

PD-170 Final  
Approved

**PALMETTO LANDING**  
**PLANNED DEVELOPMENT**  
**APPLICATION**

Palmetto Landing of South Carolina, Inc.  
8142 Seaside Oaks Lane  
Edisto Island, South Carolina  
TMS: 023-00-00-294

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# **PLANNED DEVELOPMENT GUIDELINES**

Palmetto Landing  
Edisto Island, S.C.

***PLANNED DEVELOPMENT GUIDELINES***

**PALMETTO LANDING**

**1.37 ACRES**

***EDISTO ISLAND, SOUTH CAROLINA***

**Planned Development Guidelines pursuant to Article 4.23 of the Charleston County Zoning and Land Development Regulations**

1. **Planned Development Name:** Palmetto Landing
2. **Statement of Objectives:** The intent of this Planned Development is to create an area for the parking and storage of boats and recreational vehicles, in accordance with the criteria provided within these guidelines, and all applicable ZLDR requirements.
3. **Intent and Results of Proposed PD:** Pursuant to §4.23.4 of the Charleston County ZLDR, these Planned Development zoning district regulations are intended to encourage achievement of the goals of the *Charleston County Comprehensive Plan* and to allow flexibility in development of property that proposes a single or multiple use(s) that will result in improved design, character, and quality of new or redesigned developments and preserve natural and scenic features of open spaces. The intended use is to accommodate the storage of Boats and Recreational Vehicles. If the property is not developed in accordance with this Planned Development, then the property shall be developed in accordance with the permitted uses and requirements of the AGR zoning district that are in effect at the time of the development application submittal. If developed as a Boat and RV Storage use, power hook-ups and living on the site shall be prohibited. The following objectives may be attained through the use of the planned development process:
  - A. **A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots.**

There will be no structural development on this lot. A planned development is the preferred zoning, rather than a commercial zone request. Community Commercial (CC) zoning adjoins this lot to the East and is also across Seaside Oaks Lane to the West. *See ZLDR Zoning Map Exhibit at page 51.*

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- B. **A greater freedom in selecting the means to provide access, light, open space and design amenities;**

The design will allow for convenient access, without intruding onto Seaside Oaks Lane, while allowing for open areas and buffers.

- C. **Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;**

The design will enhance the perimeter of the lot, with natural buffers. The Seaside Oaks Lane and Crane Road sides of the lot will be protected, in that there will be no access or signage along the road.

- D. **A development pattern in harmony with the applicable goals and strategies of the *Comprehensive Plan*:**

The proposed PD is in harmony with the Comprehensive Plan: the permeability of the lot and ingress/egress road giving access to it will promote the protection of natural resources, preserve the natural buffers onsite, will not increase the residential growth/density on Edisto Island, and will reduce the impact on existing roads. There will be no access onto Sea Oaks Lane or Crane Road, other than for maintenance.

- E. **The permanent preservation of common open space, recreation areas and facilities:**

N/A: there will be no structural development on the property.

- F. **An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities:**

The ingress/egress through the commercial lot that adjoins this lot minimizes road impact. There will be no impact on utilities or schools.

- G. **A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities:**

N/A: There will be no construction on this site.

- H. **A development pattern that incorporates adequate public safety and Chapter 4 Base Zoning Districts County of Charleston Zoning and Land Development Regulations 4-34 transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.**

Natural features are preserved, by retaining existing fencing and buffers, and permeable surfaces will be used.

- I. **Site Information:** The total acreage of this Planned Development is 1.37 total acreage, containing total of 0.00 acres of freshwater wetland acreage, and 0.00 acres of Critical Line wetland, or marsh, acreage. The TMS Number for the lot is

023-00-00-294. The property is located approximately 450 feet west of the intersection of Highway 174 and Seaside Oaks Lane, a 50 foot wide unimproved dirt road extends west from Highway 174, Edisto Island. The property is across Seaside Oaks Lane from a parcel zoned Community Commercial (CC) District, and is adjacent to property also zoned CC. *See Site Plan and Aerial Exhibit at page 9.*

**4. Proposed Land Uses Include:**

- A. A maximum of 28 parking spaces, 12 feet by 20 feet in size, will be provided. The mix of the number of boats and RVs stored onsite will be determined by the market, but the total number shall not exceed 28 spaces, which is a total of approximately 6,720 square feet of permeable surface.
- B. All remaining land area, 1.22 acres, shall remain as open space, with appropriate buffers, access and turning areas.
- C. Parking shall be provided in accordance with ZLDR Sections 9.3.4 and 9.3.6, and the guidelines of this PD. There will be no motor vehicles, other than RVs, parked on this property, and other than for the occasional, mowing/maintenance of the property, and no business activity taking place on the lot. If developed as a Boat and RV Storage use, power hook-ups and living on the site shall be prohibited.

**5. Maximum Density:**

- A. No density is proposed for Boat and RV storage. If the boat/RV storage facility is not established, development on the site shall comply with the AGR zoning district requirements in effect at the time of subsequent development application submittal.

**6. Impact Assessment/Analysis:**

- A. This PD will have minimal impact on existing public facilities and services (e.g. roads and streets, water, sewer, etc.), as there will be no new curb cuts, no additional wells or septic tanks, and the parking lot itself will have a permeable surface.
- B. There will be no access onto Sea Oaks Lane, other than for maintenance, and all routine access will be minimal, through the adjacent lot fronting on Highway 174, via the use of a recorded ingress/egress easement.
- C. Based upon data derived from the publication "Trip Generation" 10<sup>th</sup> Ed., 2018, Institute of Transportation Engineers, there were no classifications for the storage of RVs or Boats. The closest land use types to these proposed uses are "Campgrounds/Recreational Vehicle Parks" and "Storage Units," as shown on the attached Trip Generation Exhibit. The average trips per day for Campgrounds/RV Parks is 0.52 trips per unit (*14.56 trips per day for 28 units*) and the average trips

per day for Storage Units is 0.22 trips per unit (6.16 trips per day for 28 units). Based on this data, it is predicted that there will be between 6.16-14.56 trips per

day for the 28 parking spaces proposed for this planned development. See Trip Generation Exhibit at page 25.

- D. There is currently no lighting on the lot, and there will be no direct lighting for this lot. If lighting is added in the future, it would be indirect, and minimal, (a light pole), for safety and security purposes only, and will be handled through SCE&G. Such an additional light would be provided by a light pole that would be placed on the adjoining lot, abutting this lot, and all lighting will comply with the requirements of the ZLDR in effect at the time of subsequent development application.
  - E. Services provided to this lot will be from the St. Paul's Fire District, SCE&G, Charleston County Sheriff's Office, and Charleston County EMS.
7. **Streets:** Neither Seaside Oaks Lane nor Crane Road will be used for access to this PD. Access will be from Highway 174 through the adjacent tract. A perpetual easement and accompanying plat has been recorded, dedicating the ingress/egress from the adjacent land to this site. See Perpetual Easement Exhibit at page 13.
8. **Compliance with the ZLDR:**
- A. All matters not addressed in this PD shall comply with the requirements and processes of the AGR zoning district in the ZLDR, in effect at the time of subsequent development application submittal.
  - B. This PD will comply with all zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district.
  - C. The provisions of Article 3.10, Variances, of the Ordinance shall not apply to the Planned Development. All major changes must be approved by County Council. Any requests for tree variances shall be made in accordance with the ZLDR. (Article 3.10, Variances)
  - D. (a) The PD development is consistent with the intent of applications sections of the *Comprehensive Plan* and other adopted policy documents:
    - 1) **2.2.1 Land Use:** This use respects the rural residential character of Edisto Island, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.
    - 2) **2.2.3 Natural Resources:** This Plan retains buffers, reduces impervious surfaces, and retains natural open space, without adding developed structures.

3) 2.2.5 Population: This PD does not add to population growth, since there will no residential structures. This use will allow existing residents to have an alternative option to storing their boats and/or RVs.

(b) The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

9. **Historic and Archaeological Survey**: Based upon a review of the site plan and aerial photo of this property, the director of Historical Services of the S.C. Department of Archives and History reported via an attachment in the packet, that there were no areas of archeological or historic significance. *See* Historical and Archeological Survey Exhibit at page 17.

10. **Letters of Coordination and Community Outreach**:

A. Letters of Coordination: Letters of coordination from the Charleston County EMS Office, the St. Paul's Fire District, South Carolina Electric & Gas, (SCE&G), Charleston County Sheriff, South Carolina Department of Transportation, (SCCDOT), the United States Postal Service (USPS), Charleston County Public Works - Stormwater, and Charleston County Public Works - Roads Division were required and are included in the application packet. There were no objections from any of the above agencies. *See* Letters of Coordination Exhibits beginning at page 28.

B. Community Outreach: The proposed Planned Development guidelines was presented to the Edisto Island Preservation Alliance and the Edisto Island Community Association, Inc. *See* Community Outreach Exhibits beginning at page 47.

11. **Dimensional Standards**: If development of boat and RV storage occurs, the standards of this Planned Development shall apply; however, if the property is not developed as boat/RV storage, development shall comply with AGR zoning district requirements in effect at the time of subsequent development application submittal.

A. Density/Intensity and Dimensional Standards: This Planned Development shall be subject to the following density, intensity and dimensional standards as specified in Table 4.6.3 below.

B. Buffer Standards: The land use and right-of-way buffer requirements in Chapter 9 of the ZLDR are applicable and will be implemented at the time of subsequent development application submittal. Vegetated buffers shall be 20-feet along the street frontage, 25-feet along the side boundary where it adjoins a residential use, and 8-feet along the side boundary where it adjoins a commercial use. Existing four foot chain link fencing, as shown on the Site Plan, will be retained.

Table 4.6.3, AGR Density/Intensity and Dimensional Standards

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
<b>OCRM Critical Line</b>	50 feet

- 12. Architectural Guidelines:** No buildings or structures are permitted onsite if it is developed as boat/RV storage in accordance with the Planned Development.
- 13. Access:** Access shall be via a recorded easement crossing the adjoining commercial tract that fronts on Highway 174, owned by the same property owner, and not from Seaside Oaks Lane. An ingress/egress easement has been signed and recorded as referenced on the approved recorded plat showing the easement. Any requirements made by the SCDOT shall be met. *See* Easement Exhibit at page 13.
- 14. Areas Designated for Future Use:** The site shall remain in a natural state until such time as permits for the parking spaces use approved in this plan, are approved and issued.
- 15. Signs:** Off-premise signage is not permitted, unless it is shared signage with the adjoining hardware store, insurance office, existing self-service storage, etc., that is on the adjacent lot, in compliance with Sec. 9.11.3.C of the ZLDR. The shared sign on the adjoining hardware store sign will be used. It will be the same type, size, approximately 3' x 6' in size, and installed just below the smaller portions of the sign. *See* Charleston County ZLDR Sec. 9.11.3.C, Exhibit at page 58.
- 16. Parking:** Parking shall be provided in accordance with ZLDR Sections 9.3.4 and 9.3.6, and the guidelines of this PD. There will be no motor vehicles, other than RVs, parked on this property, and other than a van or truck for occasional, mowing/maintenance of the property, and no business activity taking place on the lot. A maximum of 28 parking spaces, 12 feet by 20 feet in size, will be provided. Vehicles that are transporting individual boats or RVs for storage or pick-up on the site are permitted onsite, for a maximum of 24 hours at a time. The mix of the number of boats and RVs stored onsite will be determined by the market, but the total number shall not exceed 28 spaces, which is a total of approximately 6,720 square feet of permeable surface. *See* Site Plan Exhibit at page 9.

17. **Tree Protection:** All existing trees will be preserved, in accordance with Article 9.4 of the Charleston County ZLDR. *See* Charleston County ZLDR Article 9.4 Exhibit at page 60.
18. **Resource Areas:** With the exception of mature trees and existing vegetated buffers, there are no resources onsite.
19. **Stormwater:** The Planned Development shall comply with all Charleston County Stormwater Ordinances and South Carolina Department of Health and Environmental Control (SCDHEC) Regulatory requirements. For site locations within sensitive drainage basins prone to flooding, additional stormwater design and construction requirements may be required by the Director of Public Works prior to stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMPs) shall be utilized installed, and maintained in compliance with applicable approved permits throughout all phases, including, but not limited to, site development, construction, and post construction.

Applicant shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater permits. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan. *See* Charleston County Public Works Exhibits for Stormwater and Roads beginning at page 44.

# **SITE PLAN AND AERIAL**

Palmetto Landing  
Edisto Island, S.C.

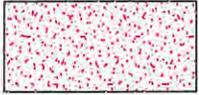


LEGEND

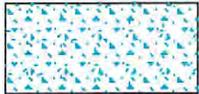
△ COMPUTED POINT	— PROPERTY LINE
○ UTILITY POLE	- - - ADJOINER LINE
⊗ LIGHT POLE	- · - OVERHEAD POWER LINE
⊗ FIRE HYDRANT	- - - - - EXISTING FENCE
▤ GRATE INLET	⊗ PROPOSED SHRUBS (WAX MYRTLES)
← TRAFFIC CIRCULATION	⊗ PROPOSED UNDERSTORY TREES (CRAPE MYRTLES)
⊙ WELL	⊗ PROPOSED CANOPY TREES (OAKS)



EXISTING BUILDINGS (IMPERVIOUS)



EXISTING ASPHALT PARKING (IMPERVIOUS)



PROPOSED GRAVEL PARKING AND DRIVES (PERVIOUS)



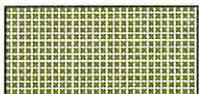
EXISTING GRAVEL PARKING AND DRIVES (PERVIOUS)



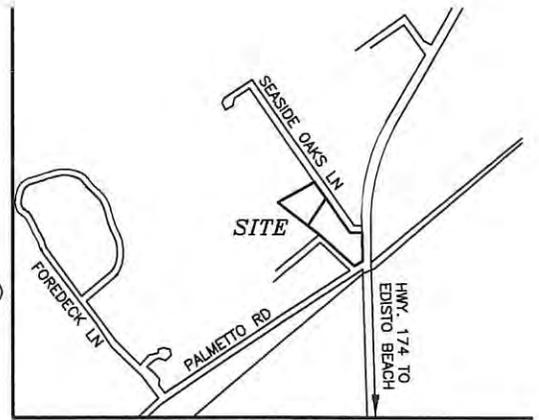
BUFFERS



EXISTING GRASSY AREA TO REMAIN (PERVIOUS)



TREE ISLANDS: 9' X 18' - END ISLANDS  
30' X 30' - CENTERED ISLAND

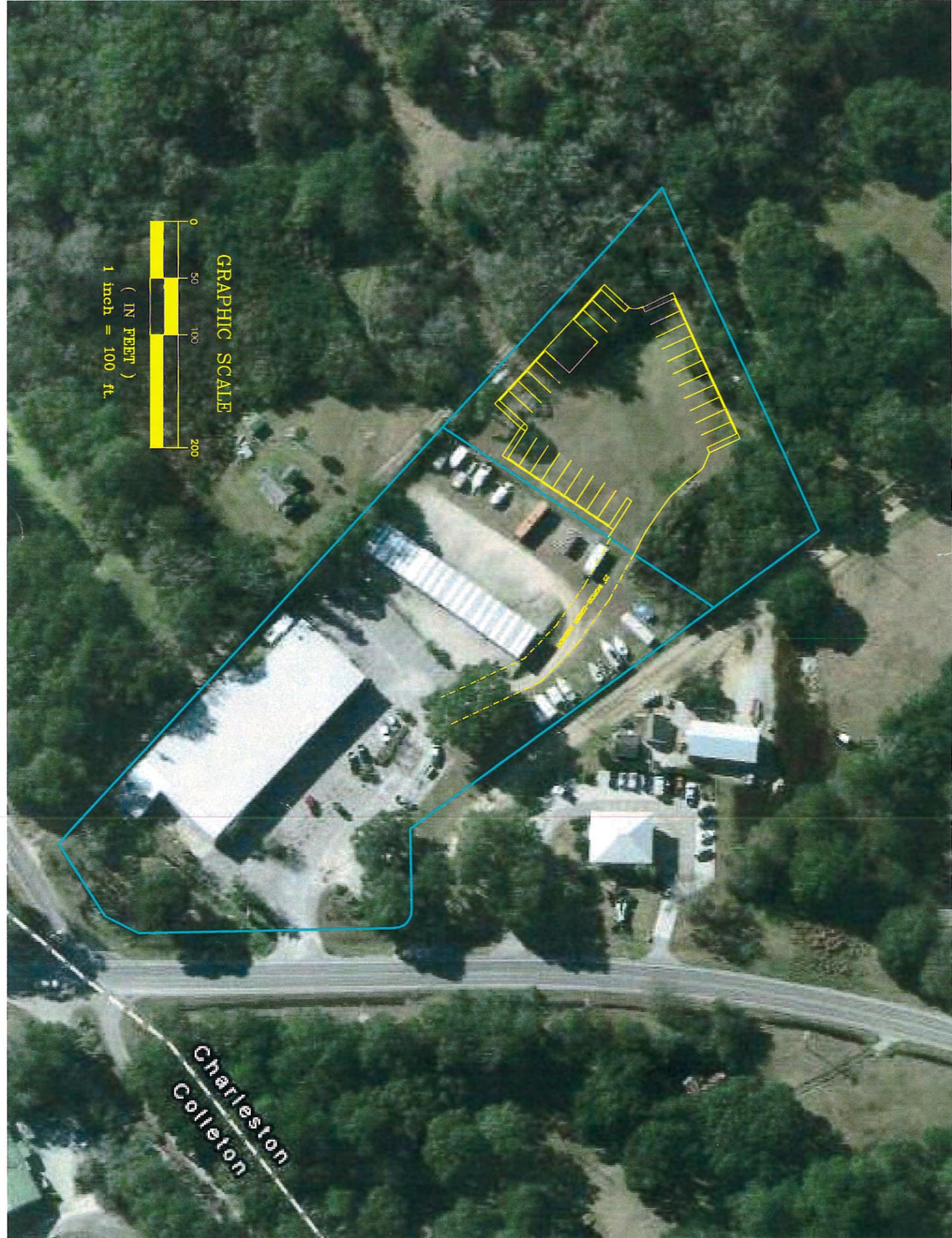


LOCATION SKETCH  
(N.T.S.)

*A SITE PLAN  
OF TRACT A AND TRACT B & D  
LOCATED ON EDISTO ISLAND  
CHARLESTON COUNTY, S.C.*

**NOTES:**

1. TMS # 023-00-00-156 - TRACT B & D-ZONED CC  
TMS # 023-00-00-294 - TRACT A-1-ZONED AGR
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 14' PER FIRM COMMUNITY-PANEL #455413-770-J, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04 (MAP #45019C0770-J).
4. PLAT REFERENCE: BOOK S18 PAGE 0265.
5. NO ONSITE NATURAL AREAS, BUFFERS, SIDEWALKS, OR SIDEWALKS WILL BE IMPACTED BY UTILITY FACILITIES OR EASEMENTS/RIGHTS-OF-WAY.
6. NOW OWNED BY: PALMETTO LANDING OF SOUTH CAROLINA, INC..



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

Charleston  
Colleton

**PERPETUAL EASEMENT  
AND  
RECORDED EASEMENT PLAT**

Palmetto Landing  
Edisto Island, S.C.

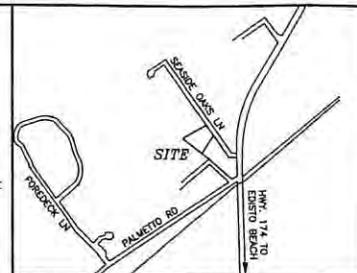




**ROBERT FRANK SURVEYING**  
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412  
 PHONE: (843)762-4608 FAX (843)795-5970  
 WEB ADDRESS: www.robertfranksurveying.com  
 E-mail: robertfrankandsurveying@comcast.net

TMS # 023-00-00-051  
 ALAN & STREPHANIE  
 FLANDERS

- LEGEND**
- △ COMPUTED POINT
  - UTILITY POLE
  - LIGHT POLE
  - PROPERTY LINE
  - - - ADJOINER LINE
  - - - EASEMENT LINE
  - OVERHEAD POWER LINE
  - FENCE



**A BOUNDARY SURVEY  
 OF TRACT A AND TRACT B & D  
 SHOWING A NEW 25'  
 INGRESS-EGRESS EASEMENT  
 LOCATED ON EDISTO ISLAND  
 CHARLESTON COUNTY, S.C.**

**NOTES:**

1. TMS # 023-00-00-158 - TRACT B & D-ZONED CC  
 TMS # 023-00-00-294 - TRACT A-1-ZONED AGR
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 14' PER FIRM COMMUNITY-PANEL #455413-770-1, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04 (MAP #45019C0770-1).
4. PLAT REFERENCES: TRACTS A-1 AND TRACT B: BOOK L14 PAGE 0189, TRACT A-1: BOOK DD PAGE 195, TRACT B: BOOK EF PAGE 454  
 ADDITIONAL REFERENCES: BOOK BJ PAGE 395, BOOK DA PAGE 318, BOOK BU PAGE 35, BOOK EG PAGE 363.
5. THERE ARE NO GRAND TREES 24" DBH OR GREATER LOCATED WITHIN THE NEW 25' INGRESS-EGRESS EASEMENT UNLESS SHOWN HEREON.
6. NOW OWNED BY: PALMETTO LANDING OF SOUTH CAROLINA, INC.

I/WE HEREBY DEDICATE THE NEW 25' INGRESS-EGRESS EASEMENT SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS, THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

*Robert L. Frank*  
 PLANNING LANDS

**ZLOR ARTICLE 8.5.9**

1. The United States Army Corps of Engineers has not made a determination of the presence or absence of wetlands and/or water of the United States on this property/these properties as of the date of approval/recording of this plat.

2. Charleston County may require a jurisdictional determination by the United States Army Corps of Engineers on this property/these properties prior to the issuance of zoning permits for land development activities.

1. THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THIS INGRESS-EGRESS EASEMENT UNLESS IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.
2. ANY FURTHER SUBDIVISION OF THE PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND SUBDIVISION REGULATIONS. BEFORE CHARLESTON COUNTY ACCEPTS ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER SHALL CONSTRUCT THE ROADS TO THE COUNTY OF CHARLESTON ROAD STANDARDS.
3. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER OR ANY SUBSEQUENT PURCHASER(S) OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC WATER, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.
4. BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY AND EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.
5. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THIS PLAT.
6. EXISTING AND PROPOSED INGRESS/EGRESS EASEMENTS AND/OR PRIVATE RIGHTS-OF-WAY THAT PROVIDE ACCESS TO THE LOTS CREATED BY THIS PLAT MUST BE CONSTRUCTED, INSPECTED, AND APPROVED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS OR ORDINANCE IN THE LOCATION SHOWN ON THIS PLAT AND SHALL BE CONSTRUCTED FROM THEIR POINT OF CONNECTION TO AN EXISTING PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY TO THE LOT(S) PROPOSED FOR DEVELOPMENT PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR NEW CONSTRUCTION OF STRUCTURES, WITH THE EXCEPTION OF ADDITIONS/RENOVATIONS TO EXISTING STRUCTURES THAT ARE LEGALLY PERMITTED AND NEW CONSTRUCTION OF ACCESSORY STRUCTURES. IN ADDITION, STREET SIGNS ON NAMED INGRESS/EGRESS EASEMENTS AND PRIVATE RIGHTS-OF-WAY SHALL BE INSTALLED AND INSPECTED IN COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS OR ORDINANCE.



**GENERAL PROPERTY SURVEY**

NOTE: THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS, SC REG. NO. 4177, COPYRIGHT © 2010, ROBERT L. FRANK

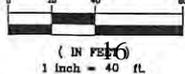
**AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**

MAXIMUM DENSITY	1 DWELLING UNIT PER ACRE
MINIMUM LOT AREA	30,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM SETBACKS	
FRONT/STREET SIDE	50 FEET
INTERIOR SIDE	15 FEET
REAR	30 FEET
DCRM CRITICAL LINE	50 FEET
MAXIMUM BUILDING COVER	30% OF LOT
MAXIMUM HEIGHT	35 FEET

**CC DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**

MINIMUM LOT AREA	4,000 SQUARE FEET
MINIMUM LOT WIDTH	15
MINIMUM SETBACKS	
FRONT/STREET SIDE	NONE
INTERIOR SIDE	NONE
REAR	NONE
DCRM CRITICAL LINE	30 FEET
MAXIMUM BUILDING COVER	35% OF LOT
MAXIMUM HEIGHT	NONE

AUGUST 22, 2018  
 GRAPHIC SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.65'	21.27'	N 45°54'09" W	90°18'13"	15.08'
C2	15.00'	23.32'	21.04'	N 43°41'39" E	89°03'53"	14.76'

**APPROVAL AND RECORDING STAMPS**

**APPROVED PLAT**

*Wanda Ann... [Signature]*  
 Director of Planning  
 Charleston County Planning Commission  
 SPC 00933 11-16-18  
 App# Date

**RECORDED**

DATE: 11/16/2018 TIME: 3:12:03 PM  
 Book-Page: S18 0266 DocType: Small Plat  
 Elaine H. Bozman, Registrar, Charleston County, SC

Record Fee: \$10.00  
 Postage: \$3.00  
 TOTAL: \$13.00  
 Drawer: [ ]  
 Clerk: [ ]

Location: SEASIDE OAKS LN

# **HISTORICAL AND ARCHEOLOGICAL SURVEY**

Palmetto Landing  
Edisto Island, S.C.

S.C. Dept. of Archives  
(7 pages)

**Malena Dinwoodie**

---

**From:** Johnson, Elizabeth <EJohnson@scdah.sc.gov>  
**Sent:** Friday, September 15, 2017 11:56 AM  
**To:** Malena Dinwoodie  
**Subject:** RE: Request for review for Letter of Coordination for zoning proposal for permeable surfaced parking spaces on 1.37 ac lot

**Categories:** Melinda's

Malena:

Thanks for forwarding the information again. I have reached out to Andrea Harris-Long about this request.

We believe Site 7093 is not located where the pink dot is, and that the building that goes with this site number appears to be outside of either of the parcels outlined in yellow. It is on an adjacent parcel to the southwest. We believe Site 7093 is 511 Crane Road, Edisto Island.

So based on this limited information, it does not appear to us that a parking lot in the location you have indicated would impact that property.

Elizabeth M. Johnson  
Director, Historical Services, D-SHPO  
State Historic Preservation Office  
SC Department of Archives and History  
8301 Parklane Road  
Columbia, SC 29223  
ph: 803-896-6168 fax: 803-896-6167 <http://shpo.sc.gov>

**From:** Malena Dinwoodie [mailto:MDinwoodie@FinkelLaw.com]  
**Sent:** Friday, September 15, 2017 9:45 AM  
**To:** Johnson, Elizabeth <EJohnson@scdah.sc.gov>  
**Cc:** Melinda Lucka <mlucka@FinkelLaw.com>; MLucka Kelley <mluckakelley@gmail.com>  
**Subject:** FW: Request for review for Letter of Coordination for zoning proposal for permeable surfaced parking spaces on 1.37 ac lot

Good Morning Ms. Johnson,

Thank you so much for speaking with me this morning. As discussed, please find below the emails I was calling in reference to. Please feel free to contact myself or attorney Kelley if you have any questions or concerns. My direct dial is (843) 576-6348, and attorney Kelley's contact information can be found in her signature block below. If you feel that there is a more appropriate person to contact in this regard, I would greatly appreciate any advisement or direction you can provide.

Thank you again, and I hope you have a lovely weekend.

Sincerely,

Malena Dinwoodie  
Paralegal

## Melinda Lucka

---

**From:** Melinda Lucka  
**Sent:** Thursday, August 17, 2017 4:50 PM  
**To:** [ejohnson@scdah.sc.gov](mailto:ejohnson@scdah.sc.gov)  
**Cc:** Malena Dinwoodie; Melinda Lucka  
**Subject:** FW: Request for review for Letter of Coordination for zoning proposal for permeable surfaced parking spaces on 1.37 ac lot  
**Attachments:** SCHPO Map Aerial and Site Plan.pdf

Hi Ms. Johnson, I'm wondering if you've had a chance to review my below request. Thanks very much.

Best,  
Melinda Kelley

Melinda Lucka Kelley  
*(Of Counsel)*



FINKEL LAW FIRM LLC  
4000 Faber Place Suite 450  
North Charleston, S.C. 29405  
Direct line: 576-6306  
Mobile: (843) 214-8266  
Facsimile: (843) 405-1319  
[MLucka@FinkelLaw.com](mailto:MLucka@FinkelLaw.com)  
[www.FinkelLawCharleston.com](http://www.FinkelLawCharleston.com)  
[www.SCLandUseLaw.com](http://www.SCLandUseLaw.com)

**From:** Melinda Lucka  
**Sent:** Thursday, August 03, 2017 3:30 PM  
**To:** [ejohnson@scdah.sc.gov](mailto:ejohnson@scdah.sc.gov)  
**Cc:** Melinda Lucka; Malena Dinwoodie  
**Subject:** Request for review for Letter of Coordination for zoning proposal for permeable surfaced parking spaces on 1.37 ac lot

August 3, 2017  
RE: TMS#023-00-00-294  
Elizabeth Johnson  
Deputy State Historic Preservation Officer  
State Historic Preservation Office

---

Dear Ms. Johnson;

Andrea Harris-Long from the Charleston County Planning Dept. gave me your contact information, in order to request a Letter of Coordination for a zoning change on a 1.37 acre lot that I am proposing for a client on Edisto Island. Andrea said that I could take a screenshot of the area from your GIS Mapping website, which I have done. I've also attached it, and a site plan of the project and an aerial map for your review.

The project will be a permeable/gravel type surfaced 35-space parking area on the lot. It's located on Seaside Oaks Lane, Edisto Island, Charleston County. There will be no buildings or other structures built on the lot; just parking spaces.

Our subject lot is outlined on the aerial and highlighted on the site plan in yellow, and shows no historic structures or areas. I did see that *Historic Structure Site Number 7093* showed up on an *adjoining* piece of property, which is shown on the attached screenshot as well. I also drew a small pink dot on the aerial map to depict where 7093 is. Would that be anything that would preclude my client from establishing this parking lot? If not, would you please reply to let me know, and I will include your reply in my packet to the planning department? If it does, of course, please let me know that as well.

Thanks very much!

Best regards,  
Melinda Kelley

Melinda Lucka Kelley  
(Of Counsel)



FINKEL LAW FIRM LLC  
4000 Faber Place Suite 450  
North Charleston, S.C. 29405  
Direct line: 576-6306  
Mobile: (843) 214-8266  
Facsimile: (843) 405-1319  
[MLucka@FinkelLaw.com](mailto:MLucka@FinkelLaw.com)  
[www.FinkelLawCharleston.com](http://www.FinkelLawCharleston.com)  
[www.SCLandUseLaw.com](http://www.SCLandUseLaw.com)

**ROBERT FRANK SURVEYING**  
 1123 WASHINGTON HWY. - CHARLESTON, S.C. 29405  
 PHONE: 843-792-4608 FAX: 843-792-5870  
 WWW.ARCADIS.COM www.robertfrank.com  
 E-MAIL: info@robertfrank.com

DATE	BY	REVISION
02/21/17	RF	ISSUE FOR PERMIT
02/21/17	RF	ISSUE FOR PERMIT
02/21/17	RF	ISSUE FOR PERMIT

- LEGEND**
- △ CANTONED POINT
  - WETLY FILL
  - OPEN HOLE
  - TYP. CORNER
  - ▨ CONC. WALL
  - (WITH DIMENSION) EXISTING SURVEY POINT
  - (WITH DIMENSION) PROPOSED SURVEY POINT
  - (WITH DIMENSION) PROPOSED CANTONED POINT



Site Number  
7093

Subject Lot

**A SITE PLAN OF TRACT A AND TRACT B & D LOCATED ON EDISTO ISLAND CHARLESTON COUNTY, S.C.**

- NOTES:**
1. TRACT # 023-00-00-156 - TRACT B & D-DIVIDED CC
  2. TRACT # 023-00-00-154 - TRACT A 1-DIVIDED ACB
  3. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
  4. LOCATED IN FLOOD HAZARD ZONE OF MINIMUM ELEVATION 14.00 FROM CORNER OF PINE, LARCHES, TOS, J. PINE, AND SLOTTED (11/17/04 MAP REVISED 11/17/04 MAP REVISED 11/17/04).
  5. TRACT B & D BOOK OF PAGE 451
  6. ADDITIONAL REFERENCES: BOOK BY PAGE 158, PAGE 24, PAGE 316 SHOW ON PLAT 38, BOOK 45 PAGE 203
  7. JOB # ORDER BY: PALMETTO LANDING OF SOUTH CAROLINA, INC.



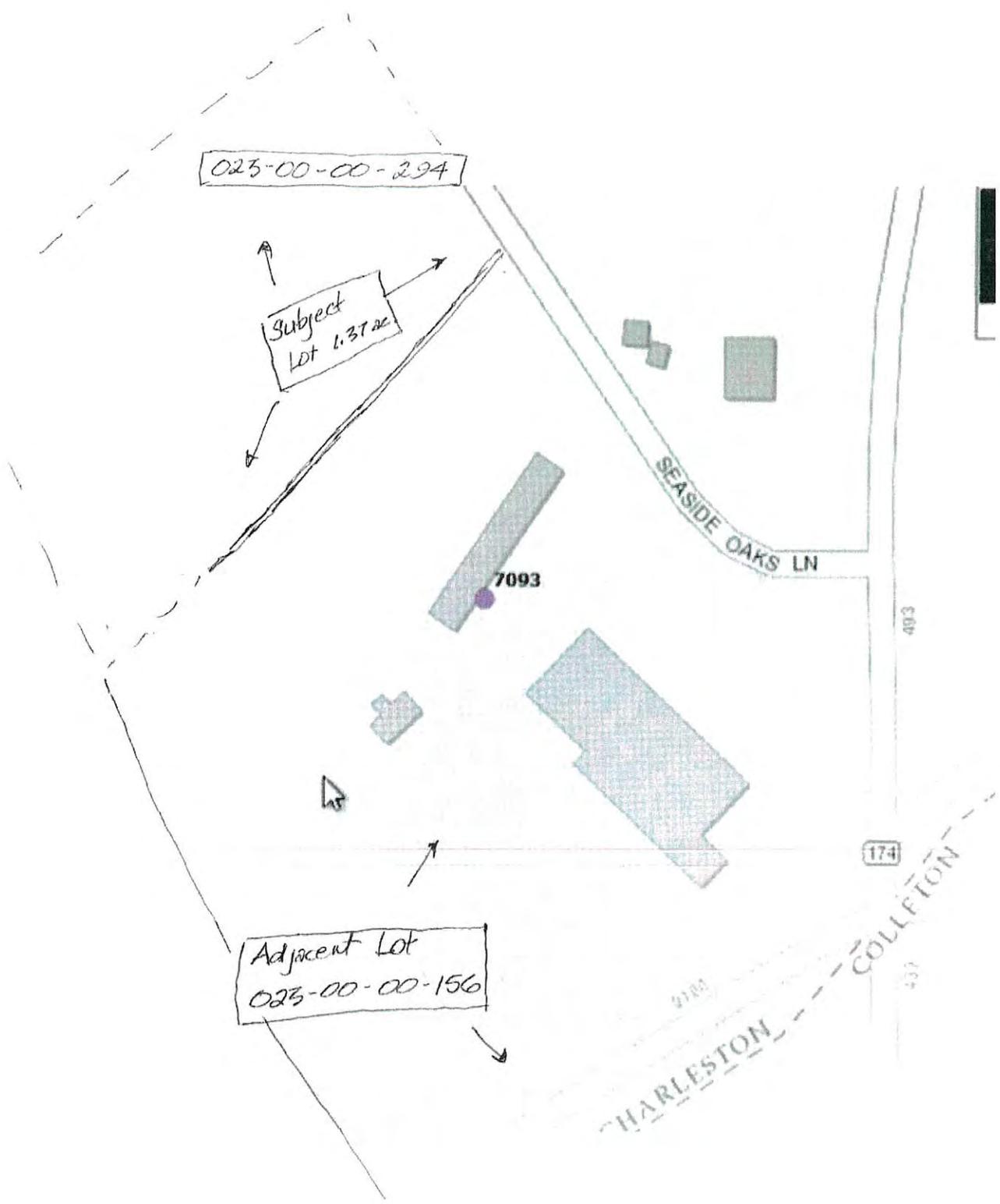
**GENERAL PROPERTY SURVEY**

NOT: THIS PLAN DOES NOT CONSTITUTE AN OFFICIAL RECORD OF THIS SURVEY. THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK DONE BY HIMSELF OR HIS EMPLOYEES. THE SURVEYOR'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PARTY.

FEBRUARY 21, 2017  
 GRAPHIC SCALE  
 1" = 100'

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/21/17
2	ISSUED FOR PERMIT	02/21/17
3	ISSUED FOR PERMIT	02/21/17





- my sketch of adjoining lot is not to scale -

**| Historic Structures:**

Site Number	7093
County Code	19
Resource Name	
NR Eligibility	Not Eligible or Requires Evaluation
Date of Resource	1940
ADDRESS	511 Crane Road
CITY	Edisto Island (vic)
COUNTY	Charleston
Report Title	Charleston County Survey
NOTES	
HYPERLINK	
<a href="#">Zoom to</a>	

# **TRIP GENERATION**

Palmetto Landing  
Edisto Island, S.C.

**Estimated Minimum Number of Units Needed to  
Meet or Exceed the Minimum AADT Applicability for Rule 8061 and Rule 8071**

Land Use	Units	Average Trip Generation Rate (Trips/unit)	Unpaved Roads Min. Number of Units Meeting 26 AADT	Unpaved Areas Min. Number of Units Meeting 50 AADT	Source
Single Family Housing	Dwelling	9.57	3 Dwellings	6 Dwellings	ITE (210)
Apartment, Low Rise	Dwelling	6.59	4 Dwellings	8 Dwellings	ITE (221)
Apartment, High Rise	Dwelling	4.20	7 Dwellings	12 Dwellings	ITE (222)
Condominium/Townhouse, General	Dwelling	5.86	5 Dwellings	9 Dwellings	ITE (230)
Condominium/Townhouse, High Rise	Dwelling	4.18	7 Dwellings	12 Dwellings	ITE (232)
Mobile Home Park	Dwelling	4.99	6 Dwellings	10 Dwellings	ITE (240)
Senior Adult Housing – Detached	Dwelling	3.71	7 Dwellings	15 Dwellings	ITE (251)
Senior Adult Housing – Attached	Dwelling	3.48	8 Dwellings	15 Dwellings	ITE (252)
Congregate Care Facility	Dwelling	2.02	13 Dwellings	25 Dwellings	ITE (253)
Recreational/Vacation Homes	Dwelling	3.16	9 Dwellings	16 Dwellings	ITE (260)
Hotel/Motel	Dwelling	8.92	3 Dwellings	6 Dwellings	ITE (310) & (320)
Campground/Recreational Vehicle Park	Site	0.52	50 Sites	97 Sites	ITE (416)
Truck Terminal	Acre	81.90	0.3 Acres	0.6 Acres	ITE (030)
Convenience Store (Open 16-hours)	Sq Ft Floor Area	31.02	838 Sq Ft	1,612 Sq Ft	ITE (852)
General Light Industry*	Employee	3.02	9 Employees	17 Employees	ITE (110)
	Sq Ft Floor Area	6.97	3,730 Sq Ft	7,174 Sq Ft	
	Acre	51.80	0.5 Acre	1.0 Acre	
General Heavy Industry*	Employee	0.82	32 Employees	61 Employees	ITE (120)
	Sq Ft Floor Area	1.50	17,333 Sq Ft	33,333 Sq Ft	
	Acre	6.75	3.9 Acres	7.4 Acres	
Industrial Park*	Employee	3.34	8 Employees	15 Employees	ITE (130)
	Sq Ft Floor Area	6.96	3,736 Sq Ft	7,184 Sq Ft	
	Acre	63.11	0.4 Acres	0.8 Acres	
Manufacturing*	Employee	2.13	13 Employees	24 Employees	ITE (140)
	Sq Ft Floor Area	3.82	6,807 Sq Ft	13,089 Sq Ft	
	Acre	38.88	0.7 Acres	1.3 Acres	
Day-Care Center	Sq Ft Floor Area	79.26	328 Sq Ft	631 Sq Ft	ITE (565)
High School	Sq Ft Floor Area	12.89	2,018 Sq Ft	3,879 Sq Ft	ITE (530)
Church/Place of Worship	Sq Ft Floor Area	9.11	2,854 Sq Ft	5,489 Sq Ft	ITE (560)

\*Three options provided. Select one.



888.232.5512 | www.SpackConsulting.com

TripGeneration.org

Open Source Trip Gen Data - A Service of Spack Consulting

Percent Difference from TripGeneration.org to ITE Trip Generation Manual, 10th Edition Data

Weekday Data

Land Use	ITE Code	Unit	Time Period	TripGeneration.org Data			ITE Trip Gen Data, 10th Ed			Percent Difference		
				Enter %	Exit %	Rate of Trips per Unit	Enter %	Exit %	Rate of Trips per Unit	Enter %	Exit %	Rate of Trips per Unit
Warehouse	150	KSF	Daily	50%	50%	1.49	50%	50%	1.74	-1%	1%	-15%
			AM Generator	57%	43%	0.18	65%	35%	0.22	-12%	20%	-18%
			AM Adjacent	71%	29%	0.14	77%	23%	0.17	-8%	24%	-16%
			PM Generator	35%	65%	0.19	24%	76%	0.24	38%	-16%	-22%
			PM Adjacent	33%	67%	0.16	27%	73%	0.19	21%	-9%	-20%
Storage Units	151	Storage Units	Daily	50%	50%	0.22	50%	50%	0.18	0%	0%	21%
			AM Generator	50%	50%	0.05	58%	42%	0.02	-15%	17%	70%
			AM Adjacent	0%	0%	0.00	51%	49%	0.01	-200%	-200%	-200%
			PM Generator	56%	44%	0.05	48%	52%	0.02	15%	-16%	75%
			PM Adjacent	70%	30%	0.04	50%	50%	0.02	33%	-50%	65%
Distribution Center	154	KSF	Daily	50%	50%	1.91	50%	50%	1.40	0%	-0%	31%
			AM Generator	72%	28%	0.17	83%	17%	0.12	-14%	49%	34%
			AM Adjacent	53%	47%	0.11	77%	23%	0.08	-37%	69%	35%
			PM Generator	32%	48%	0.20	33%	67%	0.16	45%	-33%	21%
			PM Adjacent	53%	47%	0.14	28%	72%	0.10	62%	-42%	36%
Delivery Distribution Center	156	KSF	Daily	50%	50%	5.68	50%	50%	7.75	0%	-0%	-31%
			AM Generator	27%	73%	0.88	34%	66%	0.88	-21%	9%	0%
			AM Adjacent	35%	65%	0.76	50%	50%	0.70	-36%	26%	9%
			PM Generator	64%	36%	0.69	63%	37%	0.71	2%	-3%	-3%
			PM Adjacent	66%	34%	0.65	68%	32%	0.64	-3%	5%	1%
Single Family Homes	210	Dwelling Units	Daily	50%	50%	9.24	50%	50%	9.44	-1%	1%	-2%
			AM Generator	31%	69%	0.70	26%	74%	0.76	17%	-7%	-8%
			AM Adjacent	26%	74%	0.69	25%	75%	0.74	4%	-1%	-7%
			PM Generator	57%	43%	0.95	64%	36%	1.00	-12%	18%	-5%
			PM Adjacent	58%	42%	0.91	63%	37%	0.99	-8%	12%	-8%
Apartments	221	Dwelling Units	Daily	50%	50%	4.40	50%	50%	5.44	0%	-0%	-21%
			AM Generator	23%	77%	0.36	27%	73%	0.32	-14%	5%	12%
			AM Adjacent	15%	85%	0.31	26%	74%	0.36	-52%	14%	-14%
			PM Generator	63%	37%	0.45	60%	40%	0.41	5%	-8%	9%
			PM Adjacent	68%	32%	0.43	61%	39%	0.44	11%	-20%	-2%
Student Housing	225	Dwelling Units	Daily	49%	49%	11.81	50%	50%	3.15	-3%	-2%	116%
			AM Generator	42%	55%	0.64	43%	57%	0.16	-2%	-3%	120%
			AM Adjacent	32%	66%	0.45	41%	59%	0.12	-24%	11%	116%
			PM Generator	52%	46%	0.99	51%	49%	0.26	1%	-6%	117%
			PM Adjacent	49%	49%	0.92	50%	50%	0.25	-2%	-3%	114%
Townhomes	220	Dwelling Units	Daily	50%	50%	5.49	50%	50%	7.32	1%	-1%	-29%
			AM Generator	28%	72%	0.51	28%	72%	0.56	-1%	0%	-9%
			AM Adjacent	25%	75%	0.49	23%	77%	0.46	10%	-3%	7%
			PM Generator	63%	37%	0.56	59%	41%	0.67	7%	-11%	-17%
			PM Adjacent	63%	37%	0.54	63%	37%	0.56	0%	-0%	-4%
Hotel	310	Rooms	Daily	50%	50%	4.29	50%	50%	8.36	-0%	0%	-64%
			AM Generator	35%	65%	0.36	54%	46%	0.54	-43%	34%	-40%
			AM Adjacent	34%	66%	0.34	59%	41%	0.47	-53%	46%	-33%
			PM Generator	58%	42%	0.42	58%	42%	0.61	1%	-1%	-37%
			PM Adjacent	55%	45%	0.37	51%	49%	0.60	8%	-9%	-48%
Community Center	495	KSF	Daily	50%	50%	21.49	50%	50%	28.82	-0%	0%	-29%
			AM Generator	65%	35%	1.64	63%	37%	1.73	3%	-6%	-5%
			AM Adjacent	65%	35%	1.64	66%	33%	1.76	-1%	6%	-7%
			PM Generator	61%	39%	2.65	46%	54%	2.30	28%	-32%	14%
			PM Adjacent	61%	39%	2.65	47%	53%	2.31	26%	-30%	14%
Elementary School	520	Students	Daily	50%	50%	2.67	50%	50%	1.89	-1%	1%	34%
			AM Generator	57%	43%	1.07	54%	46%	0.65	6%	-7%	49%
			AM Adjacent	57%	43%	1.07	54%	46%	0.67	6%	-7%	46%
			PM Generator	45%	55%	0.49	45%	55%	0.34	-1%	1%	37%
			PM Adjacent	41%	59%	0.16	48%	52%	0.17	-16%	13%	-7%
Charter School	520	Students	Daily	50%	50%	1.79	50%	50%	1.85	0%	0%	-3%
			AM Generator	58%	42%	0.74	52%	48%	1.07	11%	-14%	-36%
			AM Adjacent	58%	42%	0.74	52%	48%	1.02	11%	-14%	-32%
			PM Generator	41%	59%	0.36	45%	55%	0.72	-10%	7%	-66%
			PM Adjacent	26%	74%	0.22	35%	65%	0.14	-29%	13%	44%
Middle School	522	Students	Daily	50%	50%	2.20	50%	50%	2.13	-0%	0%	3%
			AM Generator	56%	44%	0.66	55%	45%	0.70	2%	-2%	-6%
			AM Adjacent	56%	44%	0.65	54%	46%	0.58	3%	-4%	12%
			PM Generator	47%	53%	0.34	46%	54%	0.35	3%	-2%	-3%
			PM Adjacent	48%	52%	0.22	49%	51%	0.17	-3%	3%	26%
Daycare Center	565	KSF	Daily	50%	50%	31.35	50%	50%	47.62	-0%	0%	-41%
			AM Generator	54%	46%	6.88	53%	47%	11.73	1%	-1%	-52%
			AM Adjacent	53%	47%	6.88	53%	47%	11.00	0%	-1%	-46%
			PM Generator	45%	55%	6.98	47%	53%	11.82	-4%	4%	-51%
			PM Adjacent	45%	55%	6.98	47%	53%	11.12	-4%	4%	-46%
Urgent Care/Emergency Room	650	KSF	Daily	51%	49%	23.48	50%	50%	24.94	1%	-1%	-6%
			AM Generator	60%	40%	2.29	64%	36%	2.06	-6%	10%	11%
			AM Adjacent	44%	56%	1.51	50%	50%	1.12	-13%	12%	29%
			PM Generator	50%	50%	2.29	46%	54%	2.24	9%	-9%	2%

Note: Stru data colle significant data c

# **LETTERS OF COORDINATION**

**St. Paul's Fire District**

**U.S. Postal Service**

**Charleston County EMS**

**Charleston County Sheriff's Office**

**S.C. Department of Transportation**

**South Carolina Electric & Gas**

**Corps of Engineers' Approved Jurisdictional Determination**

**Charleston County Public Works - Stormwater Division**

**Charleston County Public Works - Roads Division**

Palmetto Landing

Edisto Island, S.C.

## Melinda Lucka

---

**From:** Larry Garvin I <l52garvin@gmail.com>  
**Sent:** Tuesday, May 23, 2017 3:07 PM  
**To:** Melinda Lucka  
**Subject:** Re: Request to review plans for Charleston County postal compliance

Melinda **St PAULS FIRE DEPT** has no problem with the proposed parking lot on Edisto Island please advise if you need anything from us thanks

On Tue, May 23, 2017 at 2:38 PM, Melinda Lucka <[mlucka@finkellaw.com](mailto:mlucka@finkellaw.com)> wrote:

Hi Mr. Garvin, I'm just wondering if you received the below email. Thanks!!

Melinda Lucka Kelley

*(Of Counsel)*



FINKEL LAW FIRM LLC

3000 Faber Place Suite 450

North Charleston, S.C. 29405

Direct line: 576-6306

Mobile: [\(843\) 214-8266](tel:8432148266)

Facsimile: [\(843\) 405-1319](tel:8434051319)

[MLucka@FinkelLaw.com](mailto:MLucka@FinkelLaw.com)

[www.FinkelLawCharleston.com](http://www.FinkelLawCharleston.com)

[www.SCLandUseLaw.com](http://www.SCLandUseLaw.com)

## Malena Dinwoodie

---

**From:** Cramer, Bryan - West Columbia, SC <bryan.cramer@usps.gov>  
**Sent:** Wednesday, June 28, 2017 6:34 PM  
**To:** Melinda Lucka; Baxter, Jeffrey T - Columbia, SC  
**Cc:** Malena Dinwoodie; Bergdorf, Robert W - Charleston, SC  
**Subject:** RE: Request to Review Plans for Postal Service Compliance and For Letter of Coordination

**Categories:** Melinda's

No objections.

Bryan L. Cramer  
Operations Programs Specialist | United States Postal Service  
2001 Dixiana Road, West Columbia, South Carolina 29292-9990  
☎: 803.926.6280

(3 pages)

-----Original Message-----

**From:** Melinda Lucka [mailto:mlucka@FinkelLaw.com]  
**Sent:** Monday, June 26, 2017 11:37 AM  
**To:** Cramer, Bryan - West Columbia, SC <bryan.cramer@usps.gov>; Baxter, Jeffrey T - Columbia, SC <Jeffrey.T.Baxter@usps.gov>  
**Cc:** Malena Dinwoodie <MDinwoodie@FinkelLaw.com>; Bergdorf, Robert W - Charleston, SC <robert.w.bergdorf@usps.gov>  
**Subject:** RE: Request to Review Plans for Postal Service Compliance and For Letter of Coordination

Thanks for your reply. Based on your below list of requirement, since there will not be a mailbox on this lot (it is only for storage of non-livable boat/RVs), is it safe to assume that there will be no objection from the Post Office? I need to let the County know if there are any objections. Thanks again.

Best regards,  
Melinda

Melinda Lucka Kelley  
(Of Counsel)

FINKEL LAW FIRM LLC  
4000 Faber Place Suite 450  
North Charleston, S.C. 29405  
Direct line: 576-6306  
Mobile: (843) 214-8266  
Facsimile: (843) 405-1319  
MLucka@FinkelLaw.com  
www.FinkelLawCharleston.com  
www.SCLandUseLaw.com

-----Original Message-----

From: Cramer, Bryan - West Columbia, SC [mailto:bryan.cramer@usps.gov]  
Sent: Friday, June 23, 2017 11:35 PM  
To: Melinda Lucka; Baxter, Jeffrey T - Columbia, SC  
Cc: Malena Dinwoodie; Bergdorf, Robert W - Charleston, SC  
Subject: RE: Request to Review Plans for Postal Service Compliance and For Letter of Coordination

Hi Melinda,

I do apologize it's taken this long to respond to your request.

The Postal Service will deliver mail to any customer provided the delivery points meet the following requirements:

- Roads or Streets must be passible.
- Roads or Streets must be non-private.
- Roads or Streets must be properly maintained.
- Mail carriers must not be subjected to loose or feral animals.
- A centralized location must be established to prevent the mail carrier from leaving the conveyance of the vehicle and traveling on foot a long distance. Location must be approved by Local Postal Official.
- The delivery point is established with safety considerations for mail carrier and customer.
- The delivery point offers a means to properly turn around without backing.
- The delivery point must not exceed half mile one way from the mail carrier's previous delivery point.
- The delivery apparatus must be postal approved.
- There must not be any barriers, gates, ravines, ditches or load limited bridges preventing the mail carrier from safely and efficiently conducting mail delivery.

It is highly recommended you or a representative contact the Charleston Postmaster, Mr. Robert Bergdorf for further dialogue on the selected area and discuss the mode of mail delivery and its location.

Thank you,

Bryan L. Cramer  
Operations Programs Specialist | United States Postal Service  
2001 Dixiana Road, West Columbia, South Carolina 29292-9990  
☎: 803.926.6280

-----Original Message-----

From: Melinda Lucka [mailto:mlucka@FinkelLaw.com]  
Sent: Monday, June 19, 2017 1:55 PM  
To: Baxter, Jeffrey T - Columbia, SC <Jeffrey.T.Baxter@usps.gov>  
Cc: Cramer, Bryan - West Columbia, SC <bryan.cramer@usps.gov>; Malena Dinwoodie <MDinwoodie@FinkelLaw.com>; Melinda Lucka <mlucka@FinkelLaw.com>  
Subject: Re: Request to Review Plans for Postal Service Compliance and For Letter of Coordination

Hi Jeff, I have not heard back from Bryan Cramer, and I'm wondering if I could get his phone number please? We sent an email in April and May and then again last Monday. I'm thinking there may be a glitch with his email address from our

**From:** Melinda Lucka  
**Sent:** Thursday, May 18, 2017 2:29 PM  
**To:** [l52garvin@gmail.com](mailto:l52garvin@gmail.com)  
**Cc:** Malena Dinwoodie; Melinda Lucka  
**Subject:** FW: Request to review plans for Charleston County postal compliance  
**Importance:** High

RE: Letter of Coordination for Charleston County Planning

---

Dear Mr. Garvin:

The Charleston County Planning Dept. requires a Letters of Coordination from the Fire District, EMS, US Postal Service, among other agencies, in order to submit a planned development (PD) zoning request. I am submitting a PD request for a parking lot only; there will be no buildings on the lot.

I've provided the location and a sketch plan of the parking spaces below, and would ask if you would respond if there are any issues from a Fire Department standpoint. The property is located on Edisto Island, in Charleston County, SC. It is situated on Seaside Oaks Lane, behind 487 Highway 174. (Map attached)

Please let me know if there are any objections. A reply to this email will be fine.

Thanks very much,

Melinda Kelley

Melinda Lucka Kelley

*(Of Counsel)*



FINKEL LAW FIRM LLC

4000 Faber Place Suite 450

DAVID ABRAMS, J.D., NREMT-P  
Director



843.202.6700  
Fax: 843.202.6712  
dabrams@charlestoncounty.org  
Lonnie Hamilton, III Public Services Building  
4045 Bridge View Drive, Suite B309  
North Charleston, SC 29405-7464

DATE: June 12, 2017  
TO: Malena Dinwoodie, Finkel Law Firm  
RE: Letter of Acknowledgement

Dear Ms Dinwoodie:

This is a letter to acknowledge EMS is in receipt of your event request for zoning change.

We do not foresee any impact on EMS and therefore have no objection to your proposed plans.

Please advise if we may of any further service in the matter.

All the best,



David Abrams,  
Director

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 21, 2018

Ms. Melinda Kelley  
For Mr. Robert Redfearn  
Finkel Law Firm LLC  
4000 Faber Place Drive, Suite 450  
North Charleston, SC 29405

re: Letter of Coordination

Ms. Kelley,

The Charleston County Sheriff's Office acknowledges your client's intention to establish a boat/RV storage lot at **8142 Seaside Oaks Lane, Edisto Island, SC 29438**. We understand that access will be from Hwy 174 and a fence will surround the storage area.

If off-duty deputies are needed for security at this location, a signed written contract outlining the stipulations must be reviewed and signed by the coordinator at least ten (10) days prior to the event. This can be accomplished by applying online at:

<http://sheriff.charlestoncounty.org/off-duty-request.php>.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at [www.ccsa.charlestoncounty.org](http://www.ccsa.charlestoncounty.org).

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

*Lt. Rita Avila Zelinsky*

Lieutenant Rita Avila Zelinsky  
Off Duty Coordinator  
Charleston County Sheriff's Office  
(843) 529-6220  
[rzelinsky@charlestoncounty.org](mailto:rzelinsky@charlestoncounty.org)

**Administrative Office**

3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Sheriff ~  
Voice (843) 554-2230  
Fax (843) 554-2243

**Law Enforcement Division**

3691 Leeds Avenue  
N. Charleston, SC 29405  
~ Patrol ~  
Voice (843) 202-1700  
Fax (843) 554-2234

**Al Cannon Detention Center**

3841 Leeds Avenue  
N. Charleston, SC 29405  
Voice (843) 529-7300  
Fax (843) 529-7406

**Judicial Center**

100 Broad Street, Suite 381  
Charleston, SC 29401  
Voice (843) 958-2100  
Fax (843) 958-2128

## Malena Dinwoodie

---

**From:** Fleming, Juleigh B. <FlemingJB@scdot.org>  
**Sent:** Wednesday, August 22, 2018 10:35 AM  
**To:** Melinda Lucka  
**Cc:** mluckakelley@gmail.com; Malena Dinwoodie; Grooms, Robert W.  
**Subject:** RE: Request to Review Plan and Letter of Coordination for Planned Development Application  
**Attachments:** Redfearn Site Plan BFranks office.pdf

Ms. Lucka;

Thank you for the early coordination concerning the proposed boat/rv storage site.

After reviewing the attached preliminary plan, our office has no objection to the proposed project. It appears there is no work proposed in SCDOT right of way. Since no work will be completed in SCDOT right of way, you are not required to apply for an encroachment permit.

If site conditions change and work will be required within our right of way, you must submit for an encroachment permit through our online EPPS program.

Please let me know if you have any questions.

Thank you!

*Juleigh B Fleming, P.E.*  
District Permit Engineer



*(4 pages)*

6355 Fain Street  
North Charleston, SC 29406

Desk: 843-746-6722

**From:** Melinda Lucka [mailto:mlucka@FinkelLaw.com]  
**Sent:** Tuesday, August 21, 2018 4:46 PM  
**To:** Fleming, Juleigh B.  
**Cc:** mluckakelley@gmail.com; Malena Dinwoodie  
**Subject:** RE: Request to Review Plan and Letter of Coordination for Planned Development Application

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Hi Ms. Fleming, thanks for your input. We will not be needing any improvements/ encroachment permit/curb cuts on DOT roadway for this boat/rv storage lot. Access is from an existing driveway through the adjoining business facing 174. I am attaching the site plan that shows where the easement/driveway connects the two lots. Please let me know if there are any issues or concerns. If there are no objections, I'll pass your reply along to the county planning department who is requesting this.

Thanks very much.  
Melinda Kelley

**Melinda Lucka Kelley**  
*(Of Counsel)*



**FINKEL LAW FIRM LLC**  
4000 Faber Place Suite 450  
North Charleston, S.C. 29405  
Direct line: 576-6306  
Mobile: (843) 214-8266  
Facsimile: (843) 405-1319  
[MLucka@FinkelLaw.com](mailto:MLucka@FinkelLaw.com)  
[www.FinkelLawCharleston.com](http://www.FinkelLawCharleston.com)  
[www.SCLandUseLaw.com](http://www.SCLandUseLaw.com)

**From:** Fleming, Juleigh B. [mailto:FlemingJB@scdot.org]  
**Sent:** Wednesday, August 01, 2018 3:08 PM  
**To:** Malena Dinwoodie  
**Cc:** Melinda Lucka; mluckakelley@gmail.com  
**Subject:** RE: Request to Review Plan and Letter of Coordination for Planned Development Application

Malena,

Without the full site plan showing where the driveway ties into the roadway, I am not able to really comment or provide concurrence. It does not appear that the property will directly access SCDOT right of way. Unless you are doing any improvements within our right of way, you will not be required to apply for an encroachment permit.

If you have further questions, please let me know.

Thank you,

*Juleigh B Fleming, P.E.*

District Permit Engineer  
6355 Fain Street  
North Charleston, SC 29406  
843-746-6722



Safety is - Live by It!  
Let them work. Let them live!

**From:** Malena Dinwoodie [mailto:MDinwoodie@FinkelLaw.com]  
**Sent:** Wednesday, August 01, 2018 2:33 PM  
**To:** Fleming, Juleigh B.  
**Cc:** Melinda Lucka; mluckakelley@gmail.com  
**Subject:** Request to Review Plan and Letter of Coordination for Planned Development Application

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Dear Ms. Fleming,

We were given your name and email address by the Charleston County Zoning and Planning Department as a contact person for the SC Department of Transportation. I represent a client who will be submitting a Planned Development Application to Charleston County. My client hopes to use a 1.37 acre lot on Edisto Island that he owns for the purpose of boat and RV storage.

Based on the County's requirements for planned development applications, we must submit our plans for this development to the various government agencies to determine if the plans will impact your agency in anyway. Additionally, we will need to have "Letters of Coordination" from the several government offices indicating whether there will be any known issues with the planned development. I am writing you today to see if you would be able to review our plans that I have attached to this email to determine if there are any anticipated issues with the proposed plans from the SC DOT's standpoint. If after reviewing our plans you determine that there aren't any anticipated issues with the planned development, we would request that you or someone from your office provide by email or letter evidencing your determinations as to same.

The property is located on Edisto Island, in Charleston County, SC. It is situated on Seaside Oaks Lane, behind 487 Highway 174. (Map included below.) There will be no buildings on the lot, and no mailbox. The lot is only going to be used as a storage lot.

If the attached plans do not present a problem or issue, would you be able to send back a letter indicating that? We would greatly appreciate your assistance in this matter. Please let me know if you would like any further information or if there is a more appropriate person in your office to contact with this request.



Sincerely,

Malena Dinwoodie  
Paralegal  
Finkel Law Firm LLC  
4000 Faber Place Drive, Suite 450  
North Charleston, South Carolina 29405  
Main: (843) 577-5460  
Fax: (866) 800-7954  
MDinwoodie@finkellaw.com  
www.finkellawcharleston.com  
www.finkellaw.com

## Malena Dinwoodie

---

**From:** THOMPSON, PAUL D <PTHOMPSON@scana.com>  
**Sent:** Thursday, August 16, 2018 4:28 PM  
**To:** Malena Dinwoodie  
**Subject:** FW: Request to Review Plan and Letter of Coordination for Planned Development Application  
**Attachments:** 11K3490-image2.png  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Categories:** Melinda's

Malena,

Please note that SCE&G is not a government agency that reviews the impact of a project. Also, the letters of coordination that we send are to confirm that we have adequate electrical capacity to serve a new facility, which is not applicable here.

A technician has visited the site and confirmed that our lines are in compliance with requirements, the clearance of the neutral line crossing the property is 18 feet. If the customer decides to install a floodlight we will be happy to handle that.

Regards,

Paul D. Thompson

SCE&G Customer Service Engineering

2392 W. Aviation Ave.  
N.Charleston, SC 29406  
843-576-8451

(2 pages)

**From:** Malena Dinwoodie [<mailto:MDinwoodie@FinkelLaw.com>]  
**Sent:** Wednesday, August 01, 2018 2:39 PM  
**To:** THOMPSON, PAUL D <PTHOMPSON@scana.com>; GARVIN, ROBERT I <rgarvin@scana.com>  
**Cc:** Melinda Lucka <[mlucka@FinkelLaw.com](mailto:mlucka@FinkelLaw.com)>; [mluckakelley@gmail.com](mailto:mluckakelley@gmail.com)  
**Subject:** Request to Review Plan and Letter of Coordination for Planned Development Application

\*\*\*This is an EXTERNAL email from Malena Dinwoodie ([MDinwoodie@finkellaw.com](mailto:MDinwoodie@finkellaw.com)). Please do not click on a link or open any attachments unless you are confident it is from a trusted source.

---

Dear Ms. Thompson and Mr. Garvin,

We were given your names and email addresses by the Charleston County Zoning and Planning Department as a contact person for SCE&G. Attorney Melinda Kelley represents a client who will be submitting a Planned Development Application to Charleston County. Our client hopes to use a 1.37 acre lot on Edisto Island that he owns for the purpose of boat and RV storage.

Based on the County's requirements for planned development applications, we must submit our plans for this development to the various government agencies to determine if the plans will impact your agency in anyway. Additionally, we will need to have "Letters of Coordination" from the several government offices indicating

whether there will be any known issues with the planned development. I am writing you today to see if you would be able to review our plans that I have attached to this email to determine if there are any anticipated issues with the proposed plans from SCE&G's standpoint. If after reviewing our plans you determine that there aren't any anticipated issues with the planned development, we would request that you or someone from your office provide by email or letter evidencing your determinations as to same.

The property is located on Edisto Island, in Charleston County, SC. It is situated on Seaside Oaks Lane, behind 487 Highway 174. (Map included below.) There will be no buildings on the lot, and no mailbox. The lot is only going to be used as a storage lot.

If the attached plans do not present a problem or issue, would you be able to send back a letter indicating that? We would greatly appreciate your assistance in this matter. Please let me know if you would like any further information or if there is a more appropriate person in your office to contact with this request.



Sincerely,

Malena Dinwoodie  
Paralegal  
Finkel Law Firm LLC  
4000 Faber Place Drive, Suite 450  
North Charleston, South Carolina 29405  
Main: (843) 577-5460  
Fax: (866) 800-7954  
[MDinwoodie@finkellaw.com](mailto:MDinwoodie@finkellaw.com)  
[www.finkellawcharleston.com](http://www.finkellawcharleston.com)



**DEPARTMENT OF THE ARMY**  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107

(4 pages)

Regulatory Division

Mr. Bob Redfearn  
Palmetto Landing of SC, INC  
8830 Shellhouse Road  
Edisto Island, South Carolina 29438

Dear Mr. Redfearn:

This letter is in response to your request for an Approved Jurisdictional Determination (SAC-2015-01448) received in our office on November 6, 2015, for a 1.37-acre site located at 8142 Seaside Oaks Lane in Edisto Island, Charleston County, South Carolina (Latitude: 32.5226°N, Longitude: 80.3014°W). The site in question is depicted on the enclosed sketch prepared by this office entitled "Seaside Oaks" and dated April 07, 2016.

Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information, it has been determined that the referenced property does not contain any wetlands and/or other waters of the United States and, as such, Department of the Army authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This Approved Jurisdictional Determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This delineation/determination has been conducted to identify the limits of Corps of Engineers Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

Your cooperation in the protection and preservation of our navigable waters and natural resources is appreciated. In all future correspondence concerning this matter, please refer to file number SAC-2015-01448. A copy of this letter is being forwarded to certain State and/or Federal agencies for their information.

If you have any questions concerning this matter, please contact Warren H. May III,  
Project Manager, at 843-329-8033.

Sincerely,

Courtney M. Stevens  
Watershed Manager

Enclosures:

Approved Jurisdictional Determination Form  
Notification of Appeal Options  
Seaside Oaks Sketch

Copies Furnished:

Ms. Melinda Kelley  
Finkel Law  
4000 Faber Place, Suite 450  
North Charleston, South Carolina 29405

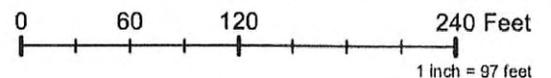
Mr. Blair Williams  
South Carolina Department of Health  
and Environmental Control  
Office of Ocean and Coastal  
Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405



## SAC 2015-1448-1JM

**Parcel ID:** 0230000294  
**Owner1:** PALMETTO LANDING OF SOUTH CAROLINA INC  
**Prop St Number:** 8142  
**Prop St Name:** SEASIDE OAKS  
**Prop Type:** LN  
**Acreage:** 1.37

**Class Code:** 905 - VAC-RES-LOT  
**Plat Book Page:** L14- 0189  
**Deed Book Page:** 0402-621  
**Jurisdiction:** COUNTY OF CHARLESTON



**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Author: Charleston County SC  
 Date: 4/7/2016



**Charleston County Public Works – Stormwater**

**[To Be Inserted]**

**Charleston County Public Works – Roads**

**[To Be Inserted]**

**CHARLESTON COUNTY ZLDR  
ZONING MAP OF THE  
SURROUNDING AREA**

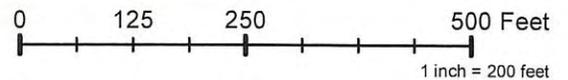
Palmetto Landing  
Edisto Island, S.C.



# 023000294

**Parcel ID:** 023000294  
**OWNER1:** PALMETTO LANDING OF SOUTH CAROLINA INC  
**ACREAGE:** 1.37  
**PLAT\_BOOK\_PAGE:** L14- 0189  
**DEED\_BOOK\_PAGE:** 0402-621  
**Jurisdiction:** COUNTY OF

CHARLESTON



**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC  
 Date: 3/15/2019

**CHARLESTON COUNTY ZLDR**  
**SECTION 9.3.4**

Palmetto Landing  
Edisto Island, S.C.

### **§9.3.4 Location of Required Parking**

#### **A. On-Site Parking**

1. Except as expressly stated in this Section, all required off-street parking spaces must be located on the same lot as the principal use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public right-of-way or property line.
2. Parking lots in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the principal structure's front facade or within a courtyard surrounded by a structure on at least three sides.

#### **B. Off-Site and Shared Parking**

Off-site parking is defined as the required parking not located on the parcel which the principal use is located. Shared parking is parking for uses with different operating hours or peak business periods that share required off-street parking spaces. Shared parking may or may not be off-site parking. Off-site and shared parking are allowed provided they meet the following standards. If any one of the following applicable standards cannot be met, Special Exception approval shall be required:

1. A maximum of fifty percent (50%) of the required parking spaces may be off-site however, off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants, convenience stores or other convenience-oriented uses unless approved as part of a mixed use development. Required parking spaces reserved for persons with disabilities shall not be located off site.
2. Shared or off-site parking must be located within 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to the remote parking area. Shared or off-site parking spaces may not be separated from the use that it serves by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the remote parking area.
3. An applicant requesting shared parking shall submit a shared parking analysis to the Planning Director that clearly demonstrates the feasibility of shared parking. The shared parking analysis must be approved by the Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the analysis and any change in use(s) will require a new shared parking analysis.
4. Off-site parking areas serving uses located in Nonresidential zoning districts must be located in non-residential zoning districts. Off-site parking areas serving uses located in Residential or Agricultural zoning districts may be located in Residential, Agricultural or Nonresidential zoning districts.
5. In the event that off-site parking area is not under the same ownership as the principal use served, a written agreement will be required. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit, building permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
6. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

Effective on: 11/20/2001, as amended

**CHARLESTON COUNTY ZLDR  
SECTION 9.3.6**

Palmetto Landing  
Edisto Island, S.C.

**§9.3.6 Parking Space and Parking Lot Design**

**A. Parking Lot Design**

Dead end type of parking layouts that cause or contribute to poor vehicular circulation will not be allowed unless all other site configurations and parking options of the required number of parking spaces have been exhausted.

**B. Aisle Widths and Parking Space Dimensions**

Drive aisle widths and parking space dimensions shall comply with the standards in the following table. Twenty percent (20%) of the minimum number of required parking for a development may utilize compact and sub-compact vehicle parking dimensions. These dimensions shall be a minimum of 7 feet 6 inches x 15 feet (7'6" x 15') and clearly marked for compact vehicles only.

Table 9.3.6.B, Aisle Widths and Parking Space Dimensions				
$x^\circ$	Stall Width A	Stall Depth B	Aisle Width C	Skew Width D
60°	8' 0"	19'7"	19'0"	9'3"
	8' 6"	18'0"	18' 0"	9' 10"
	9' 0"	17' 0"	17' 0"	10' 5"
			*One Way	
45°	8' 0"	18'5"	12'0"	11'4"
	8' 6"	18'8"	11'0"	12'0"
	9' 0"	19' 1"	11'0"	12'9"
			*One Way	
30°	8' 0"	15' 11"	11'0"	16' 0"
	8'6"	16'5"	10'0"	17'0"
	9'0"	16' 10"	9' 0"	18' 0"
			*One Way	
0°	8' 0"	22' 0"	11' 0"	N/A
	8' 6"	22' 0"	11' 6"	(PARALLEL)
	9' 0"	23' 0"	12' 0"	
			*One Way	
90°	8' 0"	18' 0"	28' to 32'	N/A
	8' 6"	18'0"	25' to 29'	
	9' 0"	18' 0"	23' to 27'	
			*Two Way	

Note: Two Way drive aisles shall always require a minimum width of 23 feet.

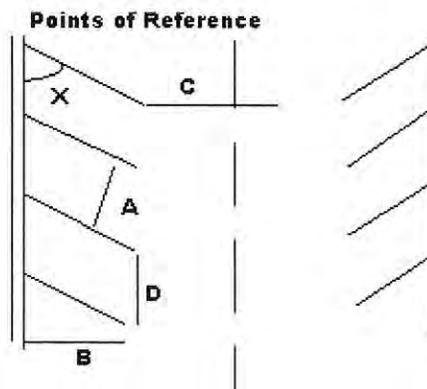


Figure 2

**C. Parking Lot Landscaping**

See ARTICLE 9.5 of this Chapter.

**D. Markings and Surface Treatment**

1. In paved parking areas, each off-street parking space shall be identified by surface markings at least four inches in width. Markings shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading,

parking and storage of vehicles. In unpaved parking lots, all parking spaces must have a curb stop (minimum height of four inches) to delineate the location of the space and to prevent the encroachment of parking onto adjoining properties, rights-of-way, or landscaped areas.

2. One-Way and Two-Way accesses into required parking facilities shall be identified by directional arrows.
3. Unpaved parking lots must have an all weather surface such as gravel, slag or other pervious surface, not including asphalt shingles. Entrance and exit drives serving unpaved parking lots accessed from a paved street must be paved from the edge of the street pavement to a distance of 20 feet into the property. No more than 120 percent of the required number of off-street parking spaces may be paved and no more than 70 percent of all developable land within parcels may be paved, unless approved by the Planning Director.

**E. Access**

1. Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
2. Parking lot entrance and exit drive curb cuts will not be more than 30 feet in width. Entrances or exits which include a median strip to separate traffic flow in opposite directions may be expanded to 60 feet. Curb cuts shall be allowed in accordance with the following table:

Table 9.3.6.E, Access	
LENGTH OF FRONTAGE	MAXIMUM NUMBER OF DRIVEWAYS
250 feet or less	1*
251 feet to 1,500 feet	2
1,500 feet or more	3

\* On frontages of 250 feet or less, a pair of one-way driveways may be substituted only if the internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists. Refer to the South Carolina Department of Transportation's Access and Roadside Management Standards Manual for recommended spacing of driveways based on speed of traffic.

3. Entrance and exit drives shall be located at least 100 feet from the edge of the right-of-way of any street intersection. If the subject lot has less than 100 feet of frontage, the Planning Director shall be authorized to alter these requirements. Suitable provisions will be made to prevent ingress or egress at other than designated entrance or exit drives.
4. The Planning Director shall be authorized to require that access to dwelling units comply with the International Fire Code, as adopted by County Council.
5. Shared access between parcels may be allowed with written agreement among all owners of record. An attested copy of the access agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit or certificate of occupancy for any use to be served by shared access. Any shared access must meet all dimensional requirements of this Ordinance and any applicable SCDOT requirements.

Effective on: 11/20/2001, as amended

**CHARLESTON COUNTY ZLDR  
SECTION 9.11.3.C**

Palmetto Landing  
Edisto Island, S.C.

**§9.11.3 Special Signs**

TABLE 9.11.3.A SPECIAL SIGNS				
Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Subdivision/Multi-Family I.D. Signs	32 sq. ft.	2 per entrance	12 ft.	5 ft.
Directional	3 sq. ft.	Unlimited	4 ft.	N/A
Flags	60 sq. ft.	3 per zoning lot	35 ft. or 15 ft. above highest point of roof	N/A
Civic/Institutional	100 sq. ft. 32 sq. ft. in Residential or Agricultural uses	1 per zoning lot	12 ft. Sign must have opaque background except the marquee. Marquee cannot exceed 25% of total sign size	5 ft.
Home Occupations	3 sq. ft.	1 per zoning lot (free standing or wall mounted)	3 ft.	5 ft.

Maximum size, number, location and height of special signs shall conform with Table 9.11.3.A and the following standards:

**A. Flags Used As Signs**

1. A permit shall be required for the installation of all flag poles or flag display devices erected on lots zoned for multi-family, office, commercial, or industrial use or occupied by a multi-family, office, commercial, or industrial use.
2. Applicants must submit with the permit application a scaled site plan giving the location of all flag poles and complete dimensional and installation engineering data.
3. Applicants must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation.
4. Maximum size and number of flags used as signs, and height of flag poles shall conform with Table 9.11.3.A of this Chapter.
5. The American flag and the flag of the State of South Carolina are exempt from the provisions for maximum size of flags and maximum size of flagpoles in Table 9.11.3.A of this Chapter.

**B. Sandwich Board/Sidewalk Sign**

A permit may be issued for a maximum of two sandwich board signs per lot or business provided the signs comply with the following criteria:

1. The sign is located within the Commercial zoning districts on the subject parcel or in front of the business being advertised.
2. It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.
3. The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.
4. The sign is not located within any right of ways or within any pedestrian ways which would impede or interfere with vehicular or pedestrian use of roads, sidewalks or seating areas.

**C. Shared Free Standing Signs**

1. Off-premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of two or more businesses or residential developments located on separate parcels.
2. One shared sign is allowed at the location of a jointly shared curb cut/entry drive.
3. Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free standing sign shall not be allowed to erect a single tenant on-premise free-standing sign.
4. Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.
5. The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2. Shared free standing signs must meet all other setback and dimensional standards for Non-Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.

**CHARLESTON COUNTY ZLDR  
ARTICLE 9.4**

Palmetto Landing  
Edisto Island, S.C.

## ARTICLE 9.4 TREE PROTECTION AND PRESERVATION

### §9.4.1 General

#### A. Findings

Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. The Tree Protection and Preservation regulations of this Article are intended to enhance the health, safety and welfare of Charleston County citizens.

#### B. Applicability and Exemptions

##### 1. Applicability

The provisions of this Article in their entirety shall apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.

##### 2. Exemptions

- a. Single family detached residential lots of record shall be exempt from all provisions in this Article except for the Grand Tree documentation, protection and replacement provisions. This exemption does not include applications for Major or Minor Subdivisions for which landscape buffers may be required per Section 9.5.4.
- b. The Planning Director shall be authorized to modify or reduce the standards of this Article for commercial nursery operations.
- c. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines or other easements shall not be exempt from the provisions of this Article.
- d. Removal of trees for the purpose of conducting "bona fide forestry operations" shall be exempt from the provisions of this Article except for removal of Live Oak species of Grand trees.
- e. Removal of trees for the purpose of establishing bona fide agricultural uses, as specified in Section 3.8.2A of this Ordinance, shall be exempt from the provisions of this Article except for the Grand Tree documentation, protection and replacement provisions.
- f. Removal of trees for the purposes of maintaining safe clearance for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations are exempt from this Article.
- g. Removal of trees on properties in the Industrial Zoning District is permitted pursuant to the following conditions:
  - i. Tree removal cannot occur prior to site plan approval;
  - ii. This exemption shall not apply to Live Oak species of Grand Trees or any protected trees within required buffers and parking lots; and
  - iii. Mitigation of removed trees, as stated in this Section, is required. Staff shall approve the mitigation of such trees in accordance with Section 9.4.6 of this Ordinance.

##### 3. Partial Exemptions for SCDOT and CCPW

The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) shall be exempt from the provisions of this Article except the following:

- a. All trees species measuring 6 inches or greater DBH located in right-of-ways along Scenic Highways as designated in this Ordinance shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5B and 9.4.6.
- b. Grand Tree Live Oak species in all present and proposed right-of-ways and easements shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5.B and 9.4.6.
- c. All Grand Trees other than Live Oak species in all present and proposed right-of-ways and easements not located on a Scenic Highway are protected but may be permitted to be removed administratively when mitigated per Article 9.4.6.
- d. SCDOT shall be exempt from the tree protection and preservation requirements of this Ordinance within public rights-of-way.

#### C. DEFINITION OF "TREE REMOVAL"

For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root

system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree; or any act of malicious damage to a tree. Excessive pruning or thinning shall be pruning or thinning that exceeds more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season. Additionally, one-half of the foliage of a mature tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning.

#### D. MEASUREMENTS AND DEFINITIONS

##### 1. Diameter Breast Height

Diameter Breast Height is used for measuring all trees greater than 12-inch caliper. The Diameter Breast Height (DBH) of a tree is the total diameter, in inches, of a tree trunk or trunks measured 4½ feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a measuring tape designed specifically to calculate diameter. A standard measuring tape may be used to measure diameter when the circumference is divided by 3.14. If a tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5 foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and count as one tree. Any trunk measuring less than 8 inches DBH is not included in the calculation.

##### 2. Caliper

Caliper is the diameter of a tree trunk measured six inches above the ground on trees with calipers of four inches or less. For trees between four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.

##### 3. Grand Tree

Any tree measuring 24 inches or greater diameter breast height (DBH) except pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species. All Grand Trees are prohibited from removal unless a Grand Tree Removal Permit is issued or if the removal is part of an approved Bona Fide Forestry Operation.

##### 4. Protected Trees

Any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

Effective on: 7/24/2018, as amended

#### §9.4.2 Administration

##### A. Zoning Permit Required

###### 1. Tree Removal

Removal of required trees is prohibited prior to the issuance of a Zoning Permit by the Planning Director. Zoning Permits will be issued only after a tree plan is approved by the Planning Director, as outlined below.

###### 2. Excess Canopy (Limb) Removal

- Removal of three or more limbs with an individual diameter of six inches or greater shall require a Zoning Permit.
- Removal of any size limbs which contribute to more than one hundred continuous linear feet of canopy over public roadways shall require Variance approval from the Board of Zoning Appeals. This requirement shall not preclude the SCDOT, CCPW or other entities from maintaining height clearances of 14' or less and width clearances within designated travel ways and from removing unprotected trees along right-of-ways for road widening projects.

##### B. Documentation

Tree plans, prepared by a licensed registered surveyor, civil engineer or landscape architect shall be required on all non-exempt parcels before any zoning permits are issued.

Effective on: 11/20/2001, as amended

#### §9.4.3 Tree Plans and Surveys

##### A. General

Tree plans of the same scale as, and superimposed on, a development site plan or preliminary plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, canopy size and shape, and the trunk location. All required tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. In cases where a

previously approved recorded plat is utilized for the purpose of tree plans the name, address, phone number, signature and seal of the licensed landscape architect, civil engineer, forester or surveyor; registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Planning Director determines that it would provide the same information as a tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and trees within required buffers must be surveyed and mapped.

#### **B. Major and Minor Subdivision Preliminary Plats**

Refer to Section 8.4.2.A.4 Preliminary Plat Application in the Subdivision Regulations of CHAPTER 8 of this Ordinance.

#### **C. Commercial, Industrial and Multi-Family Parcels**

1. All tree surveys must show the location, number, size and species of all trees 8 inches or greater DBH (Diameter Breast Height) including those scheduled to be removed.
2. When there are no trees 8 inches or greater DBH, documentation of this fact shall be provided from a registered surveyor, engineer or landscape architect.

**[Commentary: Assistance in tree identification and condition should be provided by a forester or qualified arborist.]**

#### **D. Single Family Detached Residential Parcels**

1. Single family detached residential parcels shall show all Grand Trees within the area of construction and land disturbance and in conjunction with the subdivision regulations of this Ordinance at the time a zoning or building permit application is made.

Effective on: 11/20/2001, as amended

### **§9.4.4 Required Tree Protection**

#### **A. General**

All Grand Trees and any other trees required to remain on a site as outlined in this Ordinance must be protected during construction and development of the parcel. Tree protection must be shown on all development plans prior to site plan approval. A site inspection of the tree barricades must be scheduled by the applicant with the Planning Department for approval prior to the issuance of permits or the start of development activities.

Prior to issuance of a zoning permit, a pre-construction planning conference for tree preservation is required on site with the Planning Director's representative, the applicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction office and dumpsters.

#### **B. Tree Protection During Development and Construction**

Protective barricades shall be placed around all required trees in or near development areas on all zoning parcels, prior to the start of development activities. These barricades, constructed of wood or plastic fencing or other approved materials shall be erected in accordance with standards by the Planning Director and placed beneath the canopy drip line or one and one-half feet times the DBH of the tree. Other protective devices or construction techniques may be used as approved by the Planning Director. The barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill, or other construction debris, vehicles, and development activities. All required trees are also subject to the provisions of Section 9.5.6 of this Chapter and subject to the enforcement criteria of CHAPTER 11.

#### **C. Partial Exception for Limited Clearing**

Limited clearing and grubbing may be authorized by the Planning Director prior to the installation of protective tree barricades on sites that exhibit unusually heavy undergrowth where access to the interior of the site and its protected trees would be otherwise highly impractical. Limited clearing shall be for the express purpose of accessing the property and protected trees to erect the required tree protection and silt fencing. For the purposes of this Article, limited clearing shall be clearing done with hand tools, push or walk behind equipment or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing that is not capable of removing vegetation greater than 3 inches in diameter. Under no circumstances will metal tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the protective barricades are erected and a zoning permit is issued.

#### **D. Separation of Trees from Pavement, Grading and Structures**

Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. Paved areas shall not constitute more than 25 percent of the protected area beneath a tree. Any paving, grading, trenching, or filling within the remaining 75 percent of the protected area must be approved by the Planning Director and may require specific construction

techniques be used in order to preserve the health of the tree. Refer to Chapter 9 exhibits for examples. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.

#### **E. Quantity and Location of Trees to be Protected**

Before the issuance of a Zoning Permit for Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following number of trees with a diameter breast height of 8 inches or greater shall be preserved and protected in accordance with the provisions of Section 9.4.4.B of this Ordinance. All trees located within required buffers as outlined in ARTICLE 9.5 shall be protected.

1. 20 trees per acre; or
2. Any number of trees with a combined diameter breast height of at least 160 inches per acre.
3. Required drainage improvements such as detention and retention ponds and wetlands may be subtracted from the area used to calculate tree preservation requirements.

Effective on: 11/20/2001, as amended

### **§9.4.5 Tree Removal**

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#### **A. Generally**

Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Planning Director:

1. Trees are not required to be retained by the provisions of this Article.
2. Trees are diseased, dead or dying (as determined by the Planning Director or a qualified arborist);
3. Trees pose an imminent safety hazard to nearby buildings, or pedestrian or vehicular traffic (as determined by the Planning Director or a qualified arborist); or
4. Removal of required trees has been approved by the Board of Zoning Appeals.

#### **B. Variances**

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 Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees.

#### **C. Emergency Provisions**

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 Planning Director may waive requirements of this Article. Documentation must later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified arborist and photographs supporting the tree removal emergency. The Planning Director may require replacement of required trees that are removed where it is determined that death or disease resulted from negligence.

#### **D. Violations and Penalties**

Violations and penalties are specified in CHAPTER 11 of this Ordinance.

Effective on: 11/20/2001, as amended

### **§9.4.6 Tree Replacement**

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#### **A. Generally**

Tree replacement shall be required accompanying development on all non-exempt properties in the manner described below:

1. When replacement canopy trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch caliper.
2. The Planning Director or Board of Zoning Appeals is empowered to require trees of larger caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.

#### **B. Protected Trees Removed in Violation**

When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the same general area according to a replacement schedule approved by the Planning Director.

#### **C. Sites with Less Than 160 Inches per Acre Combined DBH**

When lots lack a sufficient number of trees to meet the requirement for DBH/number of trees per acre, all trees six inches DBH or greater shall be preserved and protected in accordance with Section 9.4.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional trees shall be planted on the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Planning Director.

#### D. Previously Cleared Sites

Where sites were completely cleared of trees prior to adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement trees shall be planted, the combined caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, caliper and placement shall be approved by the Planning Director.

#### E. Tree Fund

The Tree Fund is a fund established to receive monies exacted from tree removal violation fines to include, but not be limited to, removal, damage, destruction, or as defined in Section 9.4.1.C of this Chapter, and as a form of mitigation when planting of the required trees is determined to be detrimental to the overall health of existing trees or impractical for the intended site design. The Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two- to three-inch caliper trees installed to the American Association of Nurserymen Standards. If the applicant disagrees with the amount of the Tree Mitigation fee imposed, they may file appeal with the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

#### F. Bankruptcy or Abandonment of Site

When trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the subject property are responsible for the mitigation of the removed trees as outlined and agreed or subject to Section 9.4.6E of this Chapter.

Effective on: 11/20/2001, as amended

### §9.4.7 Inspections and Final Approval

- A. The Planning Director shall periodically visit development sites prior to completion to monitor compliance with the tree plan approved for a project.
- B. Prior to issuance of a Certificate of Occupancy for a completed structure by the Director of Building Services, the Planning Director shall issue a statement of approval attesting to the developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold certificates of occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. Such inspections will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the building for its intended purpose will result in ticketing and fines. However, the Planning Director shall approve a delayed schedule for planting materials (provided by the applicant's contractor) when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials. This is designed to include severe weather, such as droughts, heat waves, and floods.
- C. Within three years of the issuance of the Certificate of Occupancy, the Planning Director shall perform a site inspection to verify the health of trees which were retained to meet the requirements of this Article and which may have suffered damage due to insufficient protective measures during development.
- D. Each required tree that is determined by the Planning Director to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist. Any tree damaged during or as a result of construction shall be repaired to the satisfaction of the Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree damage must be repaired prior to issuance of a Certificate of Occupancy.
- E. The owners of a non-exempt property or properties shall be responsible for the maintenance of all required trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of required trees on private property.

Effective on: 11/20/2001, as amended