



**JAMES ISLAND PLANNING COMMISSION
MEETING AGENDA
1122 Dills Bluff Road, James Island, SC 29412**

**May 9, 2024
5:00 PM**

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

This meeting will be live streamed on the Town's website:
jamesislandsc.us

Public Comments need to be received via email by noon on Wednesday 5/8/2024 to
kcrane@jamesislandsc.us

- I. CALL TO ORDER
- II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- III. INTRODUCTIONS
- IV. APPROVAL OF DECEMBER 14, 2023 MINUTES
- V. PUBLIC COMMENTS
- VI. STAFF COMMENTS
- VII. DISCUSSION, PRESENTATION AND VOTE OF PRELIMINARY PLAT FOR THE DILLS BLUFF SUBDIVISION, APP# SBDV-11-23-02617 (TMS #425-12-00-185)
Planning Commission will vote to approve, approve with conditions, or deny the preliminary plat of the proposed Dills Bluff Subdivision of 13 single-family lots.
- VIII. PROPOSED AMENDMENTS TO THE TOWN OF JAMES ISLAND ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR) INCLUDING:
 - a. General Provisions, Grand Tree Definition (153.013): Changing definition of grand tree from 24" DBH to 18" DBH
 - b. Subdivisions, Tree Preservation (153.309): Changing definition of grand tree from 24" DBH to 18" DBH
 - c. Development Standards, Tree Protection (153.334): Changing definition of grand tree from 24" DBH to 18" DBH
Planning Commission will vote on a recommendation to Town Council.
- IX. VOTE FOR CHAIR AND VICE-CHAIR
- X. CHAIR'S COMMENTS
- XI. COMMISSIONERS COMMENTS
- XII. NEXT SCHEDULED MEETING DATE: JUNE 13, 2024
- XIII. ADJOURN

The Planning Commission of the Town of James Island met on Thursday, December 14, 2023 at 6:35 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Patrick Broderick, Kelly Hall, Zennie Quinn, and Ed Steers, who presided as Chair. Absent: Deborah Bidwell (gave notice). A quorum was present to conduct business. Also, Kristen Crane, Planning Director, Flannery Wood, Planner II, Niki Grimbball, Town Administrator, Mayor Brook Lyon, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Commissioner Steers called the meeting to order at 6:35 p.m.

Compliance with the Freedom of Information Act: Commissioner Steers announced that this meeting was duly noticed in compliance with the SC Freedom of Information Act. This meeting was also live-streamed on the Town's website with notification provided to the public.

Introductions: Commissioner Steers introduced the members of the Planning Commission and welcomed new members Kelly Hall and Patrick Broderick at their first meeting; Town staff and Mayor Lyon.

Approval of September 14, 2023 Minutes: The minutes of the September 14, 2023 meeting were approved upon a motion by Commissioner Steers; second by Commissioner Quinn. Passed unanimously.

Public Comments: None.

Staff Comments: None.

Commissioner Quinn announced that Town Administrator, Niki Grimbball would present the Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) that includes:

- a. Proposed amendments to include changes to allow for variances and appeals of administrative decisions concerning the Flood Damage Prevention Ordinance and the Town Building Regulations Ordinance to be heard by the Board of Zoning Appeals.

Ms. Grimbball announced that the Town is in the process of taking steps to bring its building services in-house. She said rather than form a new Board, the delegation of those duties would be transferred to the Board of Zoning Appeals (BZA). A general overview of Chapter 153.027 which explains the process was shared with the Planning Commission informing them that the Board of Zoning Appeals would be the decision making authority for variances, including those described in Section 151-55 of the Flood Damage Prevention Ordinance; adjustments as described in Section 150-14 of the Town's Building Regulations Ordinance; and appeals of administrative decisions on:

- a. Zoning-related matters as described in the chapter
- b. Floodplain regulations related matters as described in Chapter 151 of the Code of Ordinances; and
- c. Building regulations-related matters as described in Chapter 150 of the Code of Ordinances

Commissioner Quinn moved to approve the recommendations as provided by staff; Commissioner Steers seconded. Commissioner Broderick spoke favorably about these services being done in-house to benefit the Town. Ms. Grimbball said we hope to have these services begin on January 1st and we are in the process of interviewing candidates for the Building Official position. Commissioner Steers thanked Ms. Grimbball for her knowledge and expertise and for her presentation to the Planning Commission. The vote was called and the motion passed unanimously. Town Council will hold a public hearing and first reading at its December 21st meeting and the second reading on January 18, 2024.

Potential Regular Meeting Time Change: Planning Director, Kristen Crane, presented a request to change the meeting time of the Planning Commission meeting from 6:35 p.m. to an earlier time if that is the desire of the Board. She stated that the time was previously held at 6:00 p.m. and changed by the former Land Use Liaison to 6:35 p.m. She also informed the Commission that the Board of Zoning Appeals (BZA) meeting time was changed to 5:00 p.m. and is working well for the members and staff. Discussion was held among the members. Mayor Lyon, the new Land Use Liaison, stated her schedule is flexible with whatever time the Commission decides. There was agreement among the members that the meeting time be changed to 5:00 p.m. (in-line with the BZA meeting). A motion to change the time of the Planning Commission meeting to 5:00 p.m. was made by Commissioner Quinn, seconded by Commissioner Hall, and passed unanimously.

Chair's Comments: None.

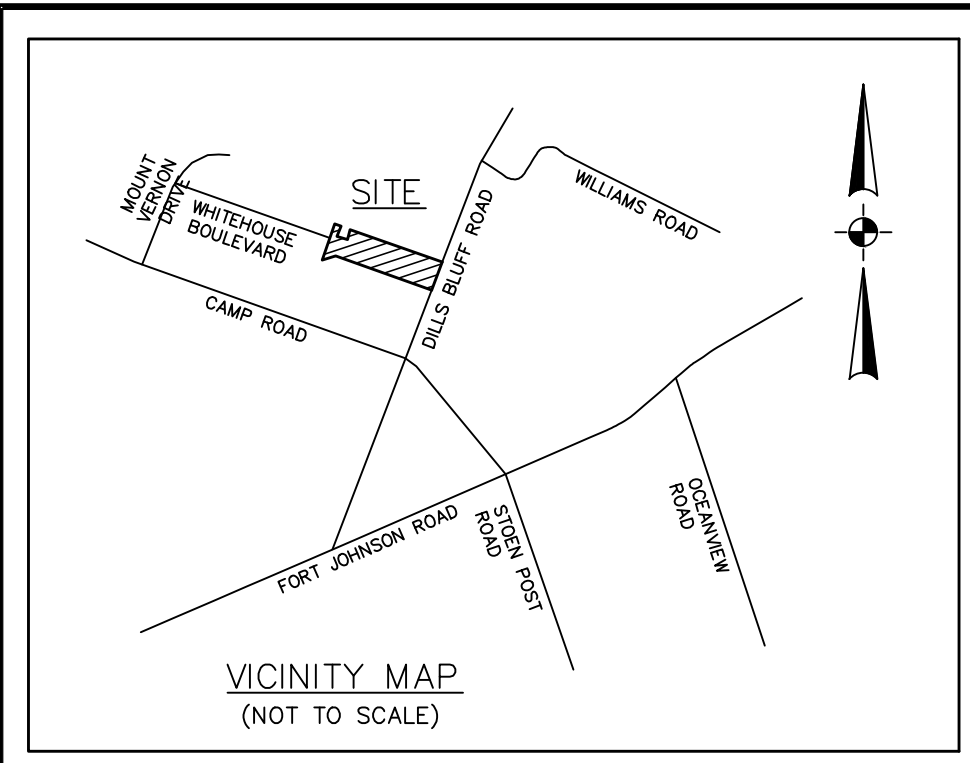
Commissioners Comments: None.

Next Scheduled Meeting Date: January 11, 2024 @ 5:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:54 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission



- NOTES:**
- THIS SURVEY IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH ARE NOT SHOWN HEREON AND OF WHICH THE SURVEYOR IS NOT AWARE.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
 - TMS NO. 425-12-00-185
 - SEWER IS TO BE PROVIDED BY JAMES ISLAND PUBLIC SERVICE DISTRICT.
 - WATER IS TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
 - THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY BASED UPON A WETLAND SITE ASSESSMENT DESCRIBED IN A LETTER DATED JUNE 2, 2023, BY CYGNUS ENVIRONMENTAL, LLC.
 - HOA AREAS WILL BE OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF PRIVATE ROADWAY AND PRIVATE DRAINAGE AREAS WILL BE BY THE HOA.
 - PONDS ARE INTERCONNECTED BY EQUALIZER PIPES.
 - MAXIMUM ALLOWED LOTS = 15 LOTS (3 DU/ACRE)
 - TOTAL RESIDENTIAL LOTS = 13 LOTS
 - MINIMUM LOT SIZE = 14,520 SF (0.33 AC)
 - LOT SETBACKS (TYPICAL): FRONT=25', SIDE=10', REAR=15'

DEDICATION STATEMENT

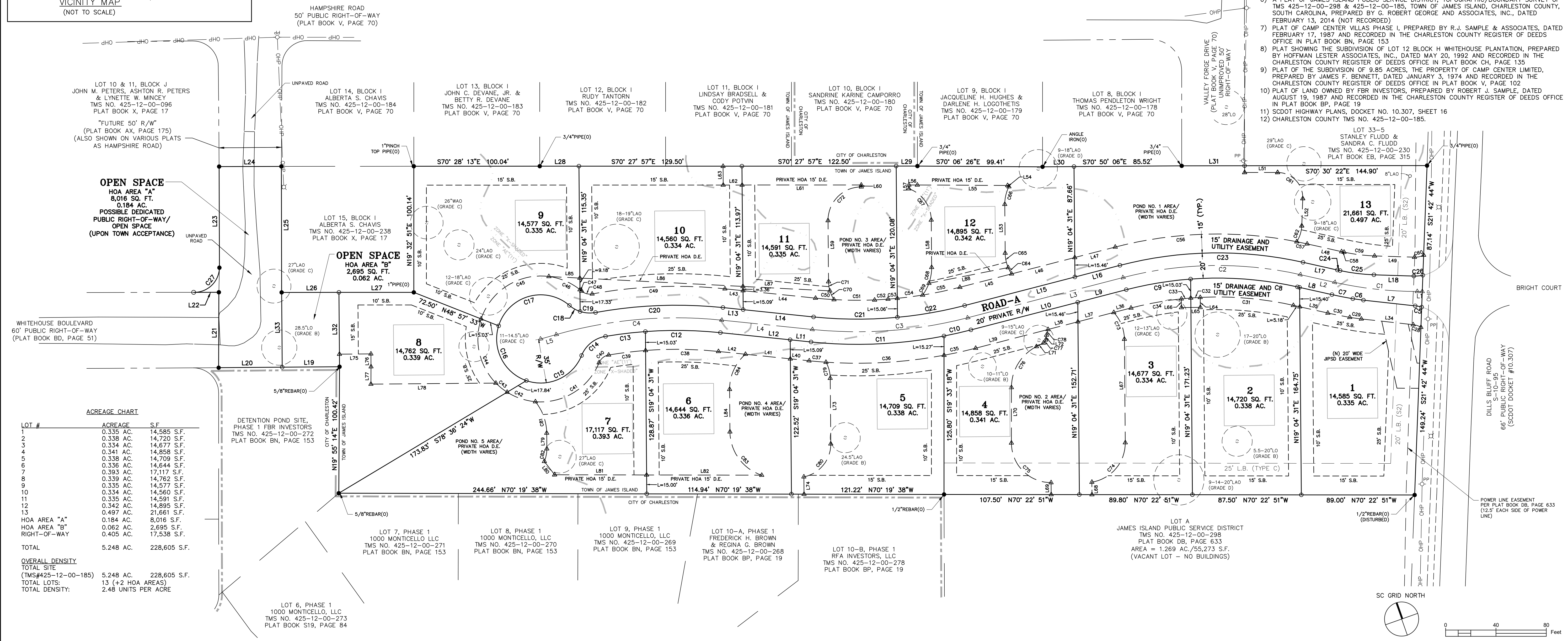
ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS

BY THE RECORDING OF THIS PLAT, I/WE HEREBY DEDICATE THE 20' PRIVATE RIGHT-OF-WAY AND PRIVATE HOA DRAINAGE EASEMENTS TO THE USE OF THE PROPERTY OWNERS FOREVER. THE HOME OWNER ASSOCIATION (HOA) AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

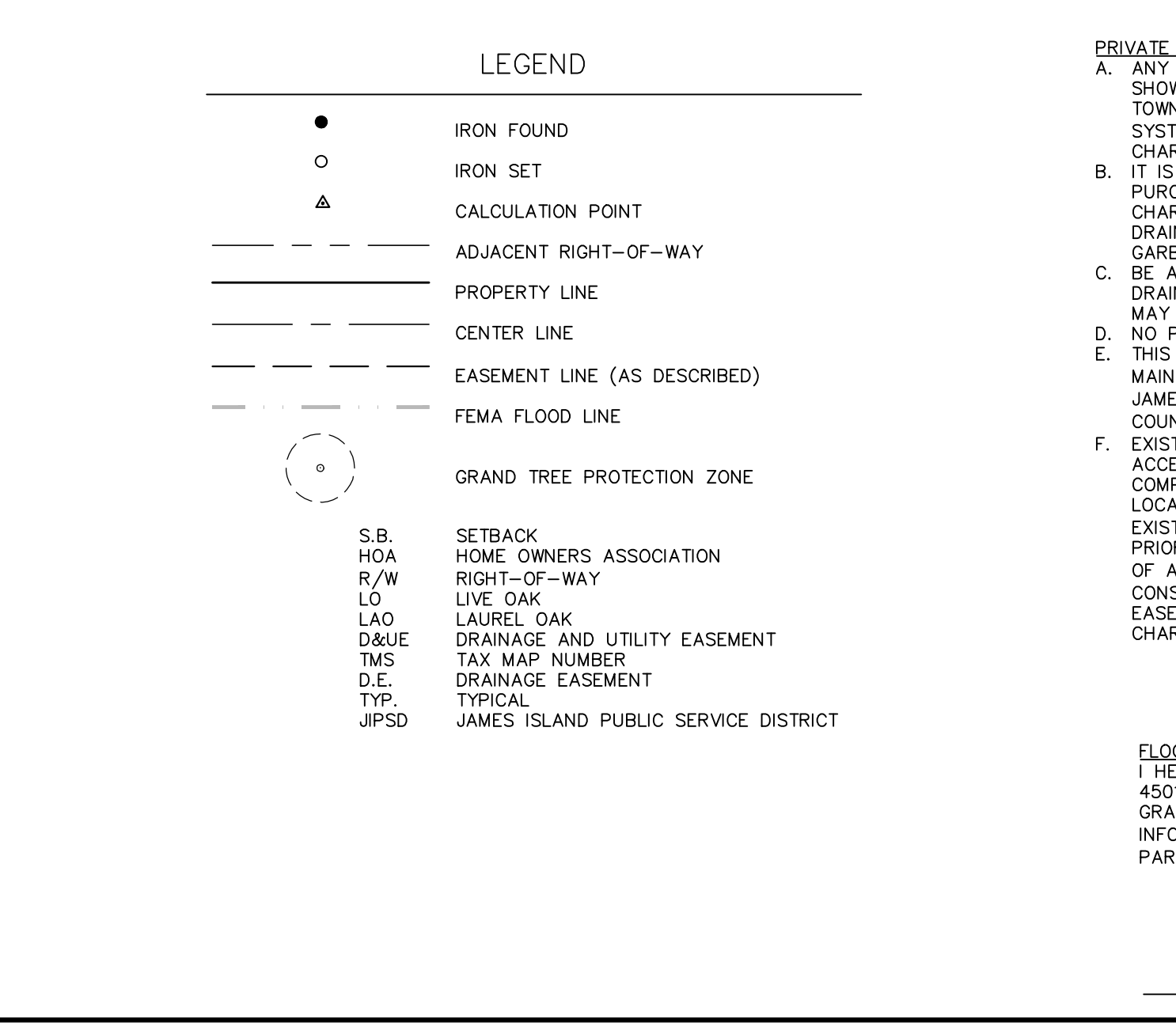
FOR CHARLESTON COUNTY, TOWN OF JAMES ISLAND AND REGISTER OF DEEDS ONLY

NOT FOR RECORDING PRELIMINARY ONLY

- REFERENCES:**
- A SURVEY AND SUBDIVISION OF A 6.519 AC. PARCEL OF LAND INTO LOTS A AND B, LOCATED ON JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY ROBERT L. FRANK, DATED JUNE 2, 1998 AND LAST REVISED JULY 1, 1998, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK DB, PAGE 633
 - A PLAT SHOWING THE SUBDIVISION OF LOT 33 (0.943 ACRES), WHITEHOUSE PLANTATION INTO LOTS 33-1 THRU 33-5, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY A.H. SCHWABE, III, DATED JULY 15, 1996, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK EB, PAGE 315
 - A PLAT OF LOTS 14 & 15 BLOCK I & LOTS 10 & 11, BLOCK J, WHITEHOUSE PLANTATION, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY SIGMA ENGINEERS, INC., DATED SEPTEMBER 20, 1976, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK X, PAGE 17
 - A PLAT SHOWING A PORTION OF WHITEHOUSE PLANTATION, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PROPERTY OF SANAPE REALTY CORP., PREPARED BY C. ROGER JENNINGS, DATED NOVEMBER 1966, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 70
 - A PLAT SHOWING PROPERTY LINE ADJUSTMENT & JOINT USE ACCESS EASEMENT BETWEEN LOTS 5, 6, & 7, TAX MAP NO. 425-12-00-299, CAMP CENTER VILLAS, CITY OF CHARLESTON, LOCATED ON TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY KEVIN M. SCHWABE, DATED APRIL 25, 2017 AND LAST REVISED MARCH 6, 2019, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK S19, PAGE 84
 - A PLAT OF JAMES ISLAND PUBLIC SERVICE DISTRICT, TOPOGRAPHIC/BOUNDARY SURVEY OF TMS 425-12-00-298 & 425-12-00-185, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY G. ROBERT GEORGE AND ASSOCIATES, INC., DATED FEBRUARY 13, 2014 (NOT RECORDED)
 - PLAT OF CAMP CENTER VILLAS PHASE I, PREPARED BY R.J. SAMPLE & ASSOCIATES, DATED FEBRUARY 17, 1987 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK BN, PAGE 153
 - PLAT SHOWING THE SUBDIVISION OF LOT 12 BLOCK H, WHITEHOUSE PLANTATION, PREPARED BY HOFFMAN LESTER ASSOCIATES, INC., DATED MAY 20, 1992 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 102
 - PLAT OF THE SUBDIVISION OF 9.85 ACRES, THE PROPERTY OF CAMP CENTER LIMITED, PREPARED BY JAMES F. BENNETT, DATED JANUARY 3, 1974 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 102
 - PLAT OF LAND OWNED BY FBR INVESTORS, PREPARED BY ROBERT J. SAMPLE, DATED AUGUST 19, 1987 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK BP, PAGE 19
 - SCOTT HIGHWAY PLANS, DOCKET NO. 10,307, SHEET 16
 - CHARLESTON COUNTY TMS NO. 425-12-00-185.



LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE																																																																																																																									
LINE #	DISTANCE	BEARING	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. DISTANCE																																																																																																														
L1	4.01	N70° 26' 42.00"W	L34	41.43	S64° 10' 36.03"E	L67	82.16	100.00	12.62	S64° 07' 59"E	65.96	C33	7.53	275.00	1.57	N75° 41' 36"W	7.53	C66	14.51	30.00	27.71	S32° 55' 49"W	14.37	C67	32.44	26.50	70.15	N15° 59' 52"W	30.45	C68	12.85	36.50	10.18	N29° 09' 46"E	12.79	C69	10.67	36.50	16.76	N47° 37' 45"E	10.64	C70	7.70	26.50	16.65	S5° 14' 51"E	7.68	C71	7.40	26.50	16.65	S10° 04' 35"W	7.37	C72	41.83	26.50	90.44	S64° 17' 39"W	37.62	C73	23.34	31.50	42.46	N2° 09' 19"W	22.81	C74	44.76	31.50	81.42	S59° 46' 58"E	41.09	C75	49.41	31.50	90.05	S25° 28' 09"E	44.57	C76	40.11	36.50	62.97	S51° 02' 22"W	38.13	C77	32.33	36.50	53.07	S65° 36' 32"E	31.12	C78	43.57	26.50	89.75	S34° 34' 52"W	4.57	C79	15.30	26.50	28.75	N4° 41' 57"E	13.16	C80	36.68	26.50	79.30	N58° 43' 37"E	33.82	C81	26.98	40.00	38.62	N0° 14' 07"W	26.45	C82	10.23	25.00	23.43	N30° 47' 32"E	10.15	C83	45.61	36.50	71.59	S16° 43' 09"E	42.70	C84	51.99	36.50	49.59	S43° 52' 08"W	30.61	C85	11.86	30.00	22.64	S7° 45' 13"W	11.78



PRIVATE ROAD NOTES:

A. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE TOWN OF JAMES ISLAND ORDINANCES. BEFORE TOWN OF JAMES ISLAND WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE TOU ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO TOWN OF JAMES ISLAND/COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.

B. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE TOWN OF JAMES ISLAND OR 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 ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.

C. BE AWARE THAT THE TOWN OF JAMES ISLAND OR COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

D. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT; AND THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF JAMES ISLAND OR COUNTY OF CHARLESTON TO MAINTAIN THE EASEMENT OR RIGHT-OF-WAY UNTIL IT HAS BEEN BOTH: (1) CONSTRUCTED TO TOWN OF JAMES ISLAND / COUNTY STANDARDS AND (2) ACCEPTED FOR MAINTENANCE BY TOWN OF JAMES ISLAND COUNCIL / CHARLESTON COUNTY COUNCIL; AND

F. 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 TOWN OF JAMES ISLAND LAND DEVELOPMENT REGULATIONS 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 ORDINANCE.

FLOOD STATEMENT:
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 45019C0677K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021, BASED ON SCALING AND GRAPHICAL PLOTTING ONLY. I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PROPERTY LIES IN PARTIALLY IN ZONE "X-SHADED" AND PARTIALLY IN ZONE "AE" (11) OF SAID MAP.

TAYLOR CONSULTING GROUP

295 Seven Farms Drive | Suite C-133 | Charleston, SC 29492 | 843.870.7001

SOUTH CAROLINA
TAYLOR CONSULTING GROUP
NO. 6819
STATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL SEAL
KAT
02/26/2024
PER AGENCY COMMENT
DATE

Dills Bluff Subdivision
Prepared for
Dills Bluff Builders, LLC
TMS#425-12-00-185
Town of James Island, SC

Checked by: KAT
Date: November 10, 2023
Project #: 22-105
Scale: 1" = 40'

SHEET TITLE: Preliminary Plat
SHEET NUMBER: 1

OF 1

App #SBDV-11-23-02617 – Lands of the James Island Public Service District

Dills Bluff Road

Town of James Island

Lots: 13

Applicant: Taylor Consulting Group, LLC

Acres: 5.25

TMS #425-12-00-185

The purpose of this Preliminary Plat is for future conveyance of new lots.

This application was reviewed by the Planning, Public Works, and Stormwater Departments of the Town of James Island and Charleston County, and the following was determined:

- The applicant is requesting PRELIMINARY approval of this proposed subdivision of 13 lots.
- This preliminary plat meets the zoning requirements of the RSL zoning district in The Town of James Island Zoning and Land Development Regulations Ordinance.
- The proposed subdivision is to be served with public water (Charleston Water System) and public sewer (James Island Public Service District).
- **This proposed preliminary plat is conceptual and the developer has no guarantee concerning the final number of lots. Access to lots is proposed as a 20' private Right-of-Way.**
- **Planning, Public Works, and Stormwater recommend PRELIMINARY APPROVAL with the following stipulations and contingencies:**

Stipulations:

1. Approval of this plan in no way obligates the Town of James Island to maintain any of the proposed right-of-ways, ingress-egress easements, and/or drainage systems.
2. The private HOA areas shall be dedicated to a legally recognized entity. Private HOA areas shall not be dedicated to the public. Further, the Town of James Island, nor Charleston County is obligated or responsible for the private HOA areas maintenance. The dedication to an entity will be reviewed and approved by the Town's legal department prior to recording of a Final Plat.

Prior to Final Approval, the following *contingencies* must be met:

1. The Right-of-Way must be named. All proposed road names must be approved by the Charleston County 9-1-1 Center. To propose a new road name, fill out the "Reserve Street Name" application.
2. Dedication Statement signed by entity who will own and maintain the road.

3. Lots must comply with the provisions of the Town of James Island's Subdivision Regulations pertaining to final plats and final approval.
4. Lots must comply with the Town of James Island's Zoning and Land Development Regulations.
5. This approval in no way constitutes approval for any individual lot in this subdivision.
6. Provide DHEC Permit to Operate for Water and Sewer
7. Public water and sewer taps are to be installed to each lot prior to the recording of a final plat.
8. Development of each lot must comply with the ordinances in effect at the time application is made.
9. All infrastructure is to be installed prior to recording a final plat.
10. Homeowners Association document should include language that states the HOA takes full responsibility for maintenance of the 20' Private ROW, Open Space "A", Open Space "B", Pond No. 1, Pond No. 2, Pond No. 3, Pond No. 4, Pond No. 5, and any other dedicated areas labeled on plat.

GENERAL PROVISIONS

§ 153.013 DEFINITIONS.

GRAND TREE. All species of tree measuring **24 18** inches or greater diameter breast height (DBH) except pine and sweet gum.

SUBDIVISION REGULATIONS

§ 153.309 TREE PRESERVATION; GRAND TREES.

(A) *Definition.* For this and all sections regarding the protection of **GRAND TREES**, the meaning shall be for all trees except pine and sweet gum having a diameter at breast height of **24 18** inches or greater.

DEVELOPMENT STANDARDS

§ 153.334 TREE PROTECTION AND PRESERVATION.

GRAND TREE. Any species of tree measuring **24 18** inches or greater diameter breast height (DBH) except pine and sweet gum. All **GRAND TREES** are prohibited from removal unless a grand tree removal permit is issued.

TREE ORDINANCES from NEIGHBORING MUNICIPALITIES

Town of James Island

- All species of tree measuring 24" or greater diameter breast height except and sweet gum is a grand tree. Grand tree removal permits may be approved if trees are diseased, dead, dying or pose a safety hazard to nearby buildings or pedestrian or vehicular traffic (as determined by the ZA or a qualified arborist; or the approval has been approved by the Board of Zoning Appeals.
- Any tree eight inches (8") or greater D.B.H., on a parcel prior to development and all trees within required buffers or required landscape areas are protected trees. Protected trees may be removed if the location and configuration of trees create an unreasonable burden on the use of the parcel. (Single-family detached are exempt)
- All invasive tree species as referred by Clemson Extension and the South Carolina Pest Plant Council are exempt from grand and protected tree sections.
- Removal of three or more limbs with an individual diameter of six inches or greater, or removal of more than 25% of the canopy of a grand tree requires a zoning permit.

City of Charleston

- Any tree twenty-four inches (24") or greater in diameter at 4.5' above the grade (D.B.H.) excluding pine trees or sweet gums is a grand tree.
- Any tree eight inches (8") or greater D.B.H., except multi-stem crepe myrtles is a protected tree.
- Protected and Grand Trees that are determined to be hazardous, diseased, injured to the extent it is irreparably damaged or causing damage to a habitable building where it cannot be remedied without removing the tree will be approved for removal.
- A permit is not required to prune a Grand or Protected tree. However, pruning shall be done by a qualified tree service and performed using the National Arborist Association's Pruning Standards for Shade Trees.
- Grand Trees must maintain a minimum protective zone from any land disturbance activity, all proposed impervious surfaces, building materials, fill, construction debris, vehicles and heavy machinery during construction activities. The protective zone must be barricaded with a physical structure not less than 4' in height. A suitable protective barrier shall be composed of wood or other durable material which insures protection of grand trees during development.
- The minimum clearance from grand trees during development is based on the following formula: A 24" D.B.H. tree requires a minimum clearance of 12' from the base of the tree, plus an additional one foot (1') of clearance for every three D.B.H. inches (3") in excess of twenty-four (24) (i.e., a tree having a D.B.H. of thirty-six inches (36") must have a minimum clearance of sixteen feet (16') between its base and any impervious surface).

Town of Summerville

- All trees (all species) eight inches in diameter at breast height (DBH), including dead trees, require a permit to be removed. Permits for removal of trees for new construction projects must be submitted with the building permit and will be reviewed as part of site plan review.
- All trees 16 inches or greater must be approved by the Town’s Tree Protection Board (TPB).
- Criteria for Removal-Trees are typically approved for removal if they meet one or more of the following criteria:
 - Diseased, dead, or dying
 - Pose a safety hazard to nearby buildings, utility lines, or pedestrian or vehicular traffic.
 - Prevent essential grade or all reasonable utility installations.
 - Prevent all reasonable site configurations.
 - Removal of trees is the only reasonable means by which: Building, Health, Public Safety, Subdivision, Zoning, or other Town requirements can be met.
 - Located in the building footprint and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area where every measure has been explored to preserve existing trees has failed.
 - The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial.

City of Folly Beach

- Protected trees may not be removed except when a) certified as severely diseased, high risk, or dying; b) in the footprint of a proposed single-family dwelling and/or driveway; or c) certified as hazardous.

TABLE OF PROTECTED TREES		
<i>SPECIES</i>	<i>COMMON NAME</i>	<i>MINIMUM SIZE (inches) (1)</i>
Magnolia grandiflora	Southern Magnolia	12 (DBH)
Quercus phellos	Willow Oak	12 (DBH)
Magnolia virginiana	Sweet Bay Magnolia	12 (DBH)
Quercus virginiana	Live Oak	6 (DBH)
Quercus launfolia	Laurel Oak	12 (DBH)
Acer rubrum	Red Maple	12 (DBH)
Juniperus virginiana	Eastern Red Cedar	12 (DBH)
Sabal palmetto	Cabbage Palm or Sabal Palm (Palmetto)	12 (DBH)
Ilex opaca	American Holly	12 (DBH)
Cornus florida	Flowering Dogwood	12 (DBH)
NOTES: (1) DBH = Diameter at breast height measured 4.5 feet above grade.		

- Non protected trees can be removed for any reason, but still require mitigation.

- All healthy protected trees and non-protected trees larger than 12" DBH must be replaced or payment received in lieu of replacement according to tree replacement calculator.
- Certified diseased or dying trees do not have to be replaced.

18" or less DBH = equivalent amount of trunk diameter

19" to 24" DBH = 1.5 times the diameter

25" or more = 2 times the diameter

EXAMPLE See the table below for an example of the calculation for removing the following trees:

Trees	Inches	Multiply by	Total
8" live oak			
14" sabal palm			
20" sabal palm			
22" willow oak			
25" pine			
28" pine			
Live oaks between 6" and 12"	8	x 1 =	8
All trees between 13" and 18"	14	x 1 =	14
All trees between 19" and 24"	42	x 1.5 =	63
All trees 25" or more	53	x 2 =	106
Total of above four lines			191

Town of Mount Pleasant:

- Residential properties, all trees 16" and greater are protected and require permit with exception of Bradford Pear, Camphor, Chinaberry, Chinese Tallow (popcorn tree), Callary Pear varieties, Mimosa, Pines, River Birch, Sweet Gum, and White Poplar. Trees located within special buffer areas, however, may still be protected regardless of size or species.
- Except for Pine a permit is required to remove any tree or limb over 8" in diameter. The city will require a certified arborist letter to perform larger cuts or removals.
- Have other designations as well like a historic tree- Any tree with diameter breast height (DBH) of 24 inches or larger
- Non-exempt tree species (with the exception of live oak trees) containing three or more separate trunks shall be considered a significant tree.
- Live Oak tree species with a DBH of 24 inches or larger are considered HISTORIC TREES under all circumstances.

Charleston County:

- Single-family residential, all trees 24" and greater require permit with exception of Pines and American sweetgums.
- Multi-Family residential, all trees 8" and greater are protected in effort to retain a buffer.
- Pruning of 3 or more limbs with an individual diameter of 6" or greater and excessive pruning or thinning that exceeds more than 25% of the leaf surface requires a Zoning Permit.

Isle of Palms:

- Except for Pine a permit is required to remove any tree or limb over 8" in diameter. The city will require a certified arborist letter to perform larger cuts or removals.
- Criteria for removal:
 - a dead or diseased tree constitutes a hazard to life and/or property, or harbors insects or disease which constitutes a substantial threat to other trees.
 - When a tree is causing structural damage to an enclosed area of the primary building, including porches, or any other permanent accessory structure that would require a building permit, and the damage cannot be remedied without removing the tree,
 - When a certified arborist determines in writing that a tree poses a clear and imminent threat of structural damage to an enclosed area of the primary building, including porches, or any other permanent accessory structure that would require a building permit, and the threat of damage cannot be remedied without removing the tree.
 - When a tree is causing structural damage to a septic tank system, and the damage cannot be remedied without removing the tree, the zoning administrator may determine that the tree is hazardous and issue a permit for its removal.
 - When a certified arborist determines in writing that a tree poses a clear and imminent threat of structural damage to a septic tank system, and the threat of damage cannot be remedied without removing the tree, the zoning administrator may determine that the tree is hazardous and issue a permit for its removal.
- Also has designations for other trees like historic trees.

The Planning Commission of the Town of James Island met on Thursday, December 14, 2023 at 6:35 p.m. in person at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Patrick Broderick, Kelly Hall, Zennie Quinn, and Ed Steers, who presided as Chair. Absent: Deborah Bidwell (gave notice). A quorum was present to conduct business. Also, Kristen Crane, Planning Director, Flannery Wood, Planner II, Niki Grimbball, Town Administrator, Mayor Brook Lyon, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Commissioner Steers called the meeting to order at 6:35 p.m.

Compliance with the Freedom of Information Act: Commissioner Steers announced that this meeting was duly noticed in compliance with the SC Freedom of Information Act. This meeting was also live-streamed on the Town's website with notification provided to the public.

Introductions: Commissioner Steers introduced the members of the Planning Commission and welcomed new members Kelly Hall and Patrick Broderick at their first meeting; Town staff and Mayor Lyon.

Approval of September 14, 2023 Minutes: The minutes of the September 14, 2023 meeting were approved upon a motion by Commissioner Steers; second by Commissioner Quinn. Passed unanimously.

Public Comments: None.

Staff Comments: None.

Commissioner Quinn announced that Town Administrator, Niki Grimbball would present the Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR) that includes:

- a. Proposed amendments to include changes to allow for variances and appeals of administrative decisions concerning the Flood Damage Prevention Ordinance and the Town Building Regulations Ordinance to be heard by the Board of Zoning Appeals.

Ms. Grimbball announced that the Town is in the process of taking steps to bring its building services in-house. She said rather than form a new Board, the delegation of those duties would be transferred to the Board of Zoning Appeals (BZA). A general overview of Chapter 153.027 which explains the process was shared with the Planning Commission informing them that the Board of Zoning Appeals would be the decision making authority for variances, including those described in Section 151-55 of the Flood Damage Prevention Ordinance; adjustments as described in Section 150-14 of the Town's Building Regulations Ordinance; and appeals of administrative decisions on:

- a. Zoning-related matters as described in the chapter
- b. Floodplain regulations related matters as described in Chapter 151 of the Code of Ordinances; and
- c. Building regulations-related matters as described in Chapter 150 of the Code of Ordinances

Commissioner Quinn moved to approve the recommendations as provided by staff; Commissioner Steers seconded. Commissioner Broderick spoke favorably about these services being done in-house to benefit the Town. Ms. Grimbball said we hope to have these services begin on January 1st and we are in the process of interviewing candidates for the Building Official position. Commissioner Steers thanked Ms. Grimbball for her knowledge and expertise and for her presentation to the Planning Commission. The vote was called and the motion passed unanimously. Town Council will hold a public hearing and first reading at its December 21st meeting and the second reading on January 18, 2024.

Potential Regular Meeting Time Change: Planning Director, Kristen Crane, presented a request to change the meeting time of the Planning Commission meeting from 6:35 p.m. to an earlier time if that is the desire of the Board. She stated that the time was previously held at 6:00 p.m. and changed by the former Land Use Liaison to 6:35 p.m. She also informed the Commission that the Board of Zoning Appeals (BZA) meeting time was changed to 5:00 p.m. and is working well for the members and staff. Discussion was held among the members. Mayor Lyon, the new Land Use Liaison, stated her schedule is flexible with whatever time the Commission decides. There was agreement among the members that the meeting time be changed to 5:00 p.m. (in-line with the BZA meeting). A motion to change the time of the Planning Commission meeting to 5:00 p.m. was made by Commissioner Quinn, seconded by Commissioner Hall, and passed unanimously.

Chair's Comments: None.

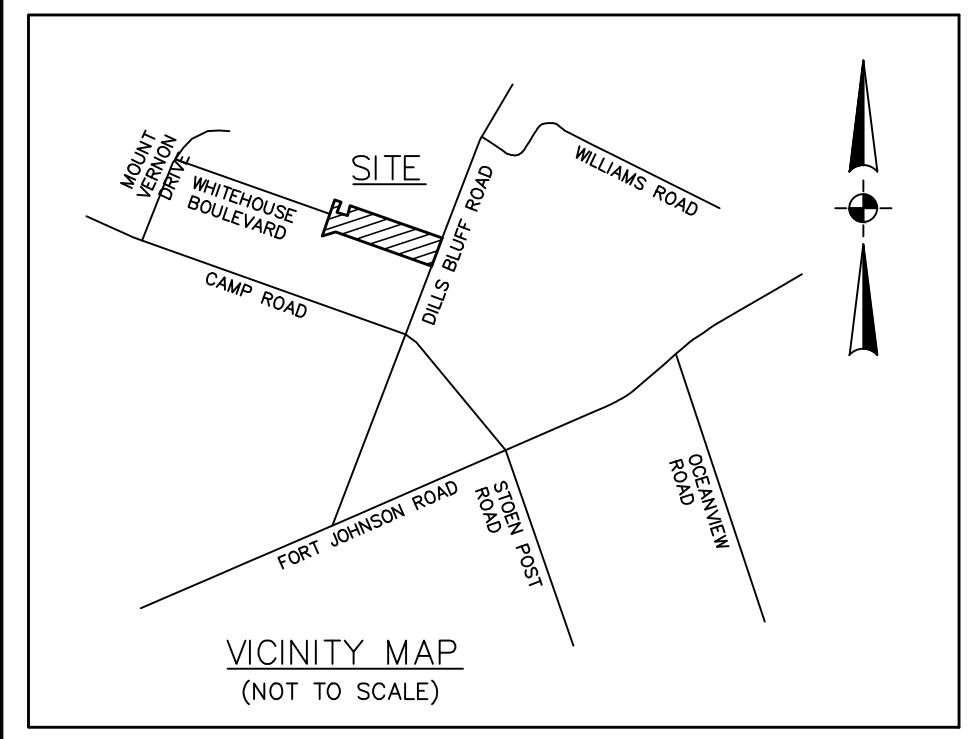
Commissioners Comments: None.

Next Scheduled Meeting Date: January 11, 2024 @ 5:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:54 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk and Secretary to the Planning Commission



- NOTES:**
- THIS SURVEY IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH ARE NOT SHOWN HEREON AND OF WHICH THE SURVEYOR IS NOT AWARE.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
 - TMS NO. 425-12-00-185
 - SEWER IS TO BE PROVIDED BY JAMES ISLAND PUBLIC SERVICE DISTRICT.
 - WATER IS TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
 - THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY BASED UPON A WETLAND SITE ASSESSMENT DESCRIBED IN A LETTER DATED JUNE 2, 2023, BY CYGNUS ENVIRONMENTAL, LLC.
 - HOA AREAS WILL BE OWNED AND MAINTAINED BY A NEIGHBORHOOD HOME OWNERS ASSOCIATION.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF PRIVATE ROADWAY AND PRIVATE DRAINAGE AREAS WILL BE BY THE HOA.
 - PONDS ARE INTERCONNECTED BY EQUALIZER PIPES.
 - MAXIMUM ALLOWED LOTS = 15 LOTS (3 DU/ACRE)
 - TOTAL RESIDENTIAL LOTS = 13 LOTS
 - MINIMUM LOT SIZE = 14,520 SF (0.33 AC)
 - LOT SETBACKS (TYPICAL): FRONT=25', SIDE=10', REAR=15'

DEDICATION STATEMENT

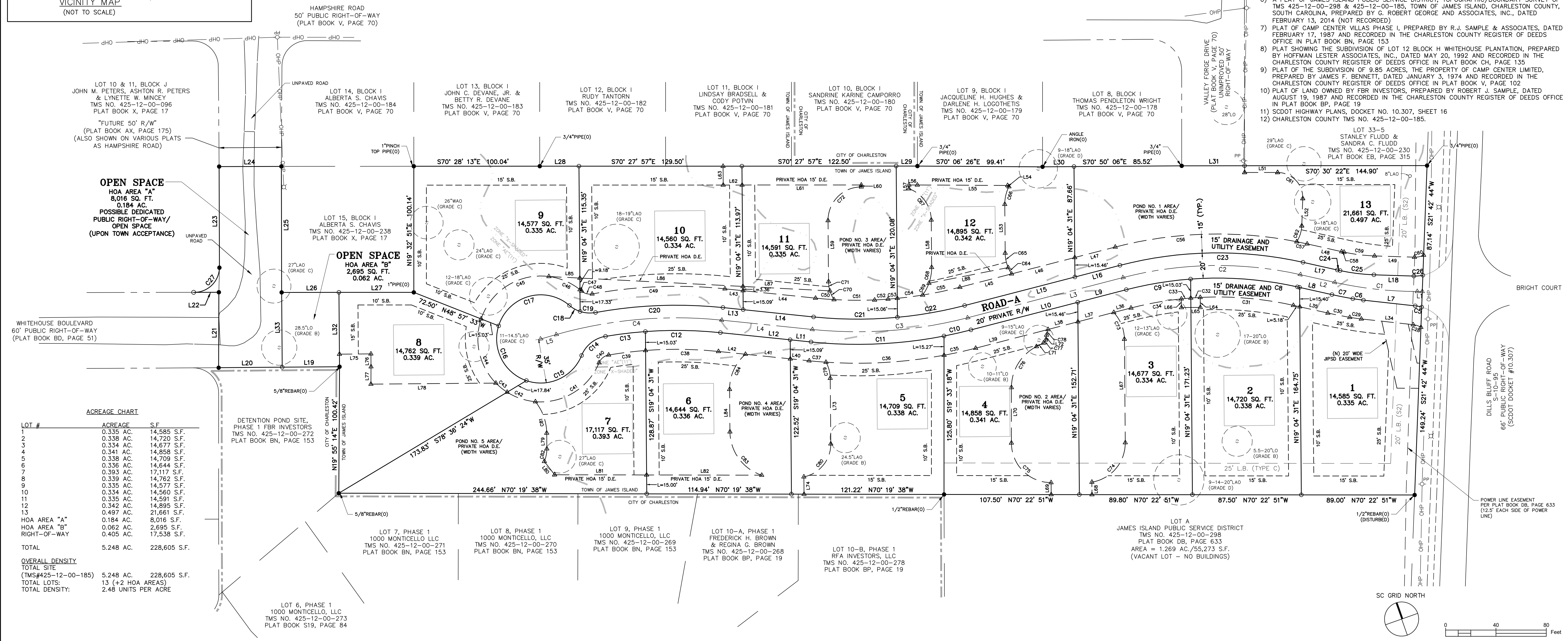
ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENTS

BY THE RECORDING OF THIS PLAT, I/WE HEREBY DEDICATE THE 20' PRIVATE RIGHT-OF-WAY AND PRIVATE HOA DRAINAGE EASEMENTS TO THE USE OF THE PROPERTY OWNERS FOREVER, THE HOME OWNER ASSOCIATION (HOA) AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

FOR CHARLESTON COUNTY, TOWN OF JAMES ISLAND AND REGISTER OF DEEDS ONLY

NOT FOR RECORDING PRELIMINARY ONLY

- REFERENCES:**
- A SURVEY AND SUBDIVISION OF A 6.519 AC. PARCEL OF LAND INTO LOTS A AND B, LOCATED ON JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY ROBERT L. FRANK, DATED JUNE 2, 1998 AND LAST REVISED JULY 1, 1998, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK DB, PAGE 633
 - A PLAT SHOWING THE SUBDIVISION OF LOT 33 (0.843 ACRES), WHITEHOUSE PLANTATION INTO LOTS 33-1 THRU 33-5, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY A.H. SCHWACKE, III, DATED JULY 15, 1996, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK EB, PAGE 315
 - A PLAT OF LOTS 14 & 15 BLOCK I & LOTS 10 & 11, BLOCK J, WHITEHOUSE PLANTATION, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY SIGMA ENGINEERS, INC., DATED SEPTEMBER 20, 1976, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK X, PAGE 17
 - A PLAT SHOWING A PORTION OF WHITEHOUSE PLANTATION, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PROPERTY OF SANAPE REALTY CORP., PREPARED BY C. ROGER JENNINGS, DATED NOVEMBER 1966, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 70
 - A PLAT SHOWING PROPERTY LINE ADJUSTMENT & JOINT USE ACCESS EASEMENT BETWEEN LOTS 5, 6, & 7, TAX MAP NO. 425-12-00-299, CAMP CENTER VILLAS, CITY OF CHARLESTON, LOCATED ON TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY KEVIN M. SCHWACKE, DATED APRIL 25, 2017 AND LAST REVISED MARCH 6, 2019, AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK S19, PAGE 84
 - A PLAT OF JAMES ISLAND PUBLIC SERVICE DISTRICT, TOPOGRAPHIC/BOUNDARY SURVEY OF TMS 425-12-00-298 & 425-12-00-185, TOWN OF JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED BY G. ROBERT GEORGE AND ASSOCIATES, INC., DATED FEBRUARY 13, 2014 (NOT RECORDED)
 - PLAT OF CAMP CENTER VILLAS PHASE I, PREPARED BY R.J. SAMPLE & ASSOCIATES, DATED FEBRUARY 17, 1987 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK BN, PAGE 153
 - PLAT SHOWING THE SUBDIVISION OF LOT 12 BLOCK H, WHITEHOUSE PLANTATION, PREPARED BY HOFFMAN LESTER ASSOCIATES, INC., DATED MAY 20, 1992 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 102
 - PLAT OF THE SUBDIVISION OF 9.85 ACRES, THE PROPERTY OF CAMP CENTER LIMITED, PREPARED BY JAMES F. BENNETT, DATED JANUARY 3, 1974 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK V, PAGE 102
 - PLAT OF LAND OWNED BY FBR INVESTORS, PREPARED BY ROBERT J. SAMPLE, DATED AUGUST 19, 1987 AND RECORDED IN THE CHARLESTON COUNTY REGISTER OF DEEDS OFFICE IN PLAT BOOK BP, PAGE 19
 - SCOTT HIGHWAY PLANS, DOCKET NO. 10,307, SHEET 16
 - CHARLESTON COUNTY TMS NO. 425-12-00-185.



ACREAGE CHART

LOT #	ACREAGE	S.F.
1	0.335 AC.	14,585 S.F.
2	0.338 AC.	14,720 S.F.
3	0.334 AC.	14,677 S.F.
4	0.341 AC.	14,858 S.F.
5	0.338 AC.	14,709 S.F.
6	0.336 AC.	14,644 S.F.
7	0.393 AC.	17,117 S.F.
8	0.339 AC.	14,762 S.F.
9	0.335 AC.	14,577 S.F.
10	0.334 AC.	14,560 S.F.
11	0.335 AC.	14,591 S.F.
12	0.342 AC.	14,895 S.F.
13	0.497 AC.	21,661 S.F.
HOA AREA "A"	0.184 AC.	8,016 S.F.
HOA AREA "B"	0.082 AC.	2,895 S.F.
RIGHT-OF-WAY	0.405 AC.	17,538 S.F.
TOTAL	5.248 AC.	228,605 S.F.

OVERALL DENSITY
TOTAL SITE (TMS#425-12-00-185) 5.248 AC. 228,605 S.F.
TOTAL LOTS: 13 (+2 HOA AREAS)
TOTAL DENSITY: 2.48 UNITS PER ACRE

LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING	LINE #	DISTANCE	BEARING
L1	4.01	N70° 26' 42.00"W	L34	41.83	S64° 10' 36.03"E	L67	82.16	S19° 04' 30.81"W	C2	66.10	300.00	12.62	S64° 07' 59"E	65.96	C33	7.53	275.00	1.57	N75° 41' 36"W	7.53
L2	28.04	N57° 49' 16.03"W	L35	22.86	S57° 49' 16.03"E	L68	9.90	S19° 04' 30.81"W	C1	142.04	300.00	27.13	N71° 23' 06"W	140.72	C34	40.66	275.00	8.47	N80° 42' 47"W	40.62
L3	127.46	N84° 56' 55.23"W	L36	14.15	S84° 56' 55.23"E	L69	9.50	N19° 04' 30.81"E	C3	124.50	350.00	20.38	S74° 45' 29"E	123.85	C35	25.75	375.00	3.93	S82° 58' 54"E	25.74
L4	72.37	N64° 34' 03.21"W	L37	29.41	S84° 56' 55.23"E	L70	44.00	N19° 33' 18.00"W	C4	132.63	350.00	21.71	N71° 23' 06"W	131.83	C36	96.01	375.00	14.67	S73° 40' 48"E	95.75
L5	12.86	N86° 16' 43.78"W	L38	24.51	S84° 56' 55.23"E	L71	6.16	N82° 31' 25.20"E	C5	5.23	30.00	9.98	N59° 11' 08"W	5.22	C37	11.64	375.00	1.78	S65° 27' 23"E	11.64
L6	41.43	S64° 10' 36.03"E	L39	58.39	S84° 56' 55.23"E	L72	3.92	N29° 38' 11.99"E	C6	8.44	150.00	3.22	S62° 33' 51"E	8.44	C38	58.02	325.00	10.23	N69° 40' 33"W	57.94
L7	26.35	S57° 49' 16.03"E	L40	15.01	S64° 34' 03.21"E	L73	52.07	S19° 04' 30.81"W	C7	16.14	310.00	3.13	S59° 23' 11"E	16.14	C39	29.51	325.00	5.20	N77° 23' 48"W	29.50
L8	39.82	S84° 56' 55.23"E	L41	33.72	S64° 34' 03.21"E	L74	13.76	S19° 04' 30.81"W	C8	85.45	290.00	16.88	N65° 15' 47"W	85.94	C40	10.18	10.00	58.34	S70° 49' 56"W	9.75
L9	87.64	S84° 56' 55.23"E	L42	23.64	S64° 34' 03.21"E	L75	25.00	N70° 54' 41.57"W	C9	51.88	290.00	10.25	N79° 49' 33"W	51.79	C41	63.52	50.00	72.79	N78° 03' 26"E	59.34
L10	16.68	S64° 34' 03.21"E	L43	14.33	N64° 34' 03.21"W	L76	16.18	N19° 04' 30.81"E	C10	21.92	360.00	3.49	S83° 11' 16"E	21.92	C42	23.91	50.00	27.40	S91° 50' 48"E	23.69
L11	55.69	S64° 34' 03.21"E	L44	57.94	N64° 34' 03.21"W	L77	13.84	N19° 55' 13.87"E	C11	106.14	360.00	16.89	S71° 05' 50"E	105.76	C43	11.52	50.00	13.20	S31° 32' 46"E	11.49
L12	11.22	S64° 34' 03.21"E	L45	42.94	N64° 34' 03.21"W	L78	99.28	N70° 55' 29.19"W	C12	59.68	340.00	10.06	N69° 35' 46"W	59.60	C44	55.04	50.00	63.07	S6° 35' 23"W	52.30
L13	56.27	S64° 34' 03.21"E	L46	51.23	N64° 56' 55.23"W	L79	12.51	N19° 04' 30.81"E	C13	31.89	340.00	5.37	N77° 16' 40"W	31.87	C45	68.78	50.00	78.81	S77° 31' 56"E	63.48
L14	90.20	N84° 56' 55.23"W	L47	33.82	N84° 56' 55.23"E	L80	13.43	N17° 57' 33.79"W	C14	25.46	25.00	58.34	S70° 49' 56"W	24.37	C46	27.13	50.00	31.09	N47° 30' 56"W	26.80
L15	36.96	N84° 56' 55.23"W	L48	28.04	N57° 49' 16.03"W	L81	73.05	S70° 19' 38.33"E	C15	53.10	35.00	86.92	N65° 07' 28"E	48.15	C47	1.82	50.00	2.09	N30° 55' 34"W	1.82
L16	28.74	N57° 49' 16.03"W	L49	31.73	N68° 37' 03.65"E	L82	91.48	S70° 19' 38.33"E	C16	53.93	35.00	86.92	S7° 16' 09"E	48.75	C48	8.86	10.00	50.86	S55° 16' 52"E	8.59
L17	31.03	N68° 37' 03.65"E	L50	26.22	S70° 26' 42.00"E	L83	33.73	N19° 04' 30.81"E	C17	69.18	35.00	113.24	N89° 30' 14"W	58.45	C49	105.89	375.00	16.18	N72° 39' 25"W	105.54
L18	45.53	S70° 54' 41.57"E	L51	21.84	S21° 42' 43.54"W	L84	24.64	S67° 31' 01.82"E	C18	9.81	25.00	22.47	S47° 07' 07"E	9.74	C50	14.66	325.00	2.58	S68° 51' 35"E	14.66
L19	50.53	S64° 10' 36.03"E	L52	38.72	N19° 04' 30.81"E	L85	129.73	S67° 31' 01.82"E	C19	12.39	25.00	28.39	S66° 33' 03"E	12.26	C51	32.32	325.00	5.70	S70° 07' 02"E	32.31
L20	59.90	N19° 42' 56.35"E	L53	1.44	S28° 36' 30.53"E	L86	69.16	S67° 31' 01.82"E	C20	101.65	360.00	16.18	N72° 39' 25"W	101.32	C52	10.69	325.00	1.88	S73° 47' 29"E	10.68
L21	20.00	S70° 33' 59.32"E	L54	71.69	S70° 06' 26.46"E	L87	66.69	S70° 06' 26.46"E	C21	66.69	340.00	11.24	S70° 11' 11"E	66.58	C53	7.36	325.00	1.30	S75° 22' 56"E	7.36
L22	80.28	N19° 24' 24.14"E	L55	6.70	S70° 27' 56.57"E	L88	64.16	S81° 38' 38.11"E	C22	54.26	340.00	9.14	S80° 22' 37"E	54.20	C54	20.33	325.00	3.58	S77° 49' 22"E	20.32
L23	49.43	S70° 35' 47.36"E	L56	3.01	N19° 04' 30.81"E	L89			C23	146.77	310.00	27.13	N71° 23' 06"W	145.41	C55	30.26	325.00	5.33	S82° 16' 54"E	30.25
L24	100.06	S19° 26' 16.75"W	L57	37.64	N19° 04' 30.81"E	L90			C24	2.14	290.00	0.42	S58° 01' 56"E	2.14	C56	145.47	325.00	25.65	N72° 07' 34"W	144.26
L25	45.53	S70° 27' 40.01"E	L58	48.52	S19° 04' 30.81"W	L91			C25	27.16	150.00	10.37	S63° 25' 50"E	27.12	C57	8.41	325.00	1.48	N88° 33' 44"W	8.41
L26	59.47	S70° 27' 40.01"E	L59	1.52	N18° 38' 32.95"E	L92			C26	7.20	30.00	13.75	S75° 29' 25"E	7.18	C58	2.03	275.00	0.42	S58° 01' 56"E	2.03
L27	31.14	S70° 27' 56.57"E	L60	94.69	S70° 27' 56.57"E	L93			C27	31.44	20.00	90.06	N65° 47' 30"E	28.30	C59	24.44	135.00	92.16	N24° 21' 59"W	24.41
L28	16.86	S70° 27' 56.57"E	L61	15.00	S70° 27' 56.57"E	L94			C28	6.55	15.00	25.03	N51° 39' 37"W	6.50	C60	7.53	15.00	28.77	S83° 00' 16"E	7.45
L29	25.00	S70° 50' 06.00"E	L62	14.88	S19° 04' 30.81"W	L95			C29	9.29	165.00	3.22	S62° 33' 51"E	9.29	C61	32.17	20.00	92.16	N24° 21' 59"W	28.81
L30	50.00	S70° 30' 22.15"E	L63	7.92	N19° 04' 30.81"E	L96			C30	17.76	325.00	3.13	S59° 23' 11"E	17.76	C62	13.33	25.00	30.56	N36° 59' 28"E	13.18
L31	59.02	N19° 04' 30.81"E	L64	15.00	S70° 55' 29.19"E	L97			C31	74.50	275.00	15.52	N65° 34' 57"W	74.28	C63	5.68	30.00	10.85	S8° 59' 38"E	5.67
L32	59.38	N19° 04' 30.81"E	L65	6.87	S19° 04' 30.81"W	L98			C32	7.51	275.00	1.57	N74° 07' 36"W	7.51	C64	11.86	30.00	22.64	S7° 45' 13"W	11.78

LEGEND

- IRON FOUND
- IRON SET
- △ CALCULATION POINT
- ADJACENT RIGHT-OF-WAY
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE (AS DESCRIBED)
- FEMA FLOOD LINE
- GRAND TREE PROTECTION ZONE
- S.B. HOME OWNERS ASSOCIATION
- R/W RIGHT-OF-WAY
- LO LIVE OAK
- LAO LAUREL OAK
- DAUE DRAINAGE AND UTILITY EASEMENT
- TMS TAX MAP NUMBER
- D.E. DRAINAGE EASEMENT
- TYP. TYPICAL
- JPSD JAMES ISLAND PUBLIC SERVICE DISTRICT

PRIVATE ROAD NOTES:

A. ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH APPLICABLE TOWN OF JAMES ISLAND ORDINANCES. BEFORE TOWN OF JAMES ISLAND WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE TOWN ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO TOWN OF JAMES ISLAND/COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.

B. IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNER, DEVELOPER, OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE TOWN OF JAMES ISLAND OR 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 ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.

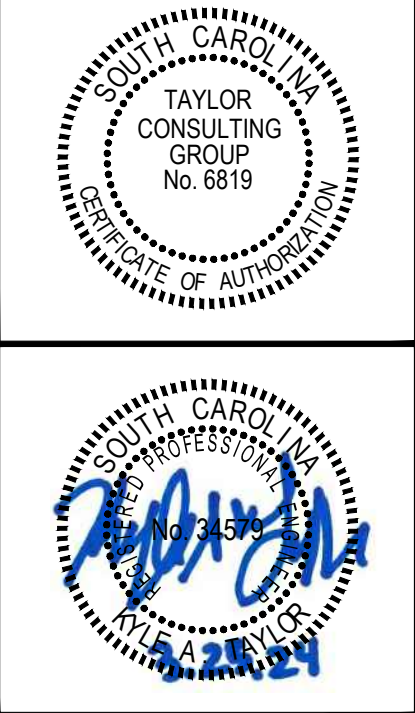
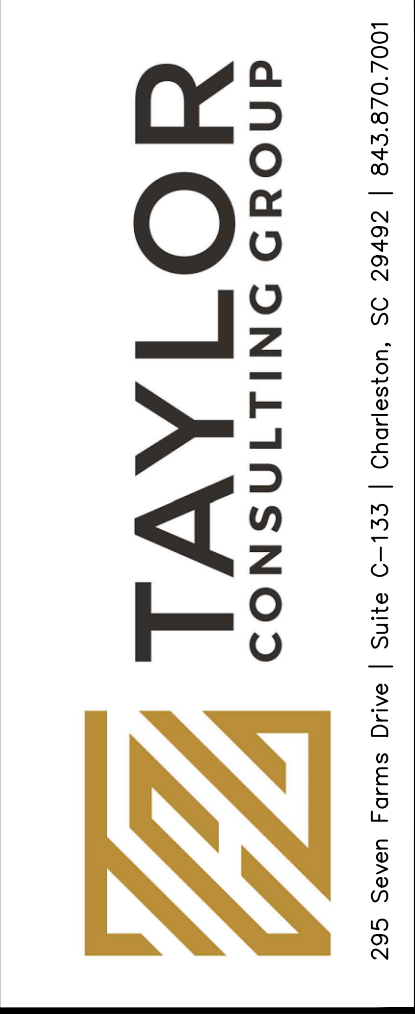
C. BE AWARE THAT THE TOWN OF JAMES ISLAND OR COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

D. NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT; AND THIS APPROVAL IN NO WAY OBLIGATES THE TOWN OF JAMES ISLAND OR COUNTY OF CHARLESTON TO MAINTAIN THE EASEMENT OR RIGHT-OF-WAY UNTIL IT HAS BEEN BOTH: (1) CONSTRUCTED TO TOWN OF JAMES ISLAND / COUNTY STANDARDS AND (2) ACCEPTED FOR MAINTENANCE BY TOWN OF JAMES ISLAND COUNCIL / CHARLESTON COUNTY COUNCIL; AND

F. 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 TOWN OF JAMES ISLAND LAND DEVELOPMENT REGULATIONS 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 ORDINANCE.

FLOOD STATEMENT:

I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 45019C0677K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021, BASED ON SCALING AND GRAPHICAL PLOTTING ONLY, I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PROPERTY LIES IN PARTIALLY IN ZONE "X-SHADED" AND PARTIALLY IN ZONE "AE" (11) OF SAID MAP.



REV	DATE	DESCRIPTION
B	03/29/2024	PER AGENCY COMMENT
A	02/26/2024	PER AGENCY COMMENT

Dills Bluff Subdivision
 Prepared for
Dills Bluff Builders, LLC
 TMS#425-12-00-185
 Town of James Island, SC

DRAWN BY: KAT
 CHECKED BY: KAT
 DATE: November 10, 2023
 PROJECT #: 22-105
 SCALE: 1" = 40'
 SHEET TITLE:
Preliminary Plat
 SHEET NUMBER:
1

App #SBDV-11-23-02617 – Lands of the James Island Public Service District

Dills Bluff Road

Town of James Island

Lots: 13

Applicant: Taylor Consulting Group, LLC

Acres: 5.25

TMS #425-12-00-185

The purpose of this Preliminary Plat is for future conveyance of new lots.

This application was reviewed by the Planning, Public Works, and Stormwater Departments of the Town of James Island and Charleston County, and the following was determined:

- The applicant is requesting PRELIMINARY approval of this proposed subdivision of 13 lots.
- This preliminary plat meets the zoning requirements of the RSL zoning district in The Town of James Island Zoning and Land Development Regulations Ordinance.
- The proposed subdivision is to be served with public water (Charleston Water System) and public sewer (James Island Public Service District).
- **This proposed preliminary plat is conceptual and the developer has no guarantee concerning the final number of lots. Access to lots is proposed as a 20' private Right-of-Way.**
- **Planning, Public Works, and Stormwater recommend PRELIMINARY APPROVAL with the following stipulations and contingencies:**

Stipulations:

1. Approval of this plan in no way obligates the Town of James Island to maintain any of the proposed right-of-ways, ingress-egress easements, and/or drainage systems.
2. The private HOA areas shall be dedicated to a legally recognized entity. Private HOA areas shall not be dedicated to the public. Further, the Town of James Island, nor Charleston County is obligated or responsible for the private HOA areas maintenance. The dedication to an entity will be reviewed and approved by the Town's legal department prior to recording of a Final Plat.

Prior to Final Approval, the following *contingencies* must be met:

1. The Right-of-Way must be named. All proposed road names must be approved by the Charleston County 9-1-1 Center. To propose a new road name, fill out the "Reserve Street Name" application.
2. Dedication Statement signed by entity who will own and maintain the road.

3. Lots must comply with the provisions of the Town of James Island's Subdivision Regulations pertaining to final plats and final approval.
4. Lots must comply with the Town of James Island's Zoning and Land Development Regulations.
5. This approval in no way constitutes approval for any individual lot in this subdivision.
6. Provide DHEC Permit to Operate for Water and Sewer
7. Public water and sewer taps are to be installed to each lot prior to the recording of a final plat.
8. Development of each lot must comply with the ordinances in effect at the time application is made.
9. All infrastructure is to be installed prior to recording a final plat.
10. Homeowners Association document should include language that states the HOA takes full responsibility for maintenance of the 20' Private ROW, Open Space "A", Open Space "B", Pond No. 1, Pond No. 2, Pond No. 3, Pond No. 4, Pond No. 5, and any other dedicated areas labeled on plat.

GENERAL PROVISIONS

§ 153.013 DEFINITIONS.

GRAND TREE. All species of tree measuring **24 18** inches or greater diameter breast height (DBH) except pine and sweet gum.

SUBDIVISION REGULATIONS

§ 153.309 TREE PRESERVATION; GRAND TREES.

(A) *Definition.* For this and all sections regarding the protection of **GRAND TREES**, the meaning shall be for all trees except pine and sweet gum having a diameter at breast height of **24 18** inches or greater.

DEVELOPMENT STANDARDS

§ 153.334 TREE PROTECTION AND PRESERVATION.

GRAND TREE. Any species of tree measuring **24 18** inches or greater diameter breast height (DBH) except pine and sweet gum. All **GRAND TREES** are prohibited from removal unless a grand tree removal permit is issued.

TREE ORDINANCES from NEIGHBORING MUNICIPALITIES

Town of James Island

- All species of tree measuring 24" or greater diameter breast height except and sweet gum is a grand tree. Grand tree removal permits may be approved if trees are diseased, dead, dying or pose a safety hazard to nearby buildings or pedestrian or vehicular traffic (as determined by the ZA or a qualified arborist; or the approval has been approved by the Board of Zoning Appeals.
- Any tree eight inches (8") or greater D.B.H., on a parcel prior to development and all trees within required buffers or required landscape areas are protected trees. Protected trees may be removed if the location and configuration of trees create an unreasonable burden on the use of the parcel. (Single-family detached are exempt)
- All invasive tree species as referred by Clemson Extension and the South Carolina Pest Plant Council are exempt from grand and protected tree sections.
- Removal of three or more limbs with an individual diameter of six inches or greater, or removal of more than 25% of the canopy of a grand tree requires a zoning permit.

City of Charleston

- Any tree twenty-four inches (24") or greater in diameter at 4.5' above the grade (D.B.H.) excluding pine trees or sweet gums is a grand tree.
- Any tree eight inches (8") or greater D.B.H., except multi-stem crepe myrtles is a protected tree.
- Protected and Grand Trees that are determined to be hazardous, diseased, injured to the extent it is irreparably damaged or causing damage to a habitable building where it cannot be remedied without removing the tree will be approved for removal.
- A permit is not required to prune a Grand or Protected tree. However, pruning shall be done by a qualified tree service and performed using the National Arborist Association's Pruning Standards for Shade Trees.
- Grand Trees must maintain a minimum protective zone from any land disturbance activity, all proposed impervious surfaces, building materials, fill, construction debris, vehicles and heavy machinery during construction activities. The protective zone must be barricaded with a physical structure not less than 4' in height. A suitable protective barrier shall be composed of wood or other durable material which insures protection of grand trees during development.
- The minimum clearance from grand trees during development is based on the following formula: A 24" D.B.H. tree requires a minimum clearance of 12' from the base of the tree, plus an additional one foot (1') of clearance for every three D.B.H. inches (3") in excess of twenty-four (24) (i.e., a tree having a D.B.H. of thirty-six inches (36") must have a minimum clearance of sixteen feet (16') between its base and any impervious surface).

Town of Summerville

- All trees (all species) eight inches in diameter at breast height (DBH), including dead trees, require a permit to be removed. Permits for removal of trees for new construction projects must be submitted with the building permit and will be reviewed as part of site plan review.
- All trees 16 inches or greater must be approved by the Town’s Tree Protection Board (TPB).
- Criteria for Removal-Trees are typically approved for removal if they meet one or more of the following criteria:
 - Diseased, dead, or dying
 - Pose a safety hazard to nearby buildings, utility lines, or pedestrian or vehicular traffic.
 - Prevent essential grade or all reasonable utility installations.
 - Prevent all reasonable site configurations.
 - Removal of trees is the only reasonable means by which: Building, Health, Public Safety, Subdivision, Zoning, or other Town requirements can be met.
 - Located in the building footprint and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area where every measure has been explored to preserve existing trees has failed.
 - The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial.

City of Folly Beach

- Protected trees may not be removed except when a) certified as severely diseased, high risk, or dying; b) in the footprint of a proposed single-family dwelling and/or driveway; or c) certified as hazardous.

TABLE OF PROTECTED TREES		
<i>SPECIES</i>	<i>COMMON NAME</i>	<i>MINIMUM SIZE (inches) (1)</i>
Magnolia grandiflora	Southern Magnolia	12 (DBH)
Quercus phellos	Willow Oak	12 (DBH)
Magnolia virginiana	Sweet Bay Magnolia	12 (DBH)
Quercus virginiana	Live Oak	6 (DBH)
Quercus launfolia	Laurel Oak	12 (DBH)
Acer rubrum	Red Maple	12 (DBH)
Juniperus virginiana	Eastern Red Cedar	12 (DBH)
Sabal palmetto	Cabbage Palm or Sabal Palm (Palmetto)	12 (DBH)
Ilex opaca	American Holly	12 (DBH)
Cornus florida	Flowering Dogwood	12 (DBH)
NOTES: (1) DBH = Diameter at breast height measured 4.5 feet above grade.		

- Non protected trees can be removed for any reason, but still require mitigation.

- All healthy protected trees and non-protected trees larger than 12" DBH must be replaced or payment received in lieu of replacement according to tree replacement calculator.
- Certified diseased or dying trees do not have to be replaced.

18" or less DBH = equivalent amount of trunk diameter

19" to 24" DBH = 1.5 times the diameter

25" or more = 2 times the diameter

EXAMPLE See the table below for an example of the calculation for removing the following trees:

	Trees	Inches	Multiply by	Total
8" live oak	Live oaks between 6" and 12"	8	x 1 =	8
14" sabal palm	All trees between 13" and 18"	14	x 1 =	14
20" sabal palm	All trees between 19" and 24"	42	x 1.5 =	63
22" willow oak	All trees 25" or more	53	x 2 =	106
25" pine	Total of above four lines			191
28" pine				

Town of Mount Pleasant:

- Residential properties, all trees 16" and greater are protected and require permit with exception of Bradford Pear, Camphor, Chinaberry, Chinese Tallow (popcorn tree), Callary Pear varieties, Mimosa, Pines, River Birch, Sweet Gum, and White Poplar. Trees located within special buffer areas, however, may still be protected regardless of size or species.
- Except for Pine a permit is required to remove any tree or limb over 8" in diameter. The city will require a certified arborist letter to perform larger cuts or removals.
- Have other designations as well like a historic tree- Any tree with diameter breast height (DBH) of 24 inches or larger
- Non-exempt tree species (with the exception of live oak trees) containing three or more separate trunks shall be considered a significant tree.
- Live Oak tree species with a DBH of 24 inches or larger are considered HISTORIC TREES under all circumstances.

Charleston County:

- Single-family residential, all trees 24" and greater require permit with exception of Pines and American sweetgums.
- Multi-Family residential, all trees 8" and greater are protected in effort to retain a buffer.
- Pruning of 3 or more limbs with an individual diameter of 6" or greater and excessive pruning or thinning that exceeds more than 25% of the leaf surface requires a Zoning Permit.

Isle of Palms:

- Except for Pine a permit is required to remove any tree or limb over 8" in diameter. The city will require a certified arborist letter to perform larger cuts or removals.
- Criteria for removal:
 - a dead or diseased tree constitutes a hazard to life and/or property, or harbors insects or disease which constitutes a substantial threat to other trees.
 - When a tree is causing structural damage to an enclosed area of the primary building, including porches, or any other permanent accessory structure that would require a building permit, and the damage cannot be remedied without removing the tree,
 - When a certified arborist determines in writing that a tree poses a clear and imminent threat of structural damage to an enclosed area of the primary building, including porches, or any other permanent accessory structure that would require a building permit, and the threat of damage cannot be remedied without removing the tree.
 - When a tree is causing structural damage to a septic tank system, and the damage cannot be remedied without removing the tree, the zoning administrator may determine that the tree is hazardous and issue a permit for its removal.
 - When a certified arborist determines in writing that a tree poses a clear and imminent threat of structural damage to a septic tank system, and the threat of damage cannot be remedied without removing the tree, the zoning administrator may determine that the tree is hazardous and issue a permit for its removal.
- Also has designations for other trees like historic trees.