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 variance request is not anticipated to be of substantial detriment to adjacent properties or the public good. While the removal of **the 45” DBH Live Oak would eliminate a Grand Tree, a 36” DBH Live Oak** and the surrounding tree canopy will remain, preserving the overall tree coverage. Additionally, removing the tree would allow for the development of a single-family residence consistent with the surrounding neighborhood. Therefore, the character of the Planned Development (PD-72E, Kiawah River Estates) Zoning District is not expected to be harmed. The applicant has provided a conditional approval letter from the Kiawah River Estates Architectural Review Committee for the proposed build. Furthermore, the **applicant’s letter of intent states, “The approval of this variance wouldn’t harm the character of the community, as it would allow for a newly constructed and HOA-approved home to be built, only adding to the character of the community.”** Based on these considerations, 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 this variance appears to result from the location of existing Grand Trees on the property, rather than from actions of the applicant or property owner. The 45” DBH Live Oak is centrally located within the lot and restricts the buildable area, creating a hardship that is not self-imposed. The **applicant’s letter of intent states, “No, this variance request isn’t by result of our own actions, this lot has a ‘D grade’ 45-inch live oak that is located on the lot, and effects the ability to meet the minimum sq ft requirements set forth by the HOA.”** 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 requested variance does not appear to substantially conflict with the *Comprehensive Plan* or the purposes of the *Ordinance*. The proposed use, a single-family residence, is consistent with the intent of the Kiawah River Estates Planned Development Zoning District and the surrounding residential character of the neighborhood. While tree protection is a key policy goal, the allowance of the variance would enable reasonable use of the property in **harmony with the community's residential land use designation**. In addition, the proposal would preserve the existing 36" DBH Grand Live Oak located near the eastern property line. If the Board chooses to approve this request, staff recommends consideration of conditions to mitigate the removal of the 45" DBH Live Oak Tree. **The applicant's letter of intent further states**, "*The variance request has no effects to Charleston County Comprehensive plan, as the request is to remove a tree which hinders the utility of the lot.*" 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-09-25-00895 [Variance request to remove a 45" DBH Grand Live Oak tree to accommodate the construction of a proposed single-family residence at 2862 Maritime Forest Drive (TMS # 203-12-00-126), located 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 conditions:

1. The applicant shall mitigate the removal of the 45" 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.
2. 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*.
3. 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)**

Property Information			
Subject Property Address: 2862 MARITIME FOREST DR			
Tax Map Number(s): 2031200126			
Current Use of Property: Vacant lot residential lot			
Proposed Use of Property: New build residential home			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Grantham Homes LLC			
Name of Company (if applicable): Grantham Homes LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: [Signature]			Date: 08/12/2025
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Jim Morrissey			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): RICHARD A HOCKER			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	Phone #:
Property Owner(s) Email Address: [REDACTED]			
Property Owner(s) Signature: [Signature] <small>DocuSigned by:</small> RICHARD A HOCKER			Date: 8/19/2025 11:20:36 AM EDT
FOR OFFICE USE ONLY:			
Zoning District: PD 27E	Flood Zone: AE-11 (785K)	Date Filed: 9/3/25	Fee Paid: \$250
Application #: BZA-09-25-0085	FMS #: 203-12-00-126	Staff Initials: jji	

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.)

Removal of "D grade 45 inch live oak within the building footprint of proposed new home construction.

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:

Yes, the "D grad" live oak creates an extraordinary condition as the lot can't be built on as the tree take up a considerable amount of space needed to meet the minimum Square footage required by the CCR's of the neighborhood. Within phase IV the heated square footage is 2400 sqft.

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

These conditions are unique to this property as we have a "D grade live Oak that effects the buildable space of the lot - Other properties near by do not face these challenges.

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:

Yes, if the ordinance was to stay in place this lot wouldn't have any utility whatsoever - effectively leaving this lot un-buildable.

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 approval of this variance wouldn't harm the character of the community, as it would allow for a newly constructed and HOA approved home to be built, only added to the character of 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 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?

This request does meet the criterion.

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

No, this variance request isn't by result of our own actions, this lot has a " D grade" 45inch live oak that is located on the lot, and effects the ability to meet the minimum sqft requirements set forth by the HOA.

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

The variance request has no effects to Charleston County Comprehensive plan, as the request is to remove a tree which hinders the utility of the lot.

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.



KIAWAH RIVER ESTATES

4530 Hope Plantation Drive

Johns Island, SC 29455

May 15, 2025

Re: 2862 Maritime Forest Dr Johns Island, SC 29455 –

Architectural Review Committee - Conditional Approval

Good morning

This is the official notification that the Kiawah River Estates (KRE) Architectural Review Committee (ARC) has reviewed and conditionally approved the plan for a proposed build at 2862 Maritime Forest Drive.

Please provide a copy of the Charleston County permit once received so a KRE ARC Building permit can be issued.

We look forward to this addition in our community.

Kind Regards,

Chad Rouse

ARC

NOTES:
ELEVATIONS ARE BASED ON NAVD 1988

FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE DESIGN OR CONSTRUCTION.

THIS SURVEY IS BASED ON FOUND MONUMENTATION, REFERENCES, AND LINES OF OCCUPATION

SETBACKS PER ONLINE ARB DESIGN GUIDELINES AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION

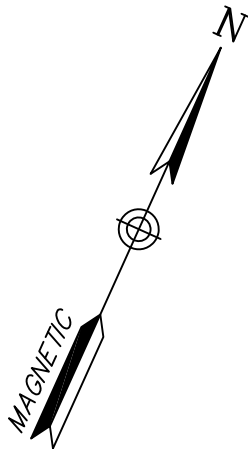
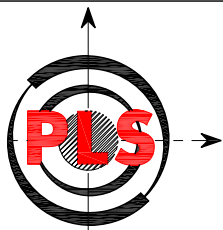
TREES SHOWN WERE MEASURED AT DIAMETER BREAST HEIGHT (DBH) WITH A FORESTRY TREE TAPE. ALL TREE SIZES AND SPECIES SHOULD BE VERIFIED BY GOVERNING MUNICIPALITY AND/OR A LICENSED ARBORIST BEFORE DESIGN OR CONSTRUCTION

APPROVAL/PERMISSION TO REMOVE TREES IS GRANTED BY THE GOVERNING MUNICIPALITY. THIS DOCUMENT SHOULD BE VERIFIED AGAINST THE MUNICIPALITY APPROVED TREE REMOVAL PLAN. THIS DOCUMENT CANNOT BE CONSTRUED IN ANY WAY AS TO GRANT APPROVAL. PARKER LAND SURVEYING, LLC IS IN NO WAY RESPONSIBLE FOR TREES REMOVED

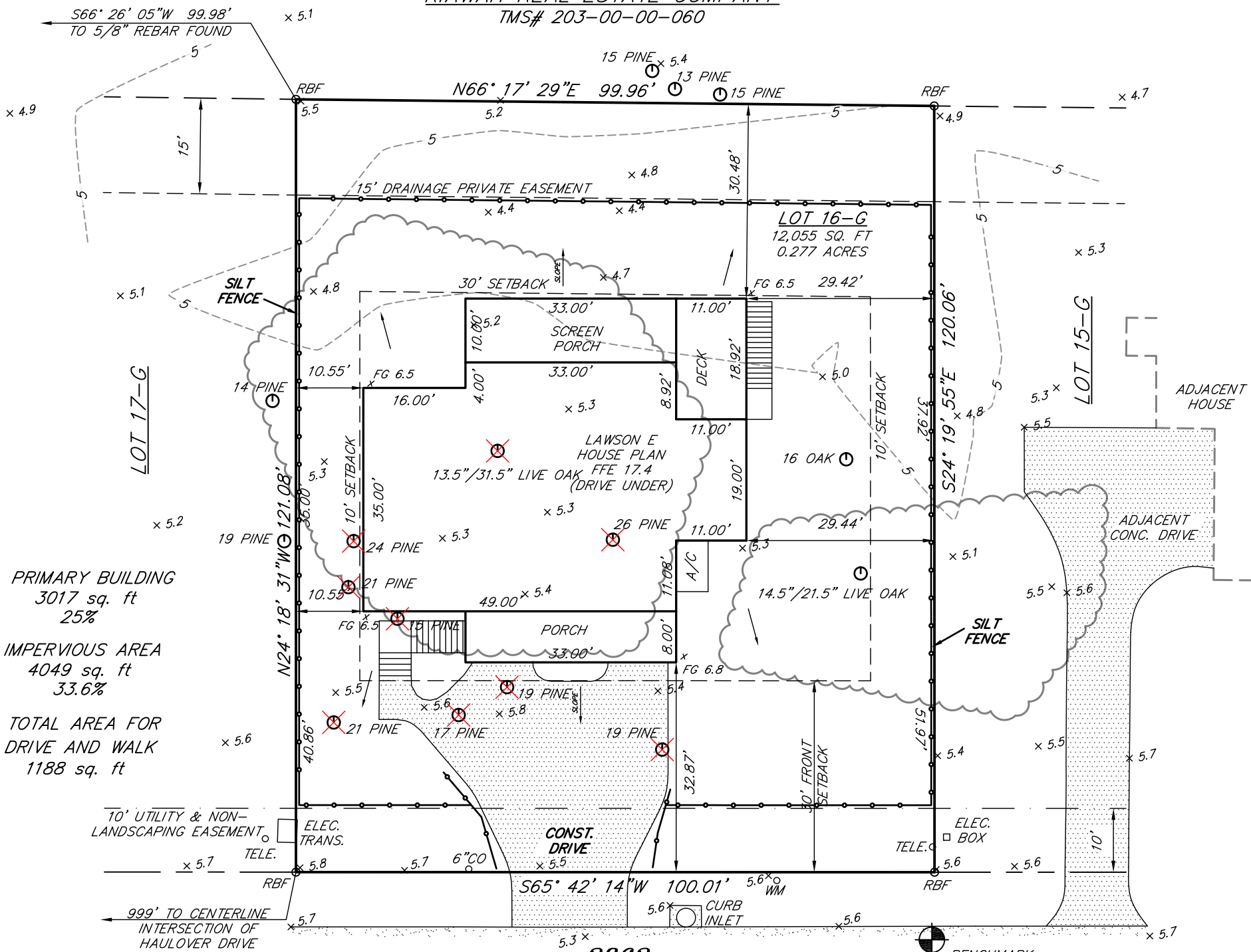
THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.

⊗ = TREE PROPOSED TO BE REMOVED

SILT FENCE



PROPERTY OF
KIAWAH REAL ESTATE COMPANY
TMS# 203-00-00-060



2862

MARITIME FOREST DRIVE (PRIVATE R/W VARIES)

BENCHMARK:
ELEV. = 5.56' (NAVD 1988)
MAG NAIL EDGE OF ASPHALT
AT RIGHT FRONT OF SITE

PREPARED FOR GRANTHAM HOMES

PLOT PLAN SHOWING LOT 16, BLOCK G "KIAWAH RIVER ESTATES"
HOPE PLANTATION SUBDIVISION, PHASE VI, TMS #203-12-00-126
LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC

SCALE: 1" = 20' DATE: MAY 2, 2025

REFERENCE: PLAT RECORDED IN PLAT BOOK EG, PAGE 654

LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.

PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (ELEV 11), 45019C 0785 K, REVISED JANUARY 29, 2021

FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION. FEMA REVISION CHECK: 5/2/2025

ELEVATIONS SHOWN SRE BASED ON NAVD 88 DATUM, FINISHED GRADES ARE ASSUMED

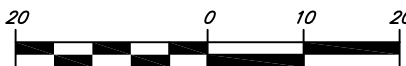
HP-G-16-PP DTC

PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, HANAHAN, SC 29410
TEL.: (843) 554-7777

THIS PLOT PLAN IS FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION USE.
IT DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND
IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

PROPERTY LINE WITH
PROPERTY CORNER.
MONUMENT FOUND
AS DESCRIBED

RBF = 5/8" REBAR FOUND



1 inch = 20 ft

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A 470P6403

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°50'00"W	31.68'
L2	N55°50'11"W	68.34'
L3	S56°01'27"E	101.02'
L4	N55°50'11"W	100.00'
L5	S56°01'27"E	100.00'
L6	N55°50'11"W	100.00'
L7	S56°01'27"E	100.00'
L8	N55°50'11"W	100.00'
L9	S56°01'27"E	100.00'
L10	N55°50'11"W	100.00'
L11	S56°01'27"E	100.00'
L12	N55°50'11"W	9.18'
L13	S56°01'27"E	122.26'
L14	S56°01'27"E	140.71'
L15	N66°26'57"E	151.60'
L16	S65°41'29"W	16.07'
L17	N66°26'57"E	128.83'
L18	S65°41'29"W	100.00'
L19	N66°26'57"E	100.01'
L20	S65°41'29"W	100.00'
L21	N66°26'57"E	100.01'
L22	S79°34'38"E	111.65'
L23	N66°26'57"E	108.40'
L24	S65°41'29"W	104.34'
L25	N66°26'57"E	104.35'
L26	S65°41'29"W	100.00'
L27	N66°26'57"E	100.01'
L28	S65°41'29"W	100.00'
L29	N66°26'57"E	100.01'
L30	S65°41'29"W	100.00'
L31	N66°26'57"E	100.01'
L32	S65°41'29"W	100.00'
L33	N66°26'57"E	100.01'
L34	S65°41'30"W	103.53'
L35	N66°26'57"E	100.01'
L36	S65°41'29"W	100.00'
L37	N66°26'57"E	100.01'
L38	S65°41'29"W	100.00'
L39	N66°26'57"E	100.01'
L40	S65°41'29"W	31.77'
L41	N66°26'57"E	120.48'
L42	N72°57'58"W	1.24'
L43	N62°38'07"W	29.19'
L44	N72°57'58"W	29.16'
L45	N58°07'20"W	44.14'
L46	N64°24'12"W	100.02'
L47	N63°58'42"E	31.00'
L48	N50°43'16"W	55.31'
L49	N58°45'19"W	38.59'
L50	N66°26'57"E	144.18'
L51	S34°10'00"W	50.00'
L52	N55°22'04"W	100.09'
L53	S55°50'11"E	100.00'
L54	N55°22'04"W	100.00'
L55	S55°50'11"E	100.00'
L56	N55°22'04"W	100.00'
L57	S55°50'11"E	100.00'
L58	N55°22'04"W	69.67'
L59	N63°55'19"W	30.64'
L60	S55°50'11"E	100.00'
L61	N63°55'19"W	53.37'
L62	N81°12'52"W	32.11'
L63	S55°50'11"E	77.51'
L64	N81°12'52"W	53.21'
L65	S86°53'42"W	32.39'
L66	S86°53'42"W	43.98'
L67	S74°00'43"W	41.78'
L68	N65°41'29"E	67.42'
L69	S74°00'43"W	37.65'
L70	S73°04'36"W	63.27'
L71	N65°41'29"E	100.00'
L72	S73°04'36"W	26.37'
L73	S64°38'15"W	73.41'
L74	N60°58'47"E	98.98'
L75	S64°38'15"W	100.02'
L76	N65°41'29"E	100.00'
L77	S64°38'15"W	100.02'
L78	N65°41'29"E	100.00'
L79	S64°38'15"W	100.02'
L80	N65°41'29"E	100.00'
L81	S64°38'15"W	100.02'
L82	N65°41'29"E	100.00'
L83	S64°38'15"W	100.02'
L84	N65°41'29"E	100.00'
L85	S64°38'15"W	100.02'
L86	N65°41'29"E	100.00'
L87	S64°38'15"W	100.02'
L88	N65°41'29"E	100.00'
L89	S64°38'15"W	100.02'
L90	N65°41'29"E	100.00'
L91	S64°38'15"W	126.29'
L92	N57°17'10"W	40.75'
L93	S22°38'52"W	22.78'
L94	N24°18'31"W	4.93'
L95	N65°41'29"E	88.81'
L96	S22°38'52"W	80.33'
L97	S08°16'08"W	32.87'
L98	S56°20'41"W	6.56'
L99	S56°00'06"W	55.82'
L100	S55°44'23"W	4.88'
L101	N00°17'56"E	28.41'
L102	N67°20'50"E	10.94'
L103	N67°20'43"E	76.34'
L104	N22°38'52"E	80.33'
L105	N24°18'31"W	16.18'
L106	S56°00'06"W	26.40'
L107	N22°38'52"E	80.32'
L108	N24°18'31"W	64.93'
L109	N65°41'29"E	347.37'
L110	N24°18'31"W	9.30'
L111	N65°41'29"E	603.27'
L112	S24°18'31"W	9.30'
L113	N65°41'29"E	270.14'
L114	S55°50'11"E	477.51'
L115	S34°10'00"W	25.90'
L116	N66°26'57"E	8.81'

HOPE PLANTATION VI, L.L.C.
T.M.S. NO. 203-00-00-125

VIRGINIA INVESTMENT TRUST
T.M.S. NO. 203-00-00-055

ACCESS & UTILITY EASEMENT
(WIDTH VARIES)

LOT AREA TABLE		
LOT	SQ. FT.	ACREAGE
1G	14,388	0.33
2G	14,282	0.33
3G	14,246	0.33
4G	14,217	0.33
5G	14,184	0.33
6G	15,395	0.35
7G	19,607	0.45
8G	19,865	0.45
9G	15,427	0.35
10G	13,928	0.32
11G	14,080	0.32
12G	13,937	0.32
13G	12,165	0.28
14G	11,795	0.27
15G	11,827	0.27
16G	12,059	0.28
17G	12,191	0.28
18G	13,663	0.31
19G	15,135	0.35
20G	15,268	0.35
21G	14,741	0.34
22G	19,433	0.45
23G	19,769	0.45
24G	15,035	0.35
25G	14,441	0.33
26G	13,846	0.32
27G	13,862	0.31
28G	13,294	0.31
29G	13,294	0.31
30G	13,110	0.31
31G	12,826	0.30
32G	13,144	0.30
33G	14,519	0.33
34G	18,043	0.41
35G	19,762	0.45
36G	18,004	0.41
37G	14,239	0.33
38G	14,252	0.33
39G	14,334	0.33
40G	14,422	0.33

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE HOPE PLANTATION PROPERTY OWNERS ASSOCIATION. THE APPROVAL OF THIS PLAN IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAN.

HOPE PLANTATION PROPERTY OWNERS ASSOCIATION

CURVE TABLE					
CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°15'43"	N62°58'03"W	325.00'	80.90'	40.66'
C2	15°45'01"	N77°58'25"W	325.00'	89.34'	44.95'
C3	15°23'53"	S86°27'08"W	325.00'	87.34'	43.94'
C4	13°03'42"	S72°13'20"W	325.00'	74.09'	37.21'
C5	45°05'55"	S88°14'28"W	35.00'	27.55'	14.53'
C6	36°47'38"	N87°36'23"W	50.00'	32.11'	16.83'
C7	124°43'32"	S11°38'01"W	50.00'	108.84'	86.58'
C8	14°28'44"	N83°03'33"W	275.00'	69.33'	34.85'
C9	29°19'47"	N84°56'48"W	275.00'	140.77'	139.24'
C10	14°41'49"	S73°02'24"W	275.00'	70.54'	35.47'
C11	46°57'23"	N00°49'49"W	130.00'	106.54'	103.58'
C12	90°00'00"	N20°41'29"E	35.00'	54.98'	35.00'
C13	12°19'59"	S16°28'55"W	269.09'	57.92'	29.07'
C14	07°49'18"	S00°26'55"E	269.09'	36.73'	18.40'
C15	06°18'12"	S00°59'20"W	329.09'	36.20'	18.12'
C16	21°28'47"	N11°55'58"E	329.09'	123.09'	62.27'
C17	46°57'23"	N00°49'49"W	70.00'	57.37'	30.41'
C18	30°11'20"	N07°33'14"E	299.09'	157.59'	80.67'
C19	46°57'23"	N00°49'49"W	100.00'	81.95'	43.44'
C20	58°28'20"	S85°04'21"E	300.00'	306.16'	293.03'

CHARLESTON COUNTY APPROVAL STAMPS AND NOTATIONS

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 3 day of October, 2003 at 2:38 o'clock in Plat Book EG Page 654 and tracing cloth copy filed in File 7 Drawer --- Folder 83 Drawing No. 05
Original plat (a White Print) delivered to Charleston County Planning Commission

Chris F. Farnsworth
Register Mesne Conveyance

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS RIGHT-OF-WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

TOTAL HIGHLAND=16.99 ACRES/740,230 SQ. FT.

TOTAL AREA OF 40 LOTS=13.59 ACRES/591,996 SQ. FT.
TOTAL AREA OF ROAD RIGHT-OF-WAY=3.31 ACRES/144,238 SQ. FT.
TOTAL AREA OF ACCESS & UTILITY ESMT.=0.09 ACRE/3,996 SQ. FT.

DENSITY CALCULATIONS - GROSS DENSITY
40 LOTS @ 16.99 ACRES = 2.35 LOTS/ACRE

MINIMUM LOT SIZE=0.27 ACRE/11,795 SQ. FT. (LOT 14G)
MAXIMUM LOT SIZE=0.45 ACRE/19,769 SQ. FT. (LOT 23G)

SETBACK REQUIREMENTS
SINGLE FAMILY

FRONT YARD	SIDE YARD	REAR YARD	LOT SIZE
30'	10'	20' TYPICAL (INTERIOR) 30' OR 40' GOLF COURSE	9500 SQ. FT.

APPLICATION NUMBER(S):
PHASE III - 17945-F
PHASE IV - 18003-F
PHASE VI - 18491-C

REFERENCES:

- 1) FINAL PLAT SHOWING 10,511 ACRES OF LAND, LOTS 45 THRU 59, HOPE PLANTATION, PHASE III C, BY GEORGE A.Z. JOHNSON, JR., INC., DATED FEBRUARY 23, 2000, AND RECORDED IN PLAT BOOK "ED", PAGE 333.
- 2) FINAL PLAT (SHEET 2 OF 2) SHOWING A TOTAL OF 28,423 ACRES, LOTS 10 THRU 32D AND LOTS 1F THRU 40F, HOPE PLANTATION, PHASE IV, BY GEORGE A.Z. JOHNSON, JR., INC., DATED MARCH 30, 2000.
- 3) FINAL PLAT SHOWING 10,376 ACRES OF LAND, LOTS 10 THRU 24 AND LOTS 33 THRU 42, HOPE PLANTATION, PHASE III B, BY GEORGE A.Z. JOHNSON, JR., INC., DATED FEBRUARY 23, 2000.
- 4) A BOUNDARY SURVEY OF THE GOLF COURSE AT HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED SEPTEMBER 1, 1992, REVISED SEPTEMBER 24, 1992.
- 5) A SUBDIVISION PLAT OF PARCEL "A", PARCEL "B" AND PARCEL "C", HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED SEPTEMBER 29, 1988, AND RECORDED IN PLAT BOOK "BT", PAGES 133 & 134.
- 6) BOUNDARY PLAT SHOWING A TOTAL OF 16,90 ACRES, HOPE PLANTATION - PHASE VI, PROPERTY OF HOPE PLANTATION DEVELOPMENT, L.L.C., BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED FEBRUARY 5, 2001, AND RECORDED IN PLAT BOOK "EE", PAGE 647.

REFERENCES (CONTINUED):

- 7) FINAL PLAT OF LOTS 1-81, 84-89 & A 0.374 ACRE TRACT BEING A PORTION OF HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED JANUARY 18, 1980, AND RECORDED IN PLAT BOOK "BY", PAGES 113-115.
- 8) CONDITIONAL PLAT SHOWING A TOTAL OF 16,90 ACRES, LOTS 10 THRU 40G, HOPE PLANTATION - PHASE VI, PROPERTY OF HOPE PLANTATION DEVELOPMENT, L.L.C., BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED AUGUST 16, 2001, REVISED MARCH 13, 2003, AND RECORDED IN PLAT BOOK S-447, PAGE 313.

NOTES:

- 1) THERE ARE NO D.H.E.C. OFFICE OF COASTAL RESOURCE MANAGEMENT CRITICAL LINE LIMITS WITHIN THE LIMITS OF THIS SURVEY.
- 2) --- DENOTES 1/2" REBAR (O), UNLESS OTHERWISE NOTED.
- 3) ALL TREE LOCATIONS ARE BASED ON INFORMATION OBTAINED FROM STAR LAND SURVEYING, INC.
- 4) THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH. OTHER IMPROVEMENTS NOT SHOWN.
- 5) ALL INFORMATION SHOWN OUTSIDE THE DEFINED BOUNDARY OF PHASE 6 IS FOR DESCRIPTIVE PURPOSES ONLY.
- 6) PUBLIC WATER IS AVAILABLE BY ST. JOHN'S WATER COMPANY.
- 7) PUBLIC SANITARY SEWER IS AVAILABLE BY THE TOWN OF SEABROOK ISLAND WATER AND SEWER COMMISSION.
- 8) ALL UTILITIES AS SHOWN ON THIS MAP ARE EXISTING AND ARE TAKEN FROM ENGINEERING DRAWINGS PREPARED BY HUSSEY, GAY, BELL & DEYOUNG, INC.
- 9) ALL AREAS ARE DETERMINED BY THE COORDINATE METHOD.
- 10) THIS SUBDIVISION IS A MAJOR SUBDIVISION PER THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- 11) ROADS RIGHTS-OF-WAYS AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY AN ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.

NOTES (CONTINUED):

- 13) THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- 14) ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

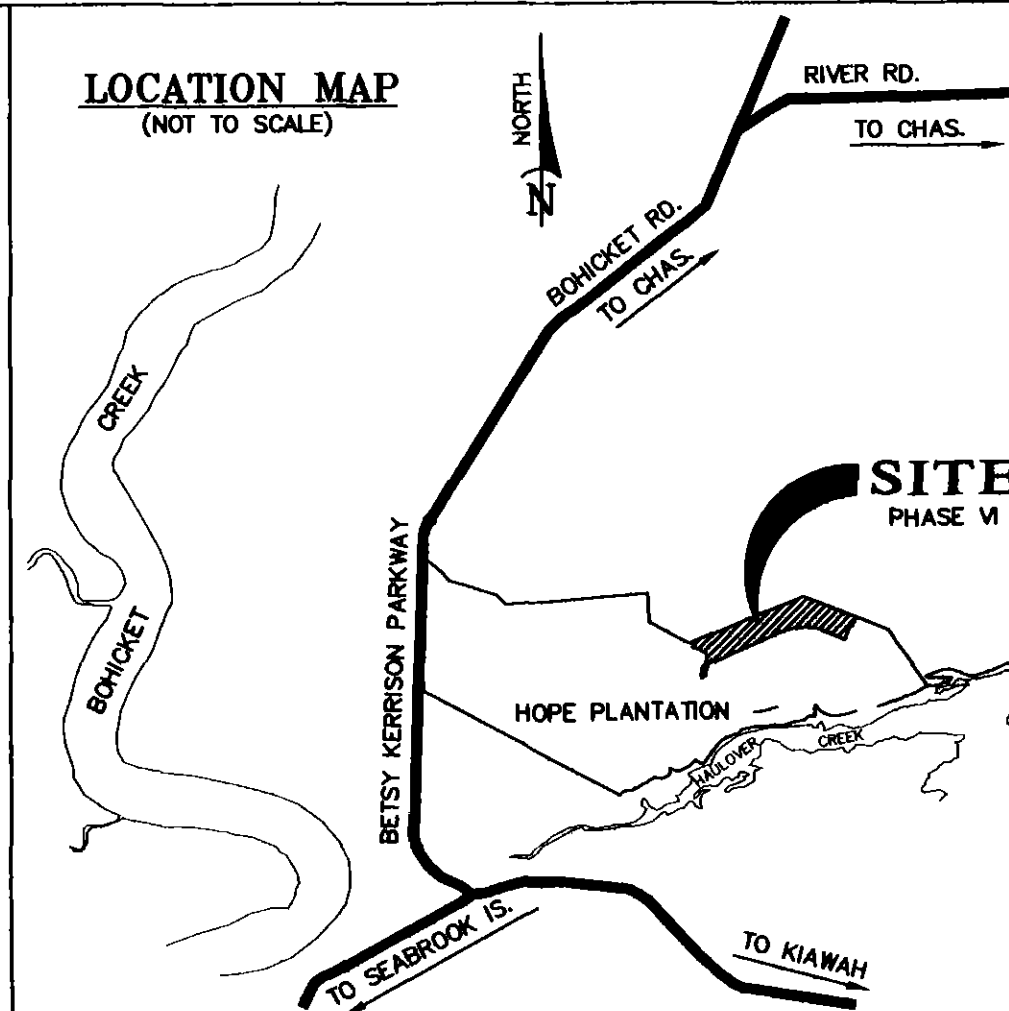
FLOOD CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 455413 0440 H, DATED SEPTEMBER 2, 1983; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE A8 (ELEV.+14).

I, JODDIE R. PORTH, HEREBY CERTIFY 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JODDIE R. PORTH
P.L.S. NO 16820

LOCATION MAP
(NOT TO SCALE)



HUSSEY, GAY, BELL & DEYOUNG, INC.
CONSULTING ENGINEERS
1219 ASSEMBLY STREET
COLUMBIA, SC 29201
TELE (803) 799-0444
FAX (803) 799-1499



TOTAL AREA = 16.90 ACRES
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD
BOOK NO. 203-00-00-001
S.F. 48 No. 13
T.M.S. No. 203-00-00-001
BOOK NO. 104-33

FINAL PLAT SHOWING A TOTAL OF 16.90 ACRES, LOTS 1G THRU 40G
HOPE PLANTATION - PHASE VI
PROPERTY OF HOPE PLANTATION DEVELOPMENT, L.L.C.
JOHN ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 30, 2003
PROJ. # 300038099
SURVEY # 00100301456D
SCALE: 1" = 100'



Case # BZA-09-25-00895

Charleston County BZA Meeting of October 6, 2025

Applicant:	Adrien Green of Grantham Homes LLC
Property Owner:	Richard A Hocker
Property Location:	2862 Maritime Forest Drive – Johns Island
TMS#:	203-12-00-126
Zoning District:	Planned Development (PD-27E, Kiawah River Estates) Zoning District

Request:

Variance request to remove a 45" DBH Grand Live Oak Tree for a proposed single-family residence.

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."

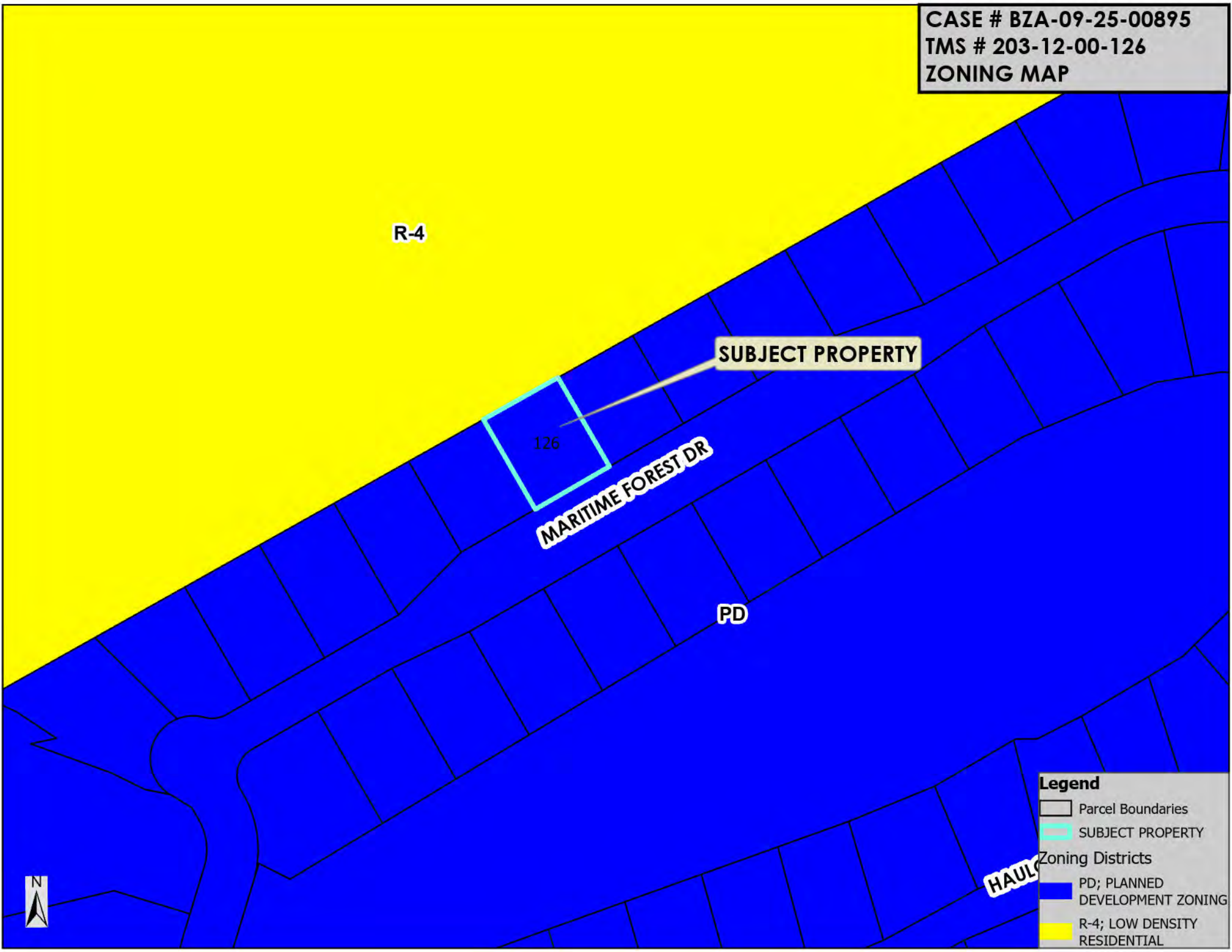


CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.2 TREE PROTECTION AND PRESERVATION

Sec. 9.2.5 Tree Removal

- 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.



R-4

SUBJECT PROPERTY

126

MARITIME FOREST DR

PD

Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
 - PD; PLANNED DEVELOPMENT ZONING
 - R-4; LOW DENSITY RESIDENTIAL

CASE # BZA-09-25-00895
TMS # 203-12-00-126
300' RADIUS MAP

SUBJECT PROPERTY

060

MARITIME
FOREST DR

055

HAULOVER DR

040

HOPE
PLANTATION DR

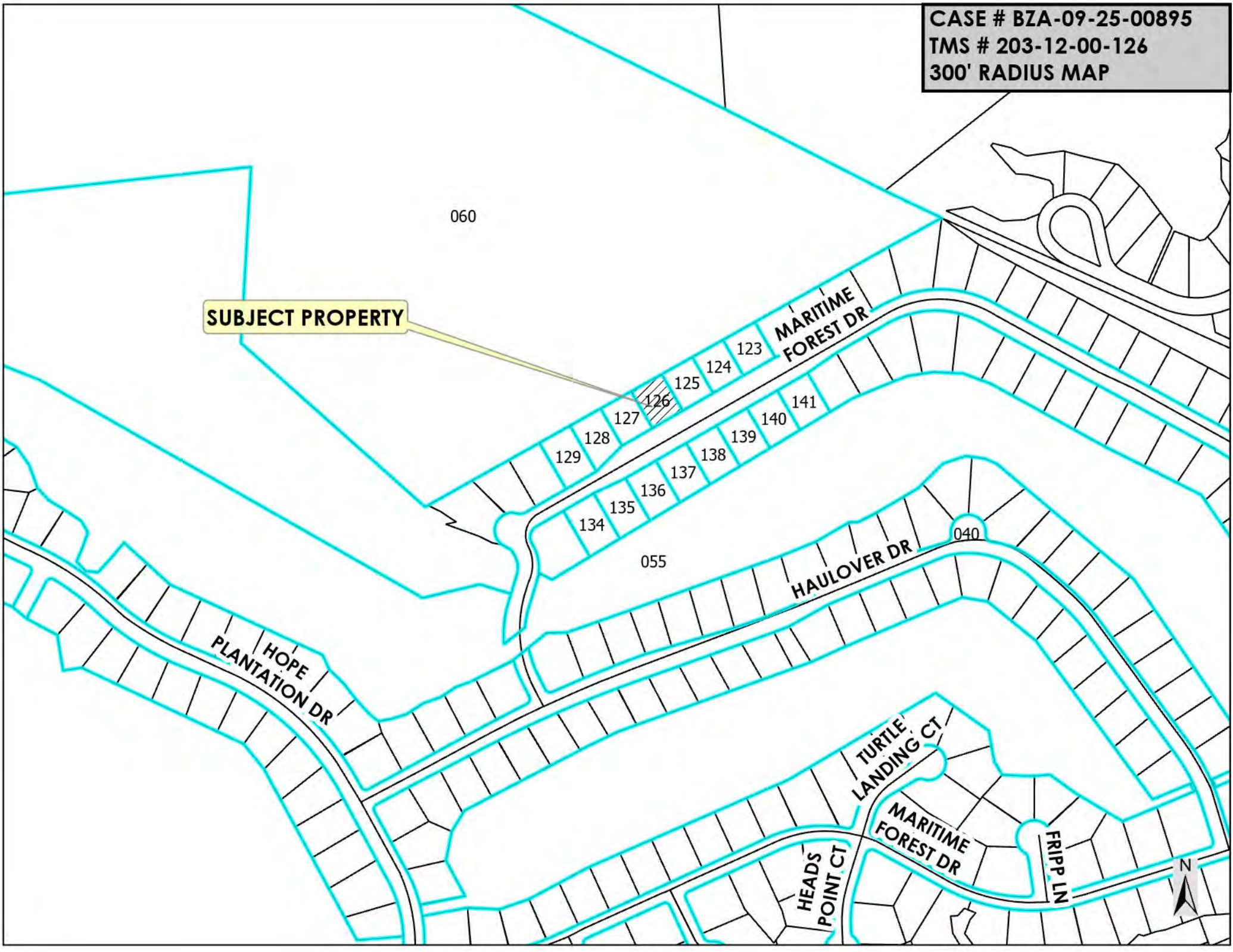
TURTLE
LANDING CT

MARITIME
FOREST DR

HEADS
POINT CT

FRIPP LN

N



CASE # BZA-09-25-00895
TMS # 203-12-00-126
AERIAL MAP

SUBJECT PROPERTY

126

MARITIME FOREST DR



CASE # BZA-09-25-00895
TMS # 203-12-00-126
AERIAL MAP

SUBJECT PROPERTY

126

MARITIME FOREST DR



Case # BZA-09-25-00895

BZA Meeting of October 6, 2025

Subject Property: 2862 Maritime Forest Drive – Johns Island

Proposal: Variance request to remove a 45" DBH Grand Live Oak Tree for a proposed single-family residence.



45" DBH Live Oak Tree

Variance to Remove



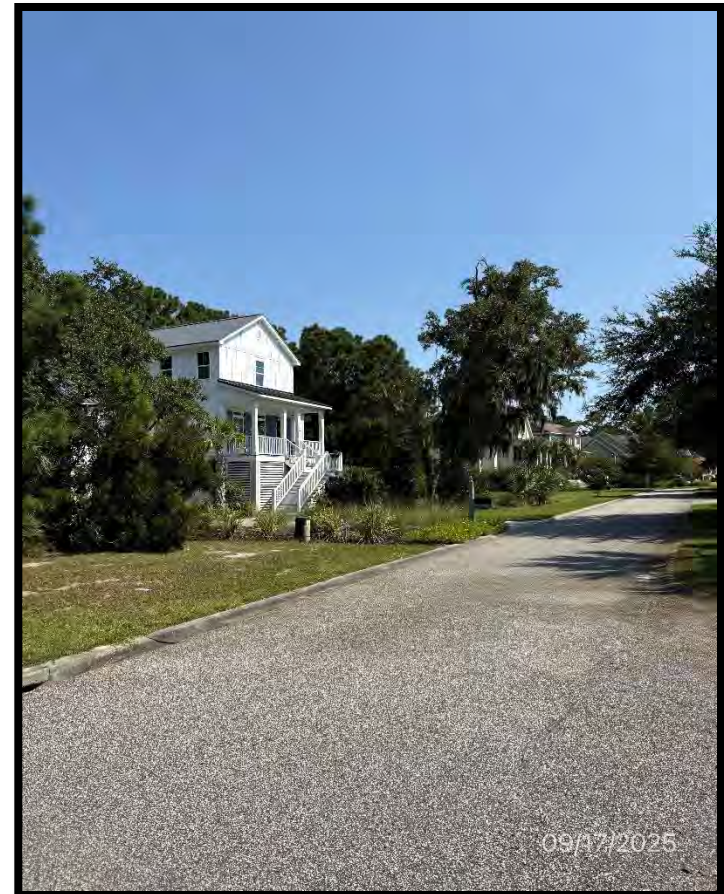
Subject Property



Surrounding Properties



Maritime Forest Drive



Staff Review:

The applicant, Adrien Green of Grantham Homes, LLC, representing the property owner, Richard A. Hocker, requests a variance to remove a 45" DBH (Diameter at Breast Height) Grand Live Oak tree to accommodate the construction of a proposed single-family residence at 2862 Maritime Forest Drive (TMS # 203-12-00-126), located on Johns Island in Charleston County. The subject property and adjacent parcels to the south, east, and west are located within the Planned Development (PD-72E, Kiawah River Estates) Zoning District. The adjacent parcel to the north is located within the Low Density Residential (R-4) Zoning District.

The 0.27-acre property is vacant. The site contains two Grand Trees: the 45" DBH Live Oak per this request that is located near the center of the property and a 36" DBH Live Oak located near the eastern property line. The 45" DBH Live Oak was rated a Grade C+ by the County Arborist and a Grade D by the applicant's Arborist. The applicant's letter of intent explains, *"Removal of 'D grade' 45 inch live oak within the building footprint of proposed new home construction."*

Applicable ZLDR 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."*

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.

Staff conducted a site visit of the subject property on September 17, 2025. Please review the attachments for further details 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 0.27-acre subject property because the lot contains two large Grand Live Oak trees, including one located near the center of the lot within the proposed building footprint. This central location limits the placement and design of a single-family residence. **The applicant's letter of intent further states, "Yes, the 'D grade' live oak creates an extraordinary condition as the lot can't be built on as the tree takes up a considerable amount of space needed to meet the minimum square footage required by the CCR's of the neighborhood. Within Phase IV the heated square footage is 2,400 sq. ft."** Given the location of the tree and neighborhood design standards, the request 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 central location of the 45" DBH Live Oak creates development constraints that are not generally present on other nearby properties of **similar size and zoning. This tree's position within the proposed building footprint reduces the buildable area of the lot in a way that is atypical compared to adjacent parcels. The applicant's letter of intent further explains, "These conditions are unique to this property as we have a 'D grade' Live Oak that affects the buildable space of the lot - Other properties nearby do not face these challenges."** 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 Chapter 9, Development Standards, Article 9.2, Tree Protection and Preservation to 2862 Maritime Forest Drive may unreasonably restrict the utilization of the property. The central location of the 45" DBH Live Oak within the buildable area significantly limits the ability to construct a residence that complies with neighborhood design **requirements. The applicant's letter of intent further states, "Yes if the ordinance was to stay in place this lot wouldn't have any utility whatsoever -**

effectively leaving this lot un-**buildable**.” 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 variance request is not anticipated to be of substantial detriment to adjacent properties or the public good. While the removal of **the 45” DBH Live Oak would eliminate a Grand Tree, a 36” DBH Live Oak** and the surrounding tree canopy will remain, preserving the overall tree coverage. Additionally, removing the tree would allow for the development of a single-family residence consistent with the surrounding neighborhood. Therefore, the character of the Planned Development (PD-72E, Kiawah River Estates) Zoning District is not expected to be harmed. The applicant has provided a conditional approval letter from the Kiawah River Estates Architectural Review Committee for the proposed build. Furthermore, the **applicant’s letter of intent states, “The approval of this variance wouldn’t** harm the character of the community, as it would allow for a newly constructed and HOA-approved home to be built, only adding to the **character of the community.”** Based on these considerations, 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 this variance appears to result from the location of existing Grand Trees on the property, rather than from actions of the applicant or property owner. The 45” DBH Live Oak is centrally located within the lot and restricts the buildable area, creating a hardship that is not self-imposed. The **applicant’s letter of intent states, “No, this variance request isn’t by result of our own actions, this lot has a ‘D grade’ 45-inch live oak that is located on the lot, and effects the ability to meet the minimum sq ft requirements set forth by the HOA.”** 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 requested variance does not appear to substantially conflict with the *Comprehensive Plan* or the purposes of the *Ordinance*. The proposed use, a single-family residence, is consistent with the intent of the Kiawah River Estates Planned Development Zoning District and the surrounding residential character of the neighborhood. While tree protection is a key policy goal, the allowance of the variance would enable reasonable use of the property in **harmony with the community's residential land use designation**. In addition, the proposal would preserve the existing 36" DBH Grand Live Oak located near the eastern property line. If the Board chooses to approve this request, staff recommends consideration of conditions to mitigate the removal of the 45" DBH Live Oak Tree. **The applicant's letter of intent further states**, "*The variance request has no effects to Charleston County Comprehensive plan, as the request is to remove a tree which hinders the utility of the lot.*" 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-09-25-00895 [Variance request to remove a 45" DBH Grand Live Oak tree to accommodate the construction of a proposed single-family residence at 2862 Maritime Forest Drive (TMS # 203-12-00-126), located 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 conditions:

1. The applicant shall mitigate the removal of the 45" 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.
2. 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*.
3. 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)

Property Information			
Subject Property Address: 2862 MARITIME FOREST DR			
Tax Map Number(s): 2031200126			
Current Use of Property: Vacant lot residential lot			
Proposed Use of Property: New build residential home			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Grantham Homes LLC			
Name of Company (if applicable): Grantham Homes LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: [Signature]			Date: 08/12/2025
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Jim Morrissey			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): RICHARD A HOCKER			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	Phone #:
Property Owner(s) Email Address: [REDACTED]			
Property Owner(s) Signature: [Signature] <small>DocuSigned by:</small> RICHARD A HOCKER			Date: 8/19/2025 11:20:36 AM EDT
FOR OFFICE USE ONLY:			
Zoning District: PD 27E	Flood Zone: AE-11 (785K)	Date Filed: 9/3/25	Fee Paid: \$250
Application #: BZA-09-25-0085	FMS #: 203-12-00-126	Staff Initials: jji	

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.)

Removal of "D grade 45 inch live oak within the building footprint of proposed new home construction.

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:

Yes, the "D grad" live oak creates an extraordinary condition as the lot can't be built on as the tree take up a considerable amount of space needed to meet the minimum Square footage required by the CCR's of the neighborhood. Within phase IV the heated square footage is 2400 sqft.

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

These conditions are unique to this property as we have a "D grade live Oak that effects the buildable space of the lot - Other properties near by do not face these challenges.

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:

Yes, if the ordinance was to stay in place this lot wouldn't have any utility whatsoever - effectively leaving this lot un-buildable.

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 approval of this variance wouldn't harm the character of the community, as it would allow for a newly constructed and HOA approved home to be built, only added to the character of 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 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?

This request does meet the criterion.

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

No, this variance request isn't by result of our own actions, this lot has a " D grade" 45inch live oak that is located on the lot, and effects the ability to meet the minimum sqft requirements set forth by the HOA.

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

The variance request has no effects to Charleston County Comprehensive plan, as the request is to remove a tree which hinders the utility of the lot.

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.



KIAWAH RIVER ESTATES

4530 Hope Plantation Drive

Johns Island, SC 29455

May 15, 2025

Re: 2862 Maritime Forest Dr Johns Island, SC 29455 –

Architectural Review Committee - Conditional Approval

Good morning

This is the official notification that the Kiawah River Estates (KRE) Architectural Review Committee (ARC) has reviewed and conditionally approved the plan for a proposed build at 2862 Maritime Forest Drive.

Please provide a copy of the Charleston County permit once received so a KRE ARC Building permit can be issued.

We look forward to this addition in our community.

Kind Regards,

Chad Rouse

ARC

NOTES:
ELEVATIONS ARE BASED ON NAVD 1988

FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE DESIGN OR CONSTRUCTION.

THIS SURVEY IS BASED ON FOUND MONUMENTATION, REFERENCES, AND LINES OF OCCUPATION

SETBACKS PER ONLINE ARB DESIGN GUIDELINES AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION

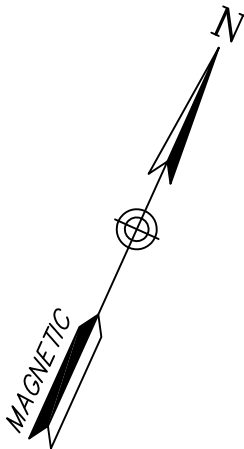
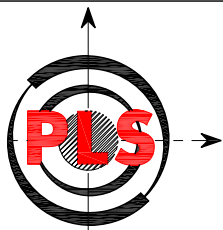
TREES SHOWN WERE MEASURED AT DIAMETER BREAST HEIGHT (DBH) WITH A FORESTRY TREE TAPE. ALL TREE SIZES AND SPECIES SHOULD BE VERIFIED BY GOVERNING MUNICIPALITY AND/OR A LICENSED ARBORIST BEFORE DESIGN OR CONSTRUCTION

APPROVAL/PERMISSION TO REMOVE TREES IS GRANTED BY THE GOVERNING MUNICIPALITY. THIS DOCUMENT SHOULD BE VERIFIED AGAINST THE MUNICIPALITY APPROVED TREE REMOVAL PLAN. THIS DOCUMENT CANNOT BE CONSTRUED IN ANY WAY AS TO GRANT APPROVAL. PARKER LAND SURVEYING, LLC IS IN NO WAY RESPONSIBLE FOR TREES REMOVED

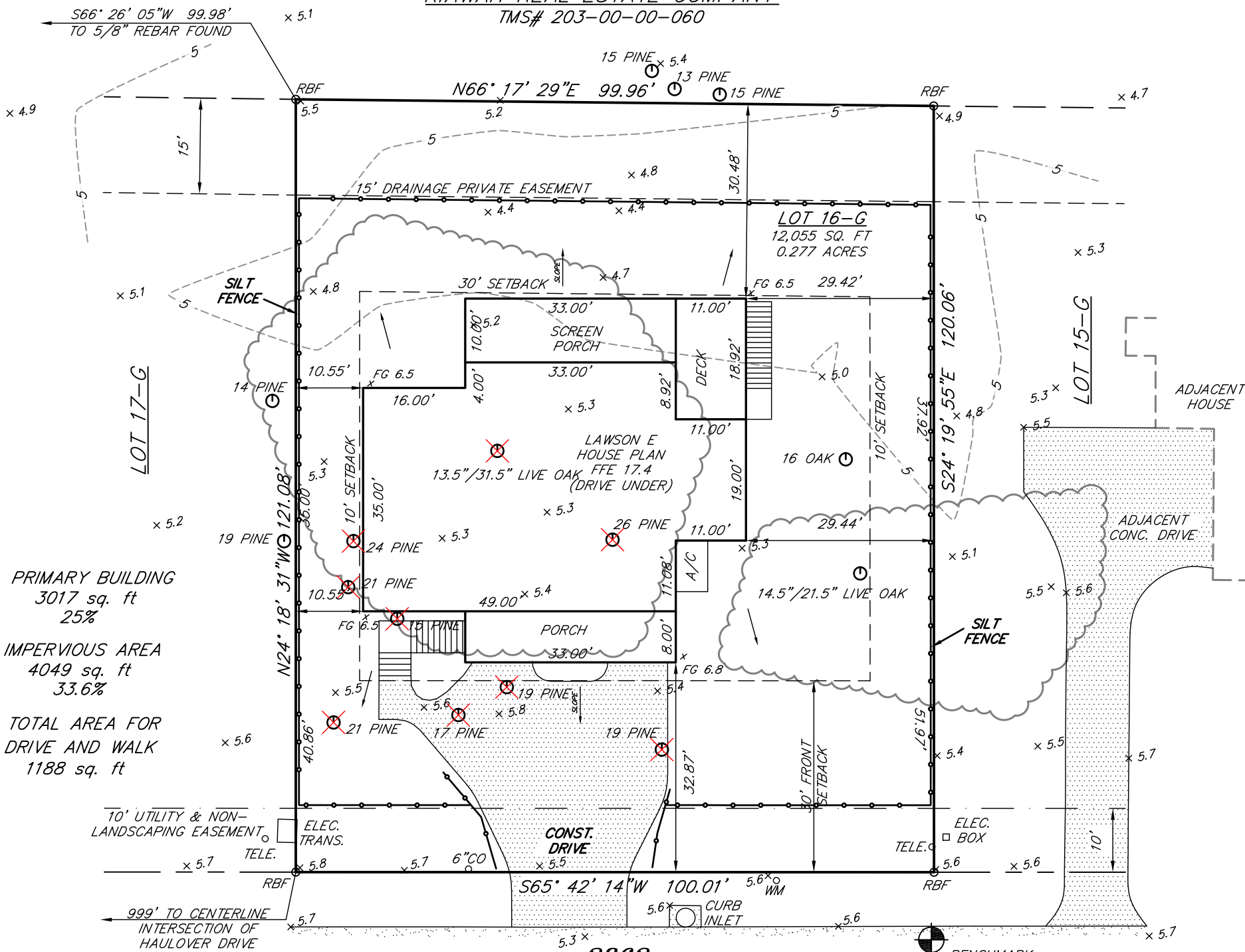
THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF WETLANDS.

⊗ = TREE PROPOSED TO BE REMOVED

SILT FENCE



PROPERTY OF
KIAWAH REAL ESTATE COMPANY
TMS# 203-00-00-060



2862

MARITIME FOREST DRIVE (PRIVATE R/W VARIES)

BENCHMARK:
ELEV. = 5.56' (NAVD 1988)
MAG NAIL EDGE OF ASPHALT
AT RIGHT FRONT OF SITE

PREPARED FOR GRANTHAM HOMES

PLOT PLAN SHOWING LOT 16, BLOCK G "KIAWAH RIVER ESTATES"
HOPE PLANTATION SUBDIVISION, PHASE VI, TMS #203-12-00-126
LOCATED ON JOHNS ISLAND, CHARLESTON COUNTY, SC

SCALE: 1" = 20' DATE: MAY 2, 2025

REFERENCE: PLAT RECORDED IN PLAT BOOK EG, PAGE 654

LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.

PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (ELEV 11), 45019C 0785 K, REVISED JANUARY 29, 2021

FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE CONSTRUCTION.

FEMA REVISION CHECK: 5/2/2025

ELEVATIONS SHOWN SRE BASED ON NAVD 88 DATUM, FINISHED GRADES ARE ASSUMED

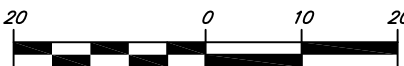
HP-G-16-PP DTC

PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, HANAHAN, SC 29410
TEL.: (843) 554-7777

THIS PLOT PLAN IS FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION USE.
IT DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND
IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

PROPERTY LINE WITH
PROPERTY CORNER.
MONUMENT FOUND
AS DESCRIBED

RBF = 5/8" REBAR FOUND



1 inch = 20 ft

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A 470P6403

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°50'00"W	31.68'
L2	N55°50'11"W	68.34'
L3	S56°01'27"E	101.02'
L4	N55°50'11"W	100.00'
L5	S56°01'27"E	100.00'
L6	N55°50'11"W	100.00'
L7	S56°01'27"E	100.00'
L8	N55°50'11"W	100.00'
L9	S56°01'27"E	100.00'
L10	N55°50'11"W	100.00'
L11	S56°01'27"E	100.00'
L12	N55°50'11"W	9.18'
L13	S56°01'27"E	122.26'
L14	S56°01'27"E	140.71'
L15	N66°26'57"E	151.60'
L16	S65°41'29"W	16.07'
L17	N66°26'57"E	128.83'
L18	S65°41'29"W	100.00'
L19	N66°26'57"E	100.01'
L20	S65°41'29"W	100.00'
L21	N66°26'57"E	100.01'
L22	S79°34'38"E	111.65'
L23	N66°26'57"E	108.40'
L24	S65°41'29"W	104.34'
L25	N66°26'57"E	104.35'
L26	S65°41'29"W	100.00'
L27	N66°26'57"E	100.01'
L28	S65°41'29"W	100.00'
L29	N66°26'57"E	100.01'
L30	S65°41'29"W	100.00'
L31	N66°26'57"E	100.01'
L32	S65°41'29"W	100.00'
L33	N66°26'57"E	100.01'
L34	S65°41'30"W	103.53'
L35	N66°26'57"E	100.01'
L36	S65°41'29"W	100.00'
L37	N66°26'57"E	100.01'
L38	S65°41'29"W	100.00'
L39	N66°26'57"E	100.01'
L40	S65°41'29"W	31.77'
L41	N66°26'57"E	120.48'
L42	N72°57'58"W	1.24'
L43	N62°38'07"W	29.19'
L44	N72°57'58"W	29.16'
L45	N58°07'20"W	44.14'
L46	N64°24'12"W	100.02'
L47	N63°58'42"E	31.00'
L48	N50°43'16"W	55.31'
L49	N58°45'19"W	38.59'
L50	N66°26'57"E	144.18'
L51	S34°10'00"W	50.00'
L52	N55°22'04"W	100.09'
L53	S55°50'11"E	100.00'
L54	N55°22'04"W	100.00'
L55	S55°50'11"E	100.00'
L56	N55°22'04"W	100.00'
L57	S55°50'11"E	100.00'
L58	N55°22'04"W	69.67'
L59	N63°55'19"W	30.64'
L60	S55°50'11"E	100.00'
L61	N63°55'19"W	53.37'
L62	N81°12'52"W	32.11'
L63	S55°50'11"E	77.51'
L64	N81°12'52"W	53.21'
L65	S86°53'42"W	32.39'
L66	S86°53'42"W	43.98'
L67	S74°00'43"W	41.78'
L68	N65°41'29"E	67.42'
L69	S74°00'43"W	37.65'
L70	S73°04'36"W	63.27'
L71	N65°41'29"E	100.00'
L72	S73°04'36"W	26.37'
L73	S64°38'15"W	73.41'
L74	N60°58'47"E	98.98'
L75	S64°38'15"W	100.02'
L76	N65°41'29"E	100.00'
L77	S64°38'15"W	100.02'
L78	N65°41'29"E	100.00'
L79	S64°38'15"W	100.02'
L80	N65°41'29"E	100.00'
L81	S64°38'15"W	100.02'
L82	N65°41'29"E	100.00'
L83	S64°38'15"W	100.02'
L84	N65°41'29"E	100.00'
L85	S64°38'15"W	100.02'
L86	N65°41'29"E	100.00'
L87	S64°38'15"W	100.02'
L88	N65°41'29"E	100.00'
L89	S64°38'15"W	100.02'
L90	N65°41'29"E	100.00'
L91	S64°38'15"W	126.29'
L92	N57°17'10"W	40.75'
L93	S22°38'52"W	22.78'
L94	N24°18'31"W	4.93'
L95	N65°41'29"E	88.81'
L96	S22°38'52"W	80.33'
L97	S08°16'08"W	32.87'
L98	S56°20'41"W	6.56'
L99	S56°00'06"W	55.82'
L100	S55°44'23"W	4.88'
L101	N00°17'56"E	28.41'
L102	N67°20'50"E	10.94'
L103	N67°20'43"E	76.34'
L104	N22°38'52"E	80.33'
L105	N24°18'31"W	16.18'
L106	S56°00'06"W	26.40'
L107	N22°38'52"E	80.32'
L108	N24°18'31"W	64.93'
L109	N65°41'29"E	347.37'
L110	N24°18'31"W	9.30'
L111	N65°41'29"E	603.27'
L112	S24°18'31"W	9.30'
L113	N65°41'29"E	270.14'
L114	S55°50'11"E	477.51'
L115	S34°10'00"W	25.90'
L116	N66°26'57"E	8.81'

HOPE PLANTATION VI, L.L.C.
T.M.S. NO. 203-00-00-125

VIRGINIA INVESTMENT TRUST
T.M.S. NO. 203-00-00-055

ACCESS & UTILITY EASEMENT
(WIDTH VARIES)

LOT AREA TABLE		
LOT	SQ. FT.	ACREAGE
1G	14,388	0.33
2G	14,282	0.33
3G	14,246	0.33
4G	14,217	0.33
5G	14,184	0.33
6G	15,395	0.35
7G	19,607	0.45
8G	19,865	0.45
9G	15,427	0.35
10G	13,928	0.32
11G	14,080	0.32
12G	13,937	0.32
13G	12,165	0.28
14G	11,795	0.27
15G	11,827	0.27
16G	12,059	0.28
17G	12,191	0.28
18G	13,663	0.31
19G	15,135	0.35
20G	15,268	0.35
21G	14,741	0.34
22G	19,433	0.45
23G	19,769	0.45
24G	15,035	0.35
25G	14,441	0.33
26G	13,846	0.32
27G	13,862	0.31
28G	13,294	0.31
29G	13,294	0.31
30G	13,110	0.31
31G	12,826	0.30
32G	13,144	0.30
33G	14,519	0.33
34G	18,043	0.41
35G	19,762	0.45
36G	18,004	0.41
37G	14,239	0.33
38G	14,252	0.33
39G	14,334	0.33
40G	14,422	0.33

WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS SHOWN HEREON TO THE USE OF THE HOPE PLANTATION PROPERTY OWNERS ASSOCIATION. THE APPROVAL OF THIS PLAN IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN ON THIS PLAN.

HOPE PLANTATION PROPERTY OWNERS ASSOCIATION

CURVE TABLE					
CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	14°15'43"	N62°58'03"W	325.00'	80.90'	40.66'
C2	15°45'01"	N77°58'25"W	325.00'	89.34'	44.95'
C3	15°23'53"	S86°27'08"W	325.00'	87.34'	43.94'
C4	13°03'42"	S72°13'20"W	325.00'	74.09'	37.21'
C5	45°05'55"	S88°14'28"W	35.00'	27.55'	14.53'
C6	36°47'38"	N87°36'23"W	50.00'	32.11'	16.83'
C7	124°43'32"	S11°38'01"W	50.00'	108.84'	86.58'
C8	14°28'44"	N83°03'33"W	275.00'	69.33'	34.85'
C9	29°19'47"	N84°56'48"W	275.00'	140.77'	139.24'
C10	14°41'49"	S73°02'24"W	275.00'	70.54'	35.47'
C11	46°57'23"	N00°49'49"W	130.00'	106.54'	103.58'
C12	90°00'00"	N20°41'29"E	35.00'	54.98'	35.00'
C13	12°19'59"	S16°28'55"W	269.09'	57.92'	29.07'
C14	07°49'18"	S00°26'55"E	269.09'	36.73'	18.40'
C15	06°18'12"	S00°59'20"W	329.09'	36.20'	18.12'
C16	21°28'47"	N11°55'58"E	329.09'	123.09'	62.27'
C17	46°57'23"	N00°49'49"W	70.00'	57.37'	30.41'
C18	30°11'20"	N07°33'14"E	299.09'	157.59'	80.67'
C19	46°57'23"	N00°49'49"W	100.00'	81.95'	43.44'
C20	58°28'20"	S85°04'21"E	300.00'	306.16'	293.03'

CHARLESTON COUNTY APPROVAL STAMPS AND NOTATIONS

Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 3 day of October, 2003 at
2:38 o'clock in Plat Book EG Page 654 and tracing cloth
copy filed in File 7 Drawer --- Folder 83 Drawing No. 05
Original plat (a White Print) delivered to Charleston County Planning Board

Register Mesne Conveyance

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS RIGHT-OF-WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

TOTAL HIGHLAND=16.99 ACRES/740,230 SQ. FT.

TOTAL AREA OF 40 LOTS=13.59 ACRES/591,996 SQ. FT.
TOTAL AREA OF ROAD RIGHT-OF-WAY=3.31 ACRES/144,238 SQ. FT.
TOTAL AREA OF ACCESS & UTILITY ESMT.=0.09 ACRE/3,996 SQ. FT.

DENSITY CALCULATIONS - GROSS DENSITY
40 LOTS @ 16.99 ACRES = 2.35 LOTS/ACRE

MINIMUM LOT SIZE=0.27 ACRE/11,795 SQ. FT. (LOT 14G)
MAXIMUM LOT SIZE=0.45 ACRE/19,769 SQ. FT. (LOT 23G)

SETBACK REQUIREMENTS
SINGLE FAMILY

FRONT YARD	SIDE YARD	REAR YARD	LOT SIZE
30'	10'	20' TYPICAL (INTERIOR) 30' OR 40' GOLF COURSE	9500 SQ. FT.

APPLICATION NUMBER(S):
PHASE III - 17945-F
PHASE IV - 18003-F
PHASE VI - 18491-C

REFERENCES:

- 1) FINAL PLAT SHOWING 10,511 ACRES OF LAND, LOTS 45 THRU 59, HOPE PLANTATION, PHASE III C, BY GEORGE A.Z. JOHNSON, JR., INC., DATED FEBRUARY 23, 2000, AND RECORDED IN PLAT BOOK "ED", PAGE 333.
- 2) FINAL PLAT (SHEET 2 OF 2) SHOWING A TOTAL OF 28,423 ACRES, LOTS 1D THRU 32D AND LOTS 1F THRU 40F, HOPE PLANTATION, PHASE IV, BY GEORGE A.Z. JOHNSON, JR., INC., DATED MARCH 30, 2000.
- 3) FINAL PLAT SHOWING 10,376 ACRES OF LAND, LOTS 10 THRU 24 AND LOTS 33 THRU 42, HOPE PLANTATION, PHASE III B, BY GEORGE A.Z. JOHNSON, JR., INC., DATED FEBRUARY 23, 2000.
- 4) A BOUNDARY SURVEY OF THE GOLF COURSE AT HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED SEPTEMBER 1, 1992, REVISED SEPTEMBER 24, 1992.
- 5) A SUBDIVISION PLAT OF PARCEL "A", PARCEL "B" AND PARCEL "C", HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED SEPTEMBER 29, 1988, AND RECORDED IN PLAT BOOK "BT", PAGES 133 & 134.
- 6) BOUNDARY PLAT SHOWING A TOTAL OF 16.90 ACRES, HOPE PLANTATION - PHASE VI, PROPERTY OF HOPE PLANTATION DEVELOPMENT, L.L.C., BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED FEBRUARY 5, 2001, AND RECORDED IN PLAT BOOK "EE", PAGE 647.

REFERENCES (CONTINUED):

- 7) FINAL PLAT OF LOTS 1-81, 84-89 & A 0.374 ACRE TRACT BEING A PORTION OF HOPE PLANTATION, BY SOUTHEASTERN SURVEYING, INC., DATED JANUARY 18, 1980, AND RECORDED IN PLAT BOOK "BY", PAGES 113-115.
- 8) CONDITIONAL PLAT SHOWING A TOTAL OF 16.90 ACRES, LOTS 10 THRU 40G, HOPE PLANTATION - PHASE VI, PROPERTY OF HOPE PLANTATION DEVELOPMENT, L.L.C., BY HUSSEY, GAY, BELL & DEYOUNG, INC., DATED AUGUST 16, 2001, REVISED MARCH 13, 2003, AND RECORDED IN PLAT BOOK S-447, PAGE 313.

NOTES:

- 1) THERE ARE NO D.H.E.C. OFFICE OF COASTAL RESOURCE MANAGEMENT CRITICAL LINE LIMITS WITHIN THE LIMITS OF THIS SURVEY.
- 2) --- DENOTES 1/2" REBAR (O), UNLESS OTHERWISE NOTED.
- 3) ALL TREE LOCATIONS ARE BASED ON INFORMATION OBTAINED FROM STAR LAND SURVEYING, INC.
- 4) THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
- 5) OTHER IMPROVEMENTS NOT SHOWN.
- 6) ALL INFORMATION SHOWN OUTSIDE THE DEFINED BOUNDARY OF PHASE 6 IS FOR DESCRIPTIVE PURPOSES ONLY.
- 7) PUBLIC WATER IS AVAILABLE BY ST. JOHN'S WATER COMPANY.
- 8) PUBLIC SANITARY SEWER IS AVAILABLE BY THE TOWN OF SEABROOK ISLAND WATER AND SEWER COMMISSION.
- 9) ALL UTILITIES AS SHOWN ON THIS MAP ARE EXISTING AND ARE TAKEN FROM ENGINEERING DRAWINGS PREPARED BY HUSSEY, GAY, BELL & DEYOUNG, INC.
- 10) ALL AREAS ARE DETERMINED BY THE COORDINATE METHOD.
- 11) THIS SUBDIVISION IS A MAJOR SUBDIVISION PER THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- 12) ROADS RIGHTS-OF-WAYS AND DRAINAGE EASEMENTS OWNED BY THE HOMEOWNERS' ASSOCIATION ARE REQUIRED TO BE MAINTAINED BY AN ASSOCIATION. THE ONLY FUNDS TO BE USED FOR THIS MAINTENANCE ARE THOSE GENERATED THROUGH PERIODIC ASSESSMENT OF LOTS OR PARCELS WITHIN THE ASSOCIATION'S JURISDICTION. THESE FUNDS WILL BE PAID TO THE ASSOCIATION BY THE INDIVIDUAL PROPERTY OWNERS. NO PUBLIC FUNDS MAY BE USED FOR THE MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.

NOTES (CONTINUED):

- 13) THE OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS WITHIN THE HOMEOWNERS' ASSOCIATION UNDERSTANDS AND AGREES THAT APPROVAL OF THIS SUBDIVISION PLAT DOES NOT COMMIT THE COUNTY OF CHARLESTON TO MAINTENANCE OF THESE ROADWAYS AND EASEMENTS.
- 14) ANY FURTHER SUBDIVISION OF THE PARCEL, OR ANY ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON, SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON ZONING AND LAND DEVELOPMENT REGULATIONS. BEFORE CHARLESTON COUNTY CAN ACCEPT DEDICATION OF ANY ROAD INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROAD STRICTLY ACCORDING TO CHARLESTON COUNTY ROAD STANDARDS.

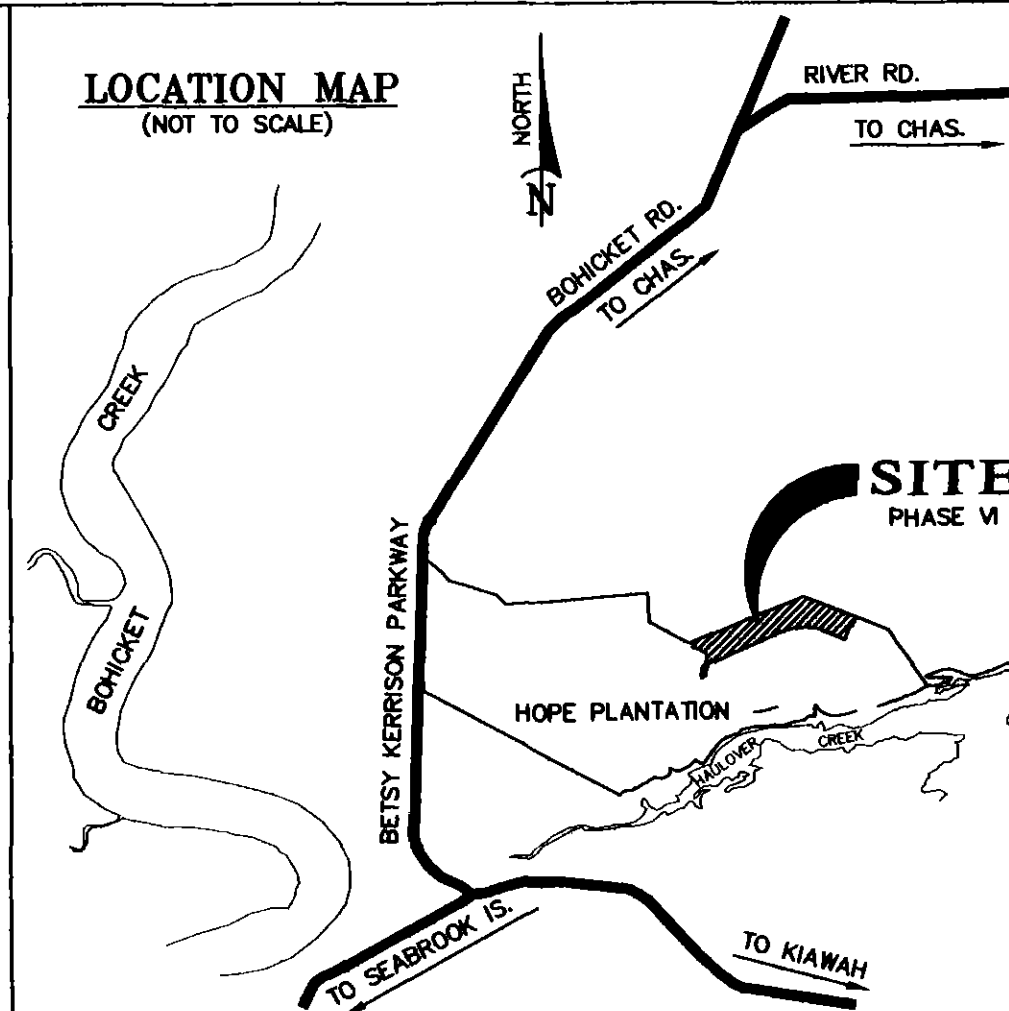
FLOOD CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 455413 0440 H, DATED SEPTEMBER 2, 1983; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONE A8 (ELEV.+14).

I, JODDIE R. PORTH, HEREBY CERTIFY 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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JODDIE R. PORTH P.L.S. NO 16820

LOCATION MAP
(NOT TO SCALE)



SITE
PHASE VI

DATE: SEPTEMBER 30, 2003
PROJ. # 300038099
SURVEY # 00100301456D
SCALE: 1" = 100'

FINAL PLAT SHOWING A TOTAL OF 16.90 ACRES, LOTS 1G THRU 40G
HOPE PLANTATION - PHASE VI
PROPERTY OF
HOPE PLANTATION DEVELOPMENT, L.L.C.
JOHN ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

TOTAL AREA = 16.90 ACRES
RATIO OF PRECISION = 1/10,000
AREA BY COORDINATE METHOD

BOOK 104-33
T.M.S. NO. 203-00-00-061
S.F. 48 No. 13 PORTION OF 161 & 121

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MT. PLEASANT, SC 29484
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