



Case # BZA-01-25-00839

Charleston County BZA Meeting of March 3, 2025

Applicants/Property Owners: Charles Steven Shellnut and Kimberly White Shellnutt

Property Location: 1432 Dupre Creek Drive – East Area

TMS#: 617-15-00-030

Zoning District: Rural Residential (RR) Zoning District

Request:

Variance request to reduce the required 50' Critical Line setback by 14' to 36' at the closest point for a proposed swimming pool.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback measured from the Critical Line.



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.1 Purpose and Intent

The RR, Rural Residential Zoning District implements the Rural Residential policies of the *Comprehensive Plan*.

Sec. 4.10.2 Use Regulations

Uses are allowed in the RR District in accordance with the Use Regulations of [CHAPTER 6, Use Regulations](#).

Sec. 4.10.3 Density/Intensity and Dimensional Standards

All Development in the RR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to ARTICLE 8.14, Conservation Subdivisions , for alternative Development standards, where applicable. [1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

Effective on: 9/10/2017, as amended

Sec. 4.10.4 Other Regulations

Development in the RR District shall comply with all other applicable regulations of this Ordinance, including the standards of [CHAPTER 9, Development Standards](#).

CASE # BZA-01-25-00839
TMS # 617-15-00-030
ZONING MAP

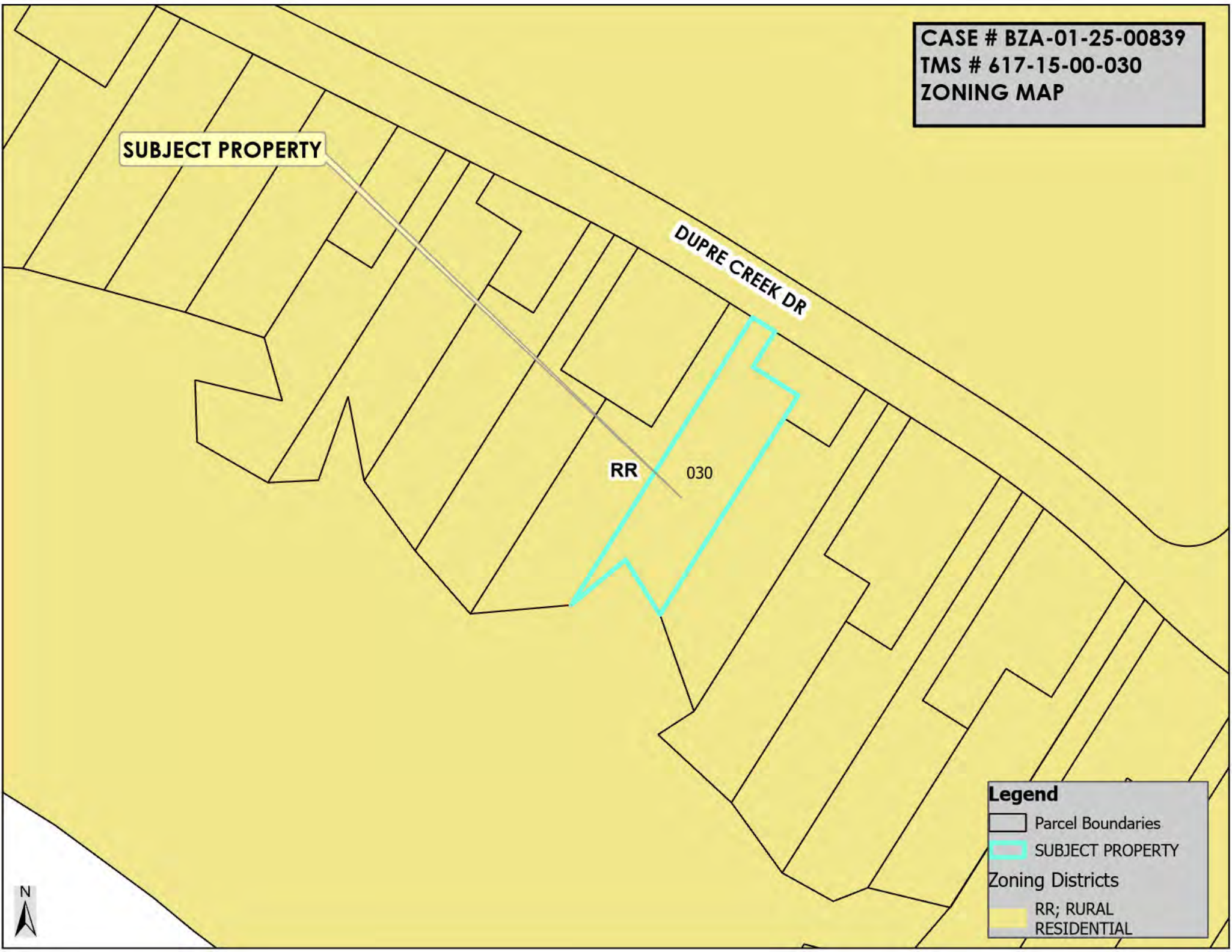
SUBJECT PROPERTY

DUPRE CREEK DR

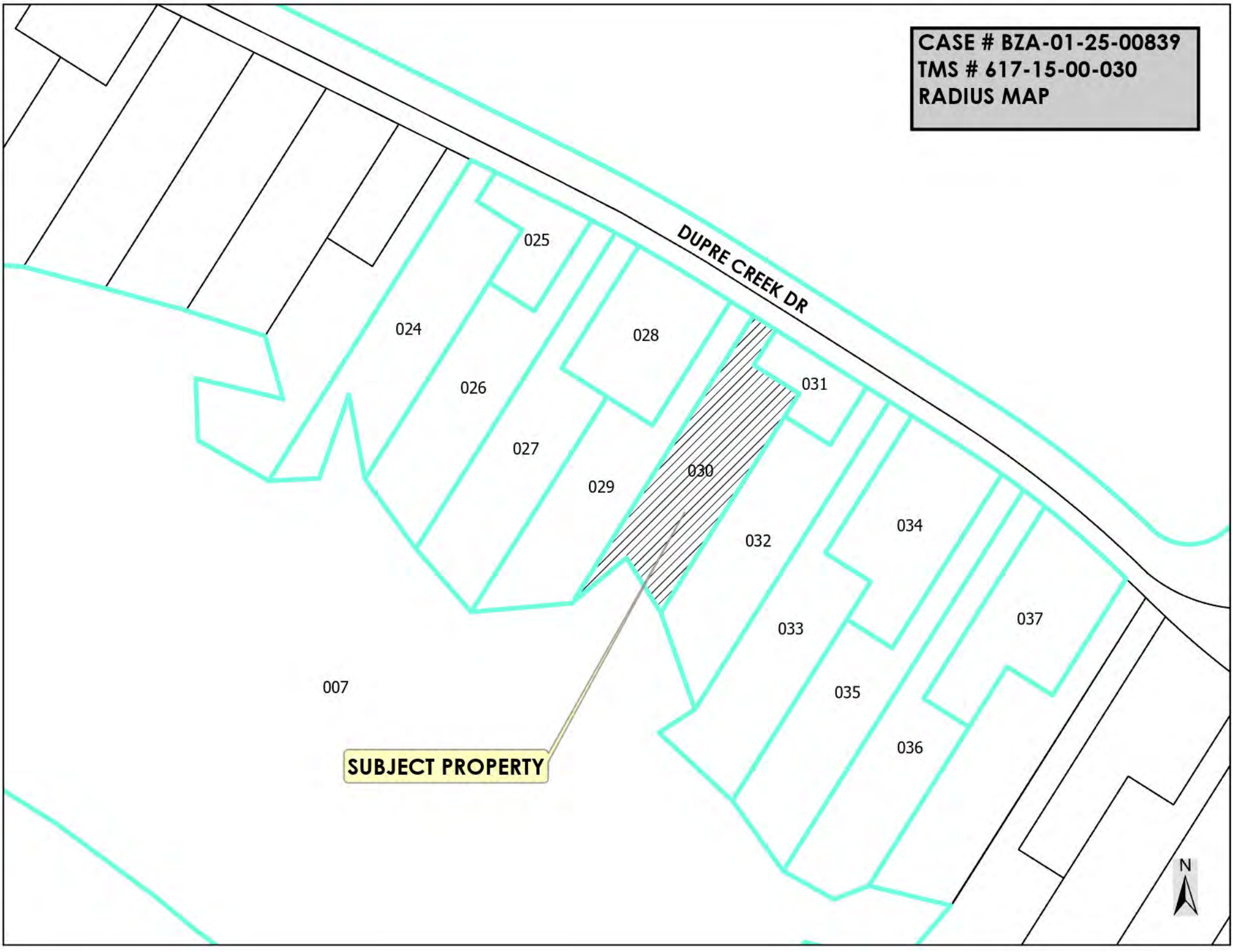
RR 030

Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
 - RR; RURAL RESIDENTIAL



CASE # BZA-01-25-00839
TMS # 617-15-00-030
RADIUS MAP



CASE # BZA-01-25-00839
TMS # 617-15-00-030
AERIAL MAP

SUBJECT PROPERTY

LOPRE CREEK DR



CASE # BZA-01-25-00839
TMS # 617-15-00-030
AERIAL MAP

DUPRE CREEK DR

SUBJECT PROPERTY

EDEN RD



Case # BZA-01-25-00839

BZA Meeting of March 3, 2025

Subject Property: 1432 Dupre Creek Drive – East Area

Proposal: Variance request to reduce the required 50' Critical Line setback for a proposed swimming pool.



Subject Property



Subject Property



Staff Review:

The applicants and property owners, Charles Steven Shellnut and Kimberly White Shellnut, are requesting a variance to reduce the required 50' Critical Line setback by 14' to 36' at the closest point for a proposed swimming pool at 1432 Dupre Creek Drive (TMS # 617-15-00-030) in the East Area of Charleston County.

The subject property and adjacent properties are located in the Rural Residential (RR) Zoning District in Phase 1 of the Paradise Island subdivision that was platted in 1995. Charleston County adopted required setbacks and buffers from the Critical Line in 2001. The Critical Line location was established by the South Carolina Department of Environmental Sciences (SCDES), Bureau of Coastal Management (BCM).

The 0.62-acre subject property (0.55-acres of highland) contains a single-family residence and a detached garage that were constructed in 2018 per Charleston County records. The applicant's letter of intent explains, "Installation of an accessory structure (inground pool) within the 50' buffer zone. Pool drawings and ARB approval letter – Paradise Island neighborhood."

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback measured from the Critical Line.

Staff conducted a site visit on February 12, 2025. Please review the attachments for further information regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There may be extraordinary and exceptional conditions pertaining to the 0.62-acre subject property (0.55-acres of highland). **The applicant's letter** of intent states, "Critical Line has moved 22 feet from original construction (2018). Additionally, the house was built further back on the lot, in order to save an oak tree located in our front yard. Therefore, the request may meet this criterion.

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

Response: These conditions do not generally apply to other properties in the vicinity. Therefore, the request may meet this criterion.

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

Response: The application of this Ordinance, Chapter 4 Base Zoning Districts, Article 4.10 RR, Rural Residential District, Sec. 4.10.3 Density/Intensity and Dimensional Standards to 1432 Dupre Creek Drive may unreasonably prohibit the utilization of the property. **The applicant's letter of intent** states, **"When home was constructed, we had more than enough room for a pool in the future. As a result of the loss of 22' of rear yard, we now must ask for a variance to install pool as intended."** Therefore, the request may meet this criterion.

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Response: Authorization of this request may not be of substantial detriment to adjacent properties or to the public good and the character of the Rural Residential (RR) Zoning District may not be harmed if this variance is granted. The applicant has provided an approval letter from the Architectural Review Board for the Paradise Island Community dated September 15, 2024. Thus, the request may meet this criterion.

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

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

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

Response: The need for the variance may not be **the result of the applicant's** own actions. The **applicant's letter of intent** states, **"No, when house was constructed, we had more than enough room for the pool."** Therefore, the request may meet this criterion.

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

Response: The RR Zoning District implements the Rural Residential, policies of the Comprehensive Plan: LU1. states: **“Protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the OCRM Critical Line to protect water quality, wildlife habitat, and scenic vistas.”** Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if stormwater mitigation measures, such as the use of silt fencing, and rain barrels or rain gardens, are used to reduce the flow of stormwater into the marsh. Therefore, the request may meet this criterion.

Board of Zoning Appeals’ Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

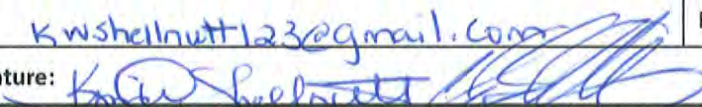
The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-12-24-00833 [Variance request to reduce the required 50' Critical Line setback by 14' to 36' at the closest point for a proposed swimming pool at 1432 Dupre Creek Drive (TMS # 617-15-00-030) in the East Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

1. The required **35' Critical Line buffer shall be maintained pursuant to** ZLDR, Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities
2. Prior to commencing construction, silt fencing shall be installed along the Critical Line. The silt fencing shall be maintained for the duration of the construction.
3. The applicant shall use stormwater mitigation measures, such as the use of rain

barrels or rain gardens, to reduce the flow of stormwater into the marsh.

4. The swimming pool encroachment area shall be limited to the footprint shown on the submitted site plan.

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

Property Information			
Subject Property Address: 1432 Dupree Creek Rd., Awerdawl, SC 29429			
Tax Map Number(s): 617-15-00-0030			
Current Use of Property: Residential			
Proposed Use of Property: Residential			
Zoning Variance Description: Construction of Pool inside of 50' buffer			
Applicant Information (Required)			
Applicant Name (please print): Charles Steven & Kimberly White Shellnutt			
Name of Company (if applicable):			
Mailing Address: 1432 Dupree Creek Rd.			
City: Awerdawl	State: SC	Zip Code: 29429	
Email Address: kwshellnutt123@gmail.com		Phone #: 854-858-2798	
Applicant Signature: 		Date: 1/15/25	
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
FOR OFFICE USE ONLY:			
Zoning District: RR	Flood Zone: AE-8(345k)	Date Filed: 1/27/24	Fee Paid: \$1250 Check # 2145
Application #: BZA-a-25-00839	FMS #: 617-15-00-030	Staff Initials: jfw	

Description of Request

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

Installation of an accessory structure (inground pool) w/in the 50' buffer zone.
Pool drawings & ARB approval letter - Paradise Island Neighborhood.
(Attachments)

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

Critical line has moved 22ft. from original construction (2018).
Additionally, the house was built further back on the lot, in order to save an oak tree located in our front yard.

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

Unique to property at 1432 Dupree Creek Rd.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

When home was constructed, we had more than enough room for a pool in the future. As a result of the loss of 22' of rear yard, we now must ask for a variance to install pool as intended.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

No

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

Yes.


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

No, when house was constructed, we had more than enough room for the pool.

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

No, it does not conflict

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

 **Property Management Services, Inc.**
1340-G Ben Sawyer Blvd., Mt. Pleasant, SC 29464
Office: (843) 881-5459, Facsimile: (843) 881-5616

September 15, 2024

1432 Dupree Creek
Paradise Island
Awendaw, SC

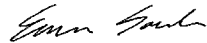
Re: Architectural Review for
Paradise Island Community

Dear Mr. Shellnut:

The ARB has reviewed your pool request and have recommended approval.
You may start construction.

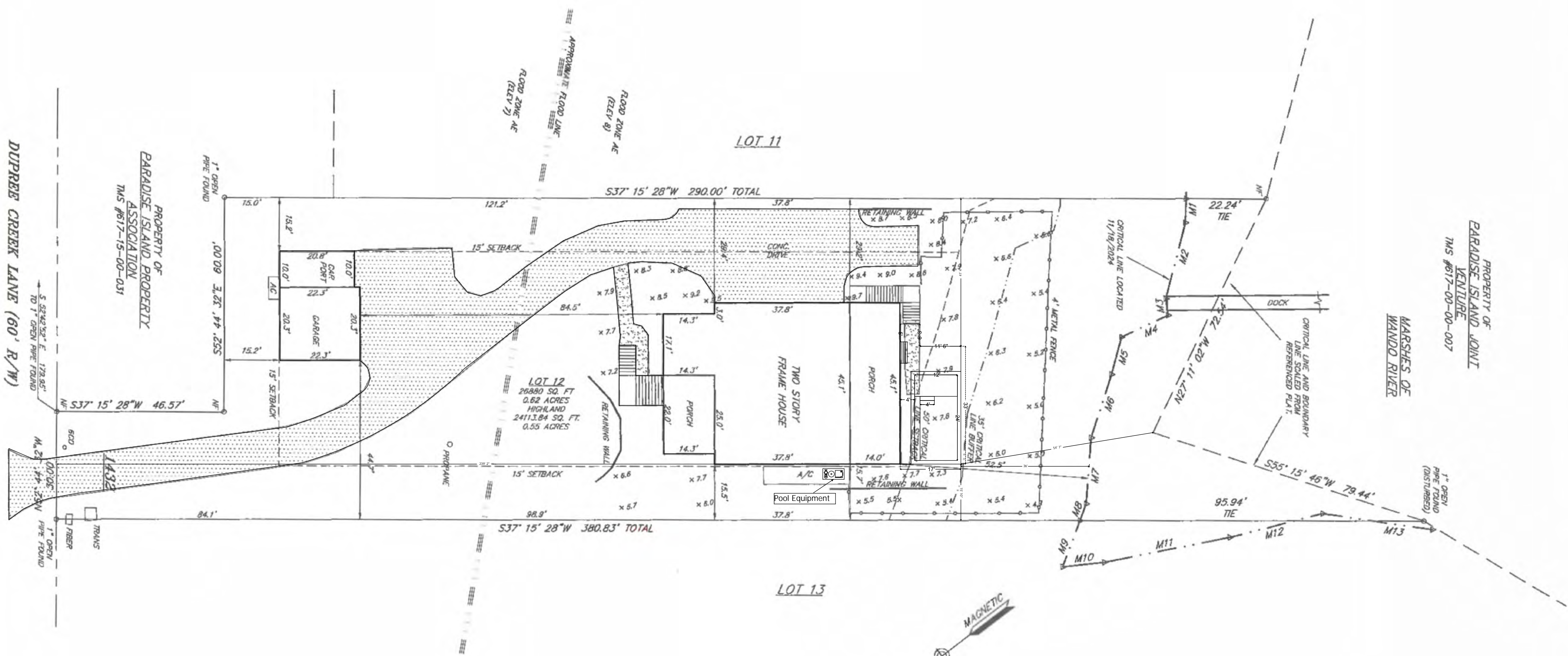
Good luck with your project!

Kindest regards,



Paradise Island Architecture Review Board

Emma Souder
Billy Barnwell
Albert Van Overeem
Tony Martinelli
Molly Uribe



Lot Coverage Calculation

Total Square Ft	26,880
Existing Coverage	8,520
Proposed Coverage	525
New Total Coverage	9,045
New Lot Coverage %	33.6%

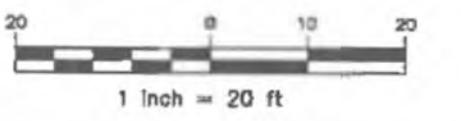
NOTE:
PER REFERENCED PLAT TEN FOOT EASEMENTS FOR UTILITIES ARE RESERVED ON EITHER SIDE OF EACH SIDE LOT LINE AND ALONG ROAD RIGHT-OF-WAY.

LINE	DIRECTION	LENGTH
M1	N51° 38' 45"W	6.71
M2	N38° 23' 32"W	21.96
M3	N60° 43' 15"W	4.69
M4	N12° 15' 23"E	14.36
M5	N37° 43' 36"W	10.80
M6	N35° 14' 13"W	18.64
M7	N48° 27' 49"W	18.49
M8	N32° 27' 44"W	4.96
M9	N32° 27' 44"W	13.81
M10	S31° 00' 59"W	11.66
M11	S25° 53' 40"W	35.73
M12	S22° 48' 34"W	26.70
M13	S45° 22' 20"W	30.94

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

PROPERTY LINE WITH PROPERTY CORNER MONUMENT FOUND OR SET AS DESCRIBED

NF = CORNER NOT FOUND



SURVEYED FOR OAK HOMES
SITE SURVEY SHOWING LOT 12
BIG PARADISE ISLAND PHASE I, TMS #617-15-00-030
LOCATED NEAR THE TOWN OF MOUNT, CHARLESTON COUNTY, SC

SCALE: 1" = 20' DATE: OCTOBER 16, 2024
REFERENCE: PLAT RECORDED IN PLAT BOOK ED, PAGE 007-009
LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
PROPERTY APPEARS TO LIE IN FLOOD ZONE AE (ELEV 7 & 8), 45019C 0345 K, REVISED JANUARY 29, 2021
BPI-012-55 DTC FEMA REVISION CHECK: 11/7/2024
STEPHEN S. PARKER S.C.P.L.S. No. 29118
PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, HANAHAN, SC 29410
TEL: (843) 554-7777



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Stephen S. Parker 11-19-24
SIGNATURE DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EXH 258PG71

- SPECIAL NOTES:
1. THIS PLAT SUBMITTED UNDER THE IRREVOCABLE LETTER OF CREDIT PROVISION OF THE SUBDIVISION REGULATIONS.
 2. APPROVAL OF THIS PLAT SHALL NOT AUTHORIZE OCCUPANCY.
 3. DURATION OF APPROVAL SHALL BE FOR ONE YEAR.
 4. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUOUS MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
 5. DESIGNATED AREA FOR DETENTION PONDS, TO BE MAINTAINED BY HOA.
 6. AREAS RESERVED FOR GREEN SPACE, TO BE MAINTAINED BY HOA.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Signature: *[Signature]* DATE: 5-24-95

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BNG
1	44°45'00"	287.82	208.25	203.98	110.29	S 75°07'02"E
2	22°33'07"	287.82	104.12	101.99	55.14	S 44°45'00"E
3	11°45'11"	287.82	52.06	50.99	27.57	S 22°33'07"E
4	5°52'35"	287.82	26.03	25.49	13.78	S 11°45'11"E
5	2°56'17"	287.82	13.01	12.75	6.89	S 5°52'35"E
6	1°28'08"	287.82	6.50	6.37	3.44	S 2°56'17"E
7	0°36'20"	287.82	3.25	3.22	1.72	S 1°28'08"E
8	0°18'10"	287.82	1.62	1.61	0.86	S 0°36'20"E
9	0°09'05"	287.82	0.81	0.80	0.43	S 0°18'10"E
10	0°04'32"	287.82	0.40	0.40	0.21	S 0°09'05"E
11	0°02'16"	287.82	0.20	0.20	0.11	S 0°04'32"E
12	0°01'08"	287.82	0.10	0.10	0.05	S 0°02'16"E
13	0°00'34"	287.82	0.05	0.05	0.03	S 0°01'08"E
14	0°00'17"	287.82	0.02	0.02	0.01	S 0°00'34"E
15	0°00'08"	287.82	0.01	0.01	0.00	S 0°00'17"E
16	0°00'04"	287.82	0.00	0.00	0.00	S 0°00'08"E
17	0°00'02"	287.82	0.00	0.00	0.00	S 0°00'04"E
18	0°00'01"	287.82	0.00	0.00	0.00	S 0°00'02"E
19	0°00'00"	287.82	0.00	0.00	0.00	S 0°00'01"E



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 75°01'37"W	62.22	101	N 84°21'46"E	81.40
2	N 70°44'17"W	94.83	102	S 80°05'15"E	322.79
3	N 45°43'58"E	91.57	103	S 82°28'32"E	270.29
4	N 71°28'48"W	95.92	104	S 89°15'12"E	33.08
5	N 48°32'31"W	71.55	105	N 70°45'17"W	150.52
6	N 81°00'02"W	46.31	106	N 80°34'15"E	80.67
7	N 51°58'57"E	47.94	107	N 08°48'25"W	39.78
8	N 27°11'02"W	72.54	108	N 82°21'45"E	33.08
9	N 55°15'45"E	79.44	109	S 74°19'43"W	95.08
10	N 05°40'31"W	95.94	110	N 68°39'27"W	239.06
11	N 24°34'50"W	90.41	111	N 45°54'50"E	142.95
12	N 87°43'03"W	56.56	112	S 37°47'36"E	83.67
13	N 67°30'45"E	43.03	113	S 85°40'52"E	48.14
14	N 28°19'48"E	43.51	114	N 28°19'48"E	32.88
15	N 49°43'51"W	90.58	115	N 38°21'19"E	25.52
16	N 44°54'13"W	39.24	116	S 58°18'21"E	42.80
17	N 44°54'13"W	58.85	117	S 67°38'02"W	231.17
18	N 01°52'45"E	55.41	118	N 69°15'11"W	110.16
19	N 50°45'54"W	44.55	119	N 65°30'35"W	112.97
20	N 20°01'47"W	56.57	120	N 21°28'39"E	60.15
21	N 82°58'59"W	100.79	121	S 86°39'27"E	123.08
22	N 49°43'51"W	90.58	122	S 77°00'27"E	105.63
23	N 85°02'27"E	36.43	123	S 83°19'55"E	63.98
24	N 13°48'00"W	83.05	124	N 13°17'49"W	36.29
25	N 59°52'24"W	64.75	125	N 19°40'21"E	90.13
26	N 50°09'19"W	65.02	126	N 89°40'54"W	50.63
27	N 75°07'49"E	104.90	127	N 75°55'13"E	36.90
28	N 39°15'18"W	80.93	128	N 17°59'17"E	19.18
29	N 37°17'15"E	81.35	129	N 84°31'47"E	29.12
30	N 64°48'43"W	72.89	130	N 89°40'54"W	103.48
31	N 17°49'07"W	9.89	131	N 48°18'54"W	80.00
32	N 60°11'44"E	76.55	132	S 66°38'14"W	84.42
33	N 50°19'17"W	101.91	133	N 51°01'17"E	110.28
34	N 46°24'36"W	102.16	134	S 89°53'45"W	44.50
35	N 23°31'45"E	42.20	135	N 30°08'23"E	70.18
36	N 24°34'51"E	37.15	136	N 64°59'57"E	113.10
37	N 69°11'17"E	25.84	137	N 48°12'22"E	83.66
38	N 17°27'45"E	36.71	138	N 42°01'00"W	81.85
39	N 24°33'29"E	30.13	139	N 44°10'24"E	205.04
40	N 81°28'49"E	17.58	140	S 64°07'55"E	44.75
41	N 28°33'11"E	50.13	141	N 40°59'22"E	17.45
42	N 69°39'50"E	48.98	142	S 38°47'47"E	58.06
43	N 58°28'43"W	100.95	143	S 19°27'18"E	187.13
44	N 70°18'04"W	102.72	144	N 70°18'04"W	73.31
45	N 28°01'36"W	59.88	145	N 41°37'30"E	41.23
46	N 05°37'47"E	31.91	146	N 19°34'03"E	53.45
47	N 80°00'00"E	31.90	147	N 80°01'43"W	53.26
48	N 87°47'17"E	149.87	148	N 87°47'17"E	89.86
49	N 84°22'13"E	31.64	149	N 80°26'05"W	174.74
50	N 84°22'13"E	31.64	150	N 39°04'34"W	37.88
51	N 58°08'52"E	12.80	151	N 84°04'11"W	70.11
52	N 33°48'05"E	49.85	152	N 33°48'05"E	59.80
53	N 37°15'28"E	62.22	153	N 74°11'30"W	110.13
54	N 37°15'28"E	38.52	154	N 63°28'10"W	87.81
55	N 04°43'02"E	65.67	155	N 84°04'11"W	96.87
56	N 52°44'32"E	80.00	156	N 54°25'07"E	72.50
57	N 52°44'32"E	80.00	157	N 53°58'40"W	31.49
58	N 37°15'28"E	76.5	158	N 05°42'04"W	82.85
59	N 52°44'32"E	80.00	159	N 77°08'08"E	54.87
60	N 52°44'32"E	80.00	160	N 71°00'21"W	35.42
61	N 52°44'32"E	80.00	161	N 03°58'16"W	77.98
62	N 52°44'32"E	80.00	162	N 54°50'55"E	99.43
63	N 52°44'32"E	80.00	163	N 63°54'07"W	72.72
64	N 52°44'32"E	80.00	164	N 38°55'48"W	73.08
65	N 58°44'07"W	58.96	165	N 83°07'54"W	184.81
66	N 53°13'51"E	182.80	166	S 43°37'48"W	76.51
67	N 00°11'32"E	115.54	167	N 53°11'07"E	137.31
68	N 75°12'57"E	71.11	168	N 65°24'20"W	153.03
69	N 43°44'09"E	122.22	169	N 32°39'10"W	59.99
70	N 88°23'22"E	70.49	170	N 47°48'27"E	59.02
71	N 14°11'59"W	122.70	171	N 01°42'50"W	77.47
72	N 81°39'11"W	301.12	172	N 53°07'38"E	53.79
73	N 38°34'11"W	43.23	173	N 88°28'35"E	53.67
74	N 31°11'51"E	29.23	174	N 17°15'15"E	117.45
75	N 31°22'58"E	24.85	175	N 44°03'55"W	81.66
76	N 83°40'36"W	55.52	176	N 18°13'43"W	109.73
77	N 71°59'22"W	90.22	177	N 25°28'08"W	89.21
78	N 08°23'57"E	68.17	178	N 33°20'58"W	229.80
79	N 73°29'07"E	96.43	179	N 54°50'43"W	87.87
80	N 82°11'16"W	210.52	180	S 42°44'08"W	58.84
81	N 08°35'15"W	197.79	181	N 08°35'15"W	197.79
82	N 42°45'28"W	159.08	182	N 42°45'28"W	159.08
83	N 82°45'28"W	315.67	183	N 20°49'44"W	177.34
84	N 29°07'08"W	140.38	184	N 08°37'35"E	265.16
85	N 82°58'11"E	135.81	185	N 82°58'11"E	135.81
86	N 33°34'37"E	149.33	186	N 00°08'13"E	147.42
87	N 73°15'54"E	284.79	187	S 24°34'54"E	115.22
88	S 32°09'48"E	147.30	188	S 80°00'30"E	38.18
89	N 42°53'54"W	83.30	189	N 42°53'54"W	83.30
90	N 28°42'30"E	62.13	190	N 05°18'44"E	59.08
91	N 76°38'59"E	87.03	191	N 76°38'59"E	87.03
92	N 00°11'32"E	52.89	192	S 81°48'38"E	102.40
93	N 80°13'17"E	42.73	193	N 80°13'17"E	42.73
94	N 10°41'07"E	35.19	194	N 32°25'44"E	97.42
95	N 80°22'25"E	198.90	195	N 14°21'38"W	117.41
96	N 88°58'24"E	58.48	196	N 74°23'18"W	63.20
97	N 1°48'14"E	87.77	197	S 38°35'58"E	147.42
98	N 45°18'40"W	85.14	198	N 51°15'26"W	99.78
99	S 65°30'36"E	70.32	199	S 27°34'38"E	43.01
100	S 68°40'50"E	179.43	200	N 68°29'07"E	56.38



WE HEREBY DEDICATE THE ROADS AND DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

Signature: *[Signature]* DATE: 5/8/95

- REFERENCES:
1. PLAT BY E. M. SEABROOK, JR., DATED NOVEMBER 1987 AND RECORDED AT CHARLESTON COUNTY RECORD OFFICE IN PLAT BOOK NO. PAGE 34.
 2. PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 22, 1987 AND RECORDED AT CHARLESTON COUNTY RECORD OFFICE IN PLAT BOOK NO. PAGE 4 & 5.
 3. TMS 617-00-007 & 031

CONDITIONAL PLAT
PHASE I
BIG PARADISE ISLAND
CHRIST CHURCH PARISH
CHARLESTON COUNTY, S. C.
PLAT OF LOTS 1-60 BLOCK C
AND A COMMUNITY LOT
CONTAINING 63.25 ACRES

SCALE: 1"=100' MAY 8, 1995
SHEET 1 OF 3

SCALE IN FEET

LEGEND

- FRESH WATER WETLAND TO BE FILLED
- DE - DRAINAGE EASEMENT
- 5/8" REBAR, NEW (UNLESS NOTED OTHERWISE)

NOTE: I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

Signature: *[Signature]*

E.M. SEABROOK, JR., INC.
ENGINEERS-SURVEYORS-PLANNERS
1081 HIGHWAY 17 BY-PASS BOX 86
MOUNT PLEASANT, SC 29484
PHONE (803) 884-4498

LEWIS E. SEABROOK
CIVIL ENGINEER & LAND SURVEYOR
S. C. REG. NO. 09880
P. O. BOX DE
MT. PLEASANT, S. C. 29464
(803) 884-4498

SOUTH CAROLINA
LEWIS E. SEABROOK
REGISTERED PROFESSIONAL SURVEYOR
No. 00120

SOUTH CAROLINA
E. M. Seabrook, Jr., Inc.
No. 00065

ACREAGE

LOTS 1-60 COMMUNITY LOT	38.48 AC.
GREEN AREAS	1.16 AC.
ROAD R/W	8.28 AC.
DETENTION AREAS	10.94 AC.
MPWSC LOT	4.33 AC.
TOTAL AREA	63.25 AC.
FRESHWATER WETLANDS	1.63 AC.
SALTWATER WETLANDS	0.79 AC.

Signature: *[Signature]*
DATE: JUNE 26, 1995
SHEET 1 OF 3

