



## **Case # BZA-11-24-00823**

### **Charleston County BZA Meeting of January 6, 2025**

**Applicant/Property Owner:**

J. Marshall Milligan of Tiger Devil, LLC

**Property Location:**

311 Papa Charlie Way – James Island

**TMS#:**

334-12-00-016

**Zoning District:**

Special Management (S-3) Zoning District

**Request:**

Variance request to remove three (3) Grand Trees for a proposed single-family residence.

**Requirement:**

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

### Sec. 9.2.5 Tree Removal

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

CASE # BZA-11-24-00823  
TMS # 334-12-00-016  
ZONING MAP

GLADDEN RD

R-4

SUBJECT PROPERTY

016

S-3

SCOTT HILL RD

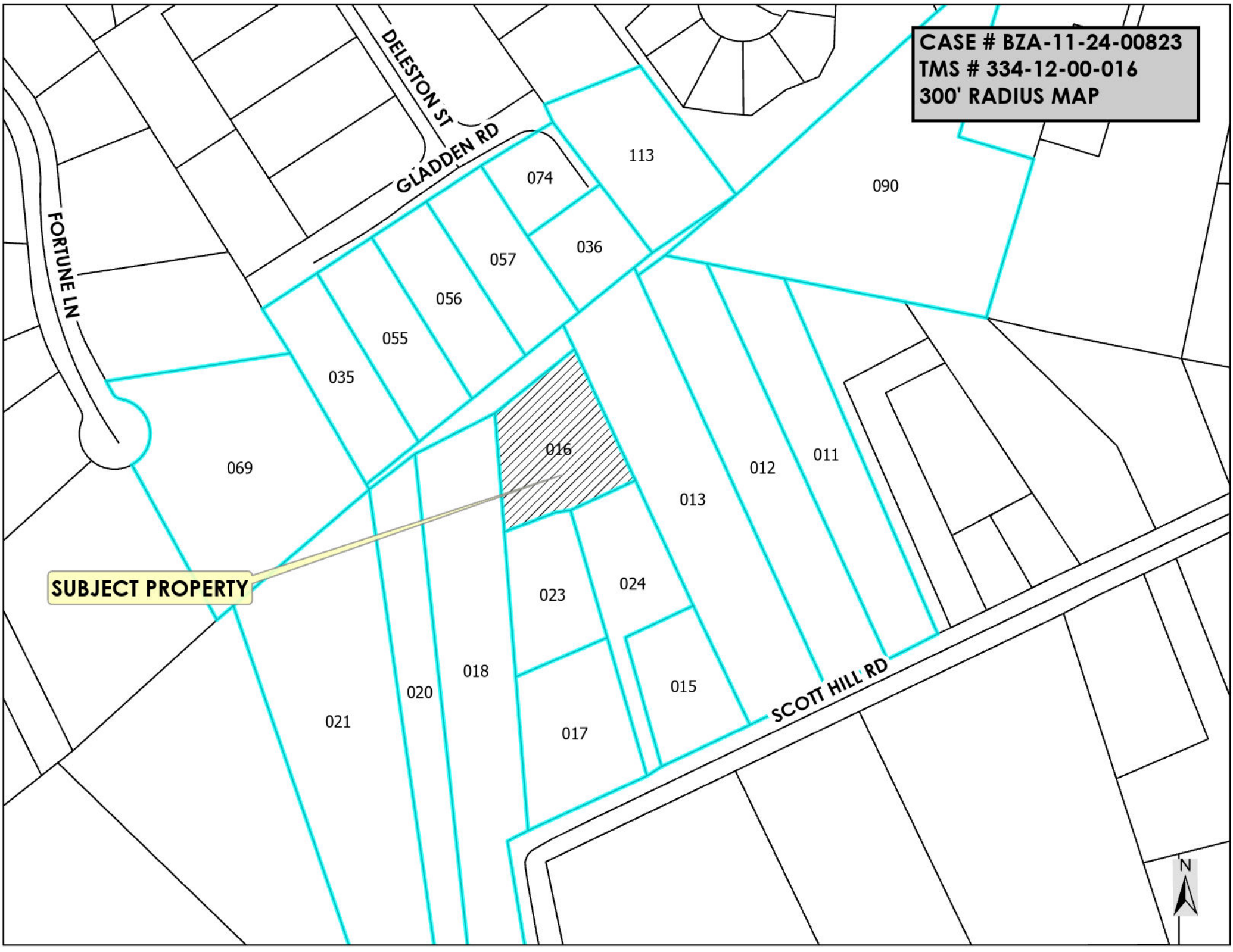
**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
  - R-4; LOW DENSITY RESIDENTIAL
  - S-3; SPECIAL MANAGEMENT
- MUNICIPAL BOUNDARIES
  - CHARLESTON COUNTY
  - CITY OF CHARLESTON





CASE # BZA-11-24-00823  
TMS # 334-12-00-016  
300' RADIUS MAP



**SUBJECT PROPERTY**



DELESTON ST  
GLADDEN RD

FORTUNE LN

SCOTT HILL RD

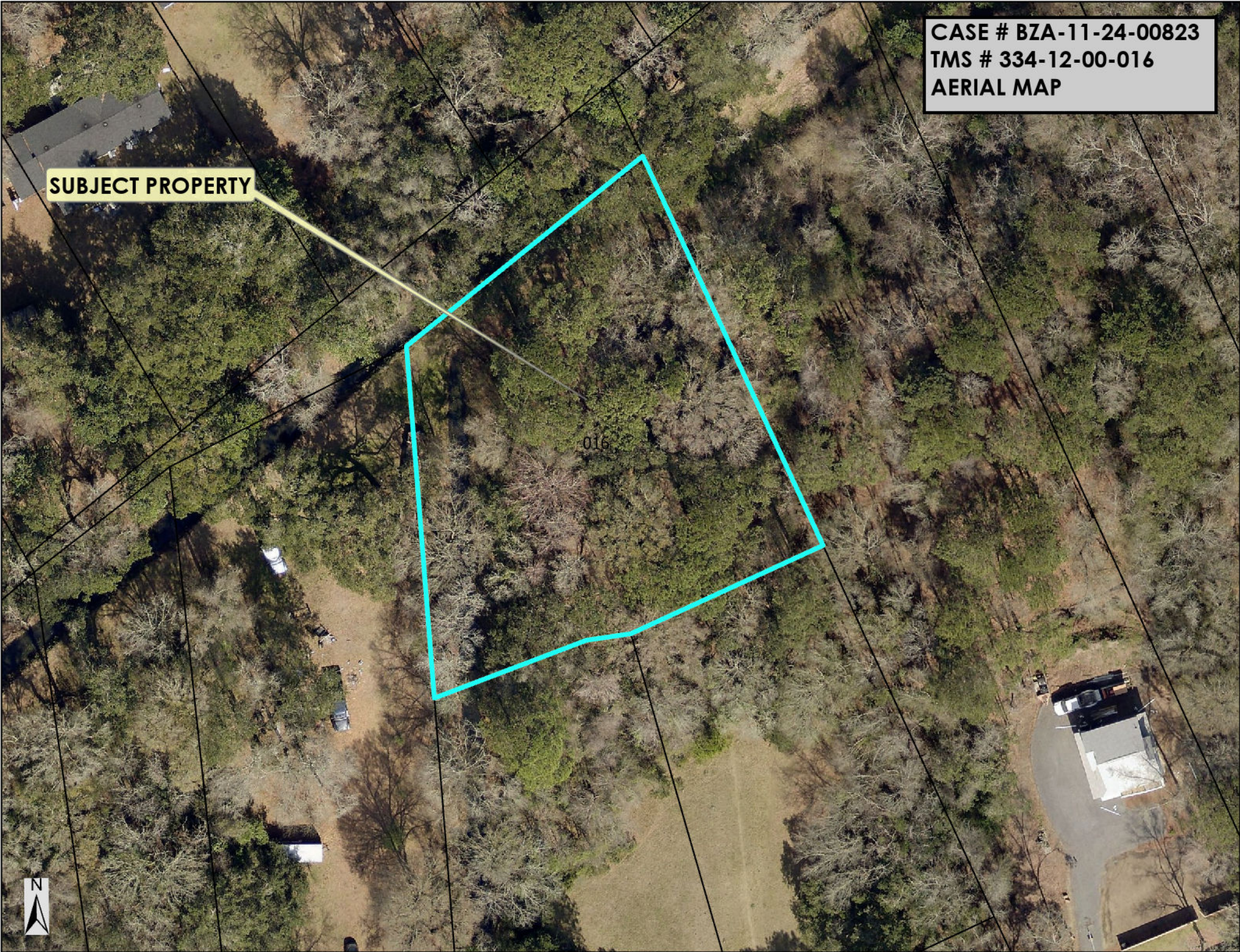
074 113 090  
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CASE # BZA-11-24-00823  
TMS # 334-12-00-016  
AERIAL MAP

SUBJECT PROPERTY

016





CASE # BZA-11-24-00823  
TMS # 334-12-00-016  
AERIAL MAP

SUBJECT PROPERTY

0.6

FORTUNE LN

DELESTON ST

GLADDEN RD

SCOTT HILL RD





**Case # BZA-11-24-0023**

**BZA Meeting of January 6, 2025**

**Subject Property: 311 Papa Charlie Way – James Island**

**Proposal: Variance request to remove three (3) Grand Trees for a proposed single-family residence.**





# 24" DBH Red Maple Tree

Variance to Remove





# 24"/28" DBH Live Oak Tree

Variance to Remove





# 32" DBH Darlington Oak Tree

Variance to Remove





# Subject Property



**Staff Review:**

The applicant and property owner, J. Marshall Milligan of Tiger Devil, LLC, is requesting a variance to remove three (3) Grand Trees for a proposed single-family residence at 311 Papa Charlie Way (TMS # 334-12-00-016) on James Island in Charleston County. More specifically, the applicant is requesting to remove a 24" Diameter Breast Height (DBH) Grand Red Maple Tree, a 24"/28" Grand Live Oak Tree, and a 32" DBH Grand Darlington Oak Tree. The subject property and adjacent properties to the east, south, and west are located in the Special Management (S-3) Zoning District. Adjacent properties to the north are located in the Low Density Residential (R-4) Zoning District.

The 0.71-acre property is currently vacant. The applicant is proposing to construct a single-family residence. The property contains eight (8) Grand Trees. The applicant/property owner plans to preserve the 76" DBH Grand triple Oak Tree and 28" DBH Grand Oak Tree located in the front of the property, and the 30" DBH Grand Oak Tree located to the rear of the property. The 40" and 48" DBH Grand Oak Trees were permitted to be removed administratively because they were dead, dying, or diseased.

The applicant's letter of intent explains, *"This lot is heavily wooded and taking these three trees down does not present a significant impact to the integrity of the lot due to the many other trees present, however, they pose a significant obstacle to building a home on the lot."*

**Applicable ZLDR requirement:**

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

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

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

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

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

Staff conducted a site visit of the subject property on December 12, 2024. Please review the attachments for further details regarding this request.

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

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

**Response:** **There may be extraordinary and exceptional conditions pertaining to the 0.71-acre vacant subject property. The property contains eight (8) Grand Trees. The applicant plans to preserve the 76" DBH Grand triple Oak Tree and 28" DBH Grand Oak Tree located in the front of the property, and the 30" DBH Grand Oak located to the rear of the property. The 40" and 48" DBH Grand Oak Trees were permitted to be removed administratively because they were dead, dying, or diseased. The applicant is requesting to remove the 24" DBH Grand Red Maple Tree, the 24"/28" Grand Live Oak Tree, and the 32" DBH Grand Darlington Oak Tree. The applicant's letter of intent states, "This is merely a vacant residential lot on James Island that is heavily wooded with a few trees that are in the way of a home site." 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 may not generally apply to other properties in the vicinity. The applicant's letter of intent states, "Trees are not unique to this lot as it relates to other lots in the general vicinity. This is a heavily wooded and undeveloped area of James Island. I do not know if other vacant lots nearby have trees in places that would restrict a home build." 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 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.5.B. Tree Removal 311 Papa Charlie Way may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "Should a variance for these three (3) trees not be obtained, the lot is essentially non buildable. So, yes, if a variance to take down the three (3) aforementioned trees is not granted it would severely and unreasonably restrict utilizing the property for a home**



**site.” Therefore, the request may meet this criterion.**

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

**Response: Authorization of this variance request may not be of substantial detriment to adjacent properties or to the public good. Therefore, the character of the Special Management (S-3) Zoning District may not be harmed. The applicant’s letter of intent states, “No to both of these questions. These three (3) trees are just a few of many on this lot and surrounding lots. There would be absolutely no detriment to any adjacent properties, the public good, or to the character of the zoning district.” Therefore, the request may meet this criterion.**

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

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

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

**Response: The need for the variance may not be the result of the applicant’s own actions. The three (3) Grand Trees to be removed contingent on variance approval are in the center of the buildable area on the lot. Therefore, the request may meet this criterion.**

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

**Response: Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship and the Grand Trees are mitigated. 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-11-24-00823 [Variance to remove three (3) Grand Trees for a proposed single-family residence at 311 Papa Charlie Way (TMS # 334-12-00-016) on James Island in Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:

- 1. The applicant shall mitigate the removal of the 108 DBH inches by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the ZLDR, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal.**
- 2. Tree barricades constructed of chain link fencing shall be installed around all protected trees within 40' of disturbance prior to any construction, pursuant to Sec. 9.2.4 of the Charleston County Zoning and Land Development Regulations.**
- 3. The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees within 40' of disturbance through the duration of construction. The applicant shall provide a copy of the Tree Preservation Plan to Zoning Staff for review and approval prior to Zoning Permit approval for construction.**

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

<b>Property Information</b>			
Subject Property Address: <u>311 Papa Charlie Way, Charleston, SC 29412</u>			
Tax Map Number(s): <u>334-12-00-016</u>			
Current Use of Property: <u>Vacant land</u>			
Proposed Use of Property: <u>Home Construction</u>			
<b>Zoning Variance Description:</b>			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): <u>J. Marshall Milligan, Managing Member</u>			
Name of Company (if applicable): <u>Tiger Devil, LLC</u>			
Mailing Address: <u>125A Wappoo Creek Drive, Suite 102</u>			
City: <u>Charleston</u>	State: <u>SC</u>	Zip Code: <u>29412</u>	
Email Address: <u>jmilligan@bellcarrington.com</u>		Phone #: <u>843-532-5148</u>	
Applicant Signature: 		Date: <u>11/13/24</u>	
<b>Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)</b>			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)</b>			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: <u>S-3</u>	Flood Zone: <u>Shaded X (678K)</u>	Date Filed: <u>11/25/24</u>	Fee Paid: <u>Paid \$100.00</u>
Application #: <u>BZA-11-24-00823</u>	TMS #: <u>334-12-00-016</u>	Staff Initials: <u>jm</u>	

**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.)

SEE ATTACHED

**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:

SEE ATTACHED FOR ANSWERS TO Nos. 1 THROUGH 7

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

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:



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:

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?

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

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

**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.**

Charleston County Board of Zoning Appeals

Zoning Variance Application for TMS No. 334-12-00-016

Description of Request

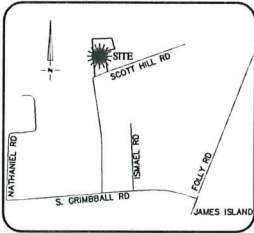
- This request is for a variance in response to Charleston County Staff Arborist's determination that four (4) trees could not be taken down on the subject lot without a variance. The trees are shown on the survey which is Page 1 of Exhibit "A" attached hereto and incorporated herein by reference. They are, specifically denoted on said survey, (1) 24" Maple; (2) 28" Oak; (3) 24" Oak; and (4) 32" Oak. This lot is heavily wooded and taking these four trees down does not present a significant impact to the integrity of the lot due to the many other trees present, however, they pose a significant obstacle to building a home on the lot.
- To comply with the requirements of the attached Zoning Variance Application, the Site Plan is attached hereto as Exhibit "A;" the Approved and Recorded Plat is attached hereto as Exhibit "B;" the current Recorded Deed is attached hereto as Exhibit "C;" and the notarized Attorney letter showing LLC authority is attached hereto as Exhibit "D."

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

1. **Are there any extraordinary and exceptional conditions pertaining to the subject property?**
  - No. This is merely a vacant residential lot on James Island that is heavily wooded with a few trees that are in the way of a home site.
2. **Do these conditions generally apply to other property in the vicinity or are they unique to the subject property?**
  - Trees are not unique to this lot as it relates to other lots in the general vicinity. This is a heavily wooded and undeveloped area of James Island. I do not know if other vacant lots nearby have trees in places that would restrict a home build.
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?**
  - Should a variance for these four (4) trees not be obtained, the lot is essentially non-buildable. So, yes, if a variance to take down the four (4) aforementioned trees is not granted it would severely and unreasonably restrict utilizing the property for a home site.
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?**
  - No to both of these questions. These four (4) trees are just a few of many on this lot and surrounding lots. There would be absolutely no detriment to any adjacent properties, the public good, or to the character of the zoning district.

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 requested meet this this criterion?**
- The variance requested would not (1) establish a use not otherwise permitted in the zoning district, (2) extend physically a Nonconforming Use of the land, nor change the zoning district boundaries shown on the Official Zoning Map.
6. **Is the need for the variance the result of your own actions?**
- No.
7. **Does the variance substantially conflict with the Charleton County Comprehensive Plan or the purposes of the Ordinance?**
- No.

# EXHIBIT "A"



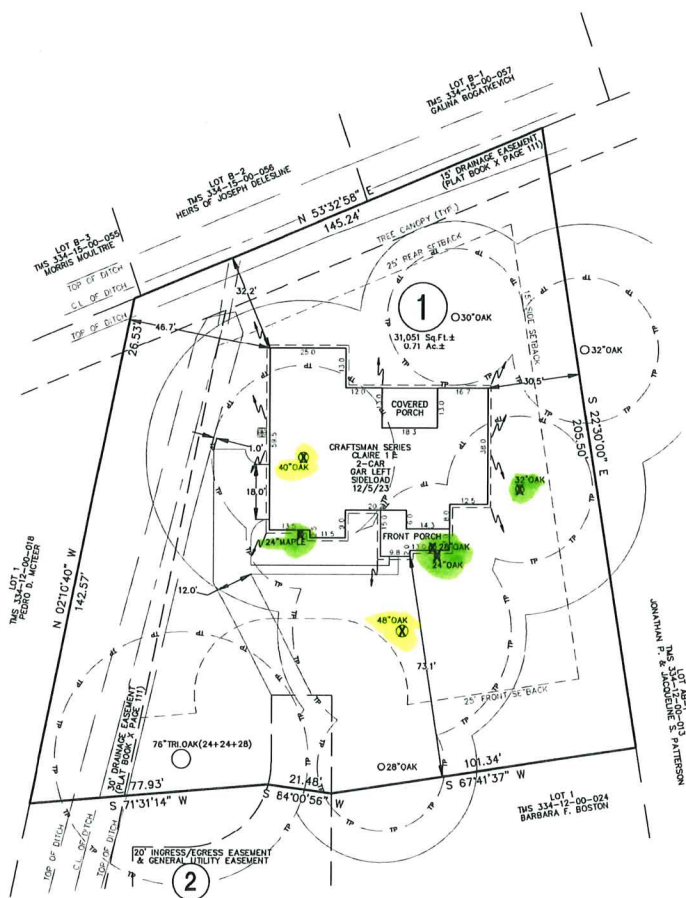
VICINITY MAP  
Not To Scale

- LEGEND**
- E.I.P. EXISTING IRON PIN
  - E.C.M. EXISTING CONCRETE MONUMENT
  - S.I.P. SET IRON PIN
  - F.P.E. FLOOD PROTECTION ELEVATION
  - CLOSURE EXCEEDS 1 INCH = 1000'
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE BY DEED OR PLAT
  - X-X-X FENCE LINE
  - CLEAN OUT
  - LIGHT POST
  - MAN HOLE
  - TELEPHONE PEDestal
  - WATER METER
  - ▲ CALCULATED PT
  - ST SEPTIC TANK
  - TRANSFORMER
  - ELECTRIC BOX
  - CABLE PEDestal
  - WATER VALVE
  - HYD. VALVE
  - POWER POLE
  - FIRE HYDRANT

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	3,688 S.F.
DECK/PATIO/AC	9 S.F.
DRIVEWAY & STAIRS	1,291 S.F.
<b>TOTAL (PROPOSED)=</b>	<b>4,988 S.F.</b>
LOT AREA	31,051 S.F.

NOTE: LAYOUT SHOWN PENDING APPROVAL OF PROTECTED GRAND TREE REMOVALS. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.\*

X\*\*DENOTES PROPOSED TREE REMOVAL\*\*



DRAINAGE ARROWS AND PROPOSED HOUSE ELEVATIONS PROVIDED BY BUILDER. BY PRESENTING ON PLAT, JW SURVEYING IN NO WAY ASSUMES LIABILITY OF HYDRAULIC DESIGN. ANYTHING OF THIS NATURE IS ONLY SHOWN FOR PURPOSES OTHER THAN THE ACKNOWLEDGEMENT OF HYDRAULICALLY ENGINEERED DESIGN BY JW SURVEYING. WE ARE NOT LICENSED TO HYDRAULICALLY DESIGN. THEREFORE, DRAINAGE ARROWS AND/OR PROPOSED HOUSE ELEVATIONS ON THIS PLAT WERE GIVEN AND TRACED FROM ACTUALLY PROVIDED DATA TO JW SURVEYING.

\*NOTE: AT TIME OF DRAWING CONSTRUCTION FILES NOT AVAILABLE. JW SURVEYING HAS NOT CONDUCTED AN ASBUILT SURVEY ON THIS PROPERTY. TREES, CANOPIES & DITCHES SCALED PER RECORD PLAT PROVIDED BY BUILDER. PLOT PLAN TO BE UPDATED & FINALIZED IF NECESSARY UPON RECEIPT.\*

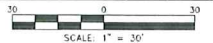
\*ZONING NOTE: THIS PROPERTY APPEARS TO BE ZONED S-3 PER RECORD PLAT & CHARLESTON COUNTY GS. SETBACKS SHOWN TAKEN FROM CHARLESTON COUNTY ORDINANCE. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.\*

## #1551 SCOTT HILL ROAD (50' R/W) (S-10-1972)

NOTE:  
1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.  
2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.  
3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.  
4. THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.  
THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

FLOOD NOTE: TMS: 334-12-00-016  
ACCORDING TO FEMA, F.I.R.M. PANEL #450900678K, EFFECTIVE 1/29/21, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE SHADED X.

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



**JW Surveying**  
2204 BACONS BRIDGE ROAD  
SUMMERVILLE, SC 29485  
PHONE (843) 974-9495

**HOUSE LOCATION PLOT PLAN**

FOR  
LOT 1, PLAT TO ADJUST PROPERTY LINES BETWEEN TRACT C, PART OF TRACT B TMS 334-12-00-023 & PART OF TRACT B TMS 334-12-00-016 CREATING NEW LOT 1, NEW LOT 2, AND NEW LOT 3  
JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR: HUNTER QUINN HOMES

PLAT CABINET: S23 PAGE: 0282 DEED BOOK 1184 PAGE 201

DRAWN BY: MRB DATE: AUGUST 29, 2024



# CRAFTSMAN SERIES - CLAIRE<sup>1</sup>- GL

CCS - 1  
1551 Scott Hill Road  
Redline Planset  
WMB 08.23.24

HUNTER QUINN HOMES, LLC



### SQUARE FOOTAGE

Main Floor 2525 SQ FT

Optional Bonus Room 341 sq ft      Optional 3rd Car Bonus 140 sq ft

Garage 611 sq ft      Optional 3rd Car Garage 250 sq ft

Front Porch 230 sq ft      Back Porch 237 sq ft

Fiber Cement Siding

builderblueprints@gmail.com

2525  
sq ft

Builder Blueprints is not liable for specifications and structural integrity of construction by builders or other users of our plans. Builder Blueprints is not liable for appraisal or sq. ft. of houses. Please refer to licensed appraiser for appropriate square sq. ft. of homes built from our designs.



CLAIRE 1  
GL

Note: All dimensions are approximate and subject to change without notice.

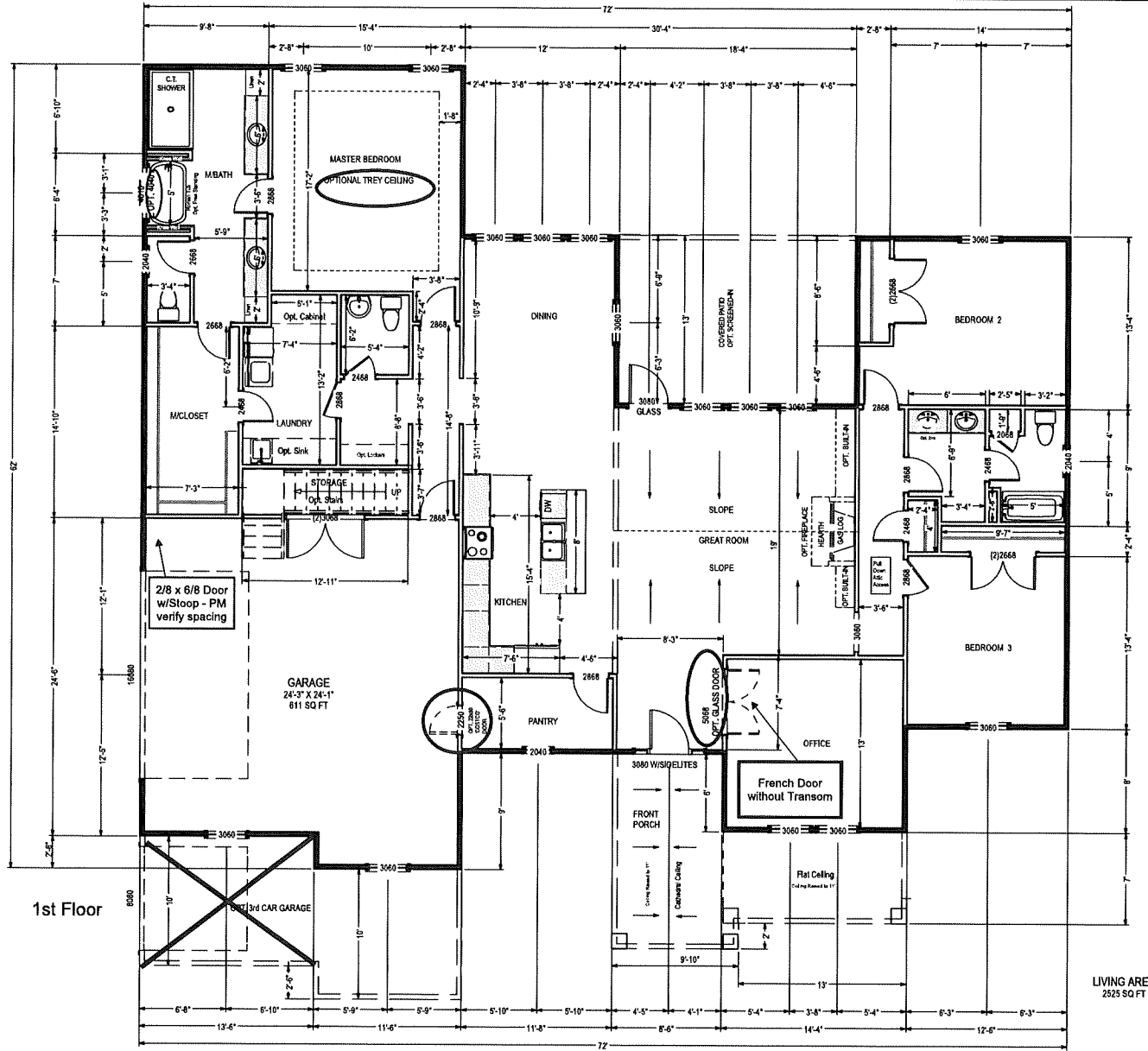
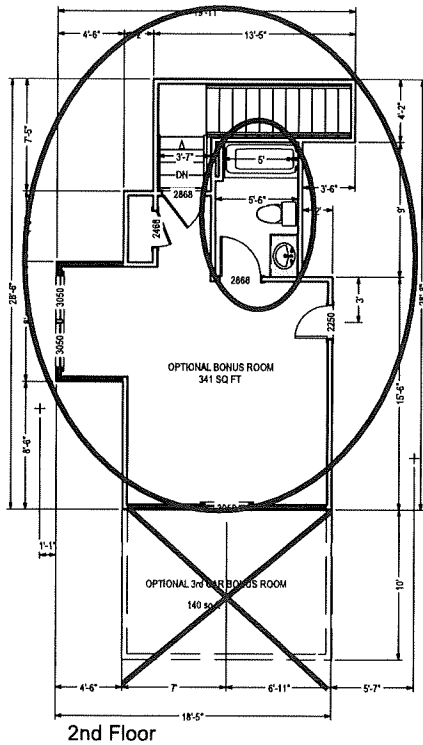
DATE:

12/5/23

SCALE:

SHEET:

A-1



builderblueprints@gmail.com

2525  
sq ft

Builder Blueprints is not liable for engineering, and our prints are not to be used for construction without the approval of our plans. Builder Blueprints is not liable for approval of sq. ft. of houses. Please refer to licensed appraiser for appropriate square sq. ft. of homes built from our designs.

hb  
HUNTER QUINN  
H.O.M.E.S.

CLAIRE 1  
GL

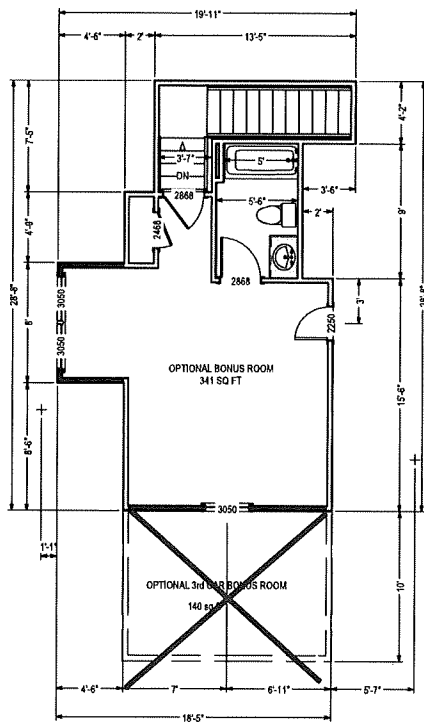
Note: All dimensions are approximate and subject to change without notice.

DATE:  
12/5/23

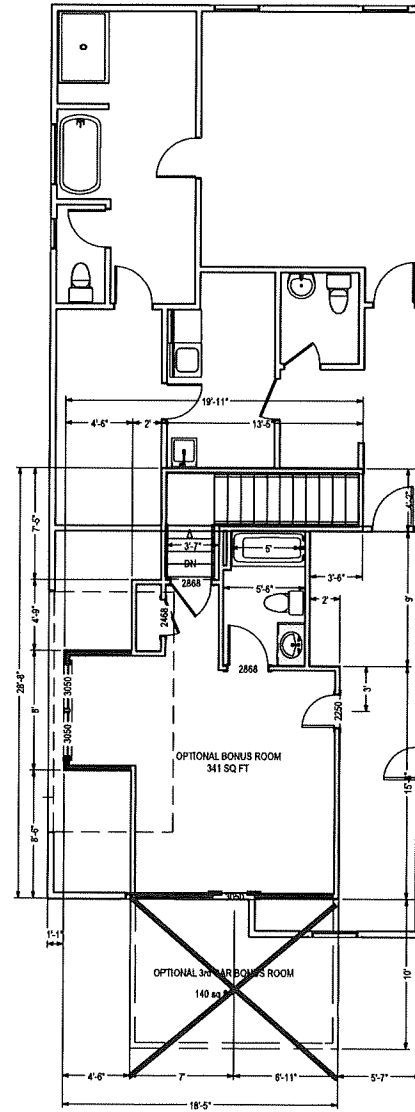
SCALE:  
1/8" = 1'

SHEET:  
A-2





2nd Floor



Opt. Bonus Room w/Reference Below

builderblueprints@gmail.com

Note: All dimensions are approximate and subject to change without notice.

DATE:

12/5/23

SCALE:

1/8" = 1'

SHEET:

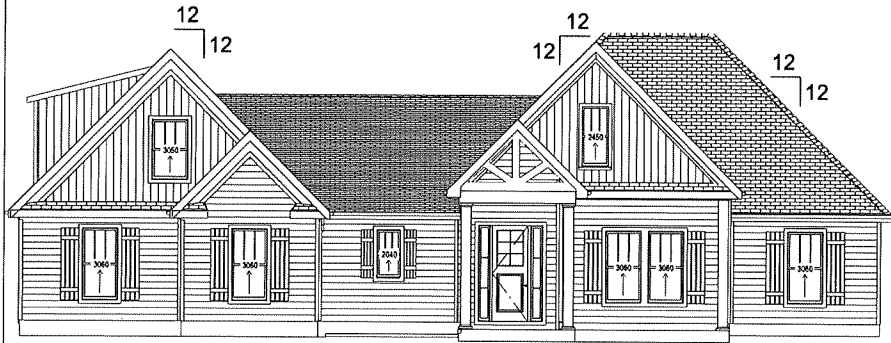
A-3

CLAIRE 1  
GL

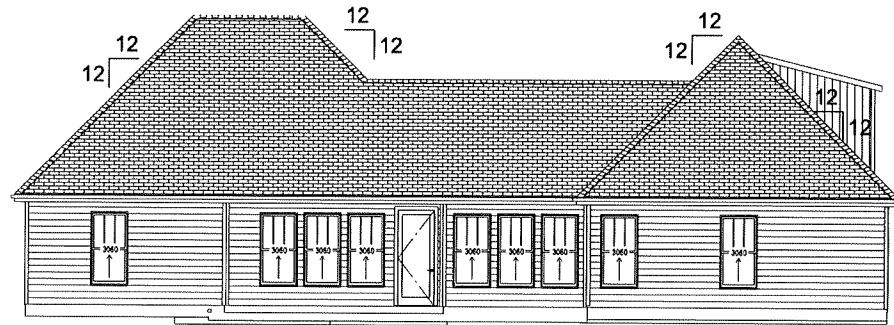
HQ  
HUNTER QUINN  
H.O.M.E.S.

2525  
sq ft

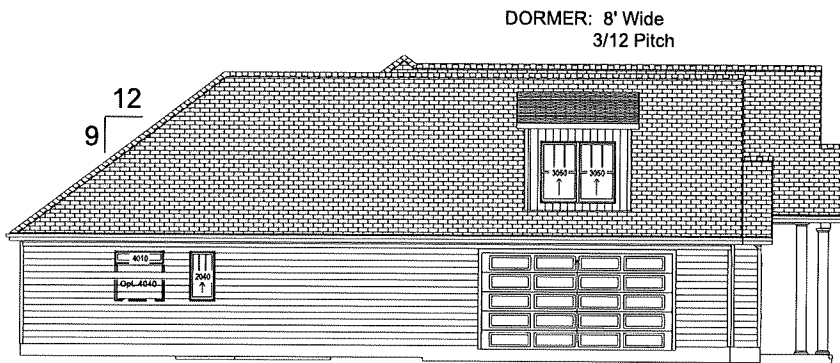
Builder Blueprints is not liable for engineering and/or construction. Builder Blueprints is not liable for appraisal of our clients. Builder Blueprints is not liable for appraisal of sq. ft. of houses. Please refer to licensed appraiser for appropriate usable sq. ft. of homes built from our designs.



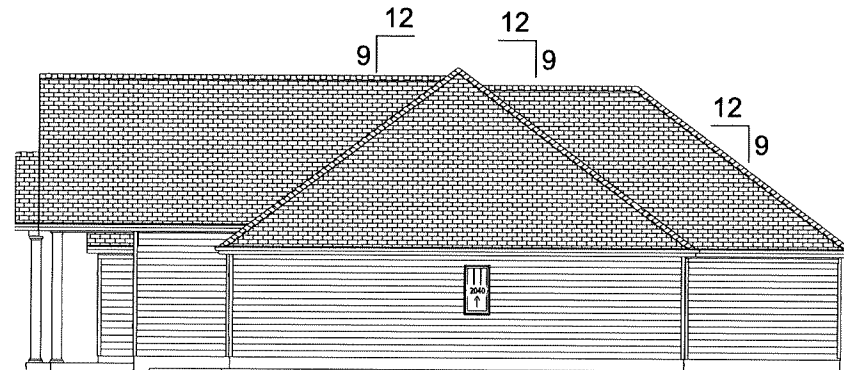
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

builderblueprints@gmail.com

2525  
sq ft

Builder Blueprints is not liable for engineering and/or construction issues. Builder Blueprints is not liable for appraisal of our plans. Builder Blueprints is not liable for appraisal of sq. ft. of houses. Please refer to licensed appraiser for appropriate stable sq. ft. of homes built from our designs.

**hq**  
HUNTER QUINN  
H.O.M.E.S.

**CLAIRE 1**  
**GL**

Note: All dimensions are approximate and subject to change without notice.

DATE:

12/5/23

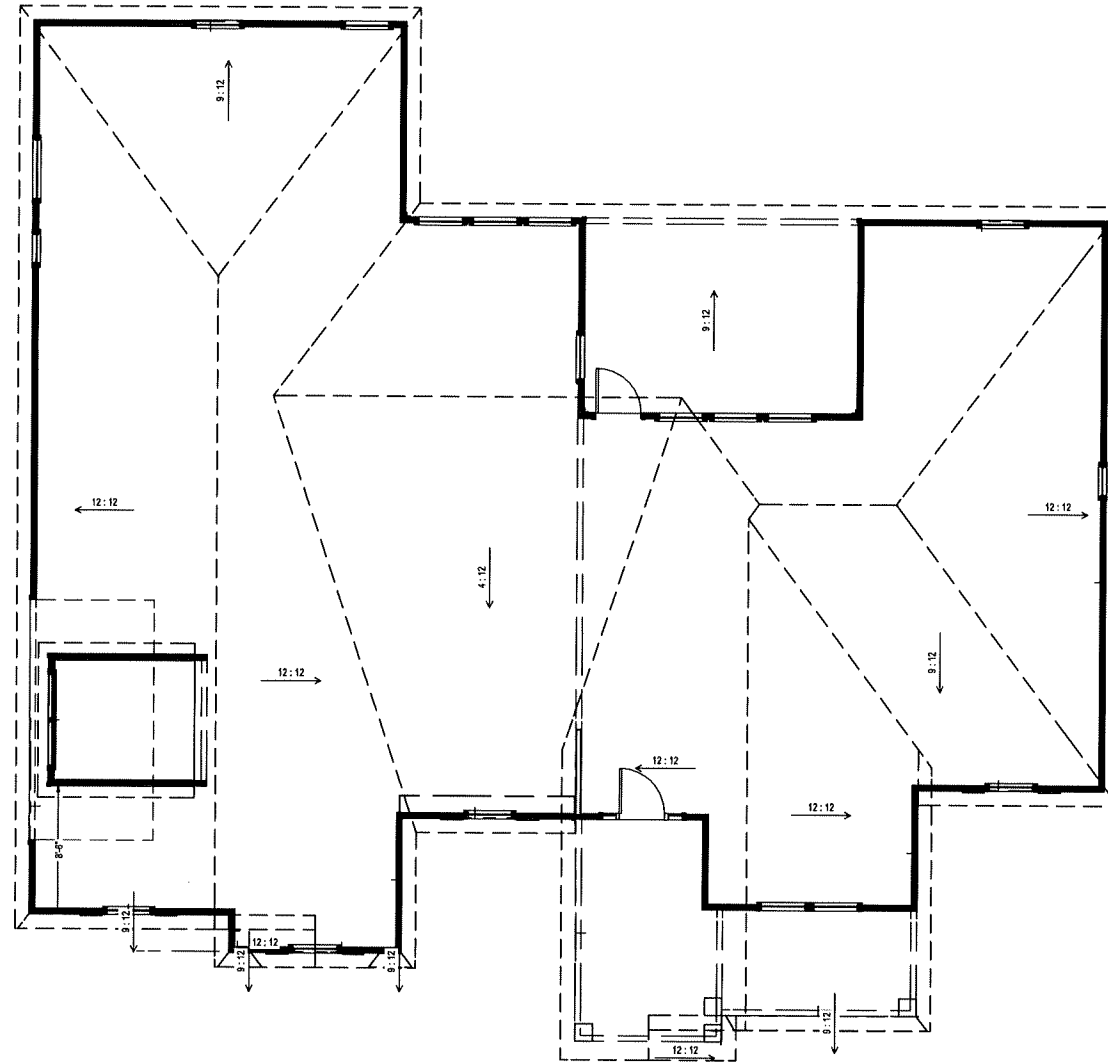
SCALE:

1/10" = 1'

SHEET:

**A-4**





1st Floor Roof Lines

House- 9' Ceiling Height  
 Front Porch- 11' Ceiling Height

builderblueprints@gmail.com

Note: All dimensions are approximate and subject to change without notice.

DATE:  
 12/5/23  
 SCALE:  
 1/8" = 1'  
 SHEET:

A-6

CLAIRE 1  
 GL

hq  
 HUNTER QUINN  
 —H.O.M.E.S.—

2525  
 sq ft

This Blueprint is not liable for engineering and or structural calculations. Hunter Quinn Homes is not liable for approval of our plans. Builder Blueprints is not liable for approval for sq. ft. of houses. Please refer to licensed appraiser for appropriate stable sq. ft. of homes built from our designs.

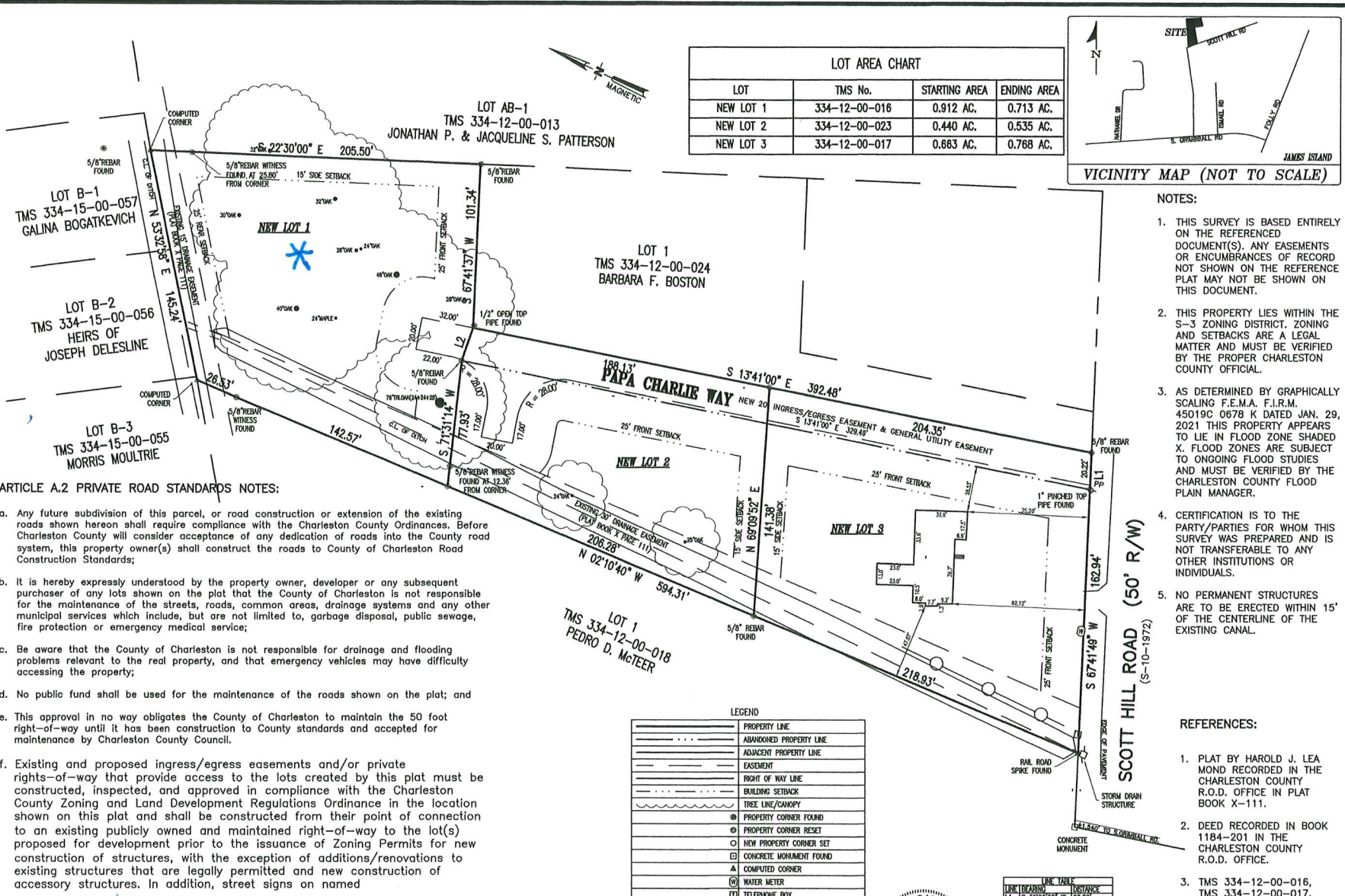






EXHIBIT "B"

THE DRAWING HEREON IS THE PROPERTY OF ATLANTIC SURVEYING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. WILL BE SUBJECT TO LEGAL ACTION.



**Atlantic Surveying, Inc.**  
 ATLANTIC SURVEYING, INC.  
 1723 SAVANNAH HIGHWAY  
 CHARLESTON, SOUTH CAROLINA 29407  
 (843) 763-6869; (843) 766-7411 FAX  
 www.atlanticsurveying.com

**PLAT TO ADJUST PROPERTY LINES BETWEEN TRACT C TMS 334-12-00-017 & PART OF TRACT B TMS 334-12-00-023 & AND PART OF TRACT B TMS 334-12-00-016 CREATING NEW LOT 1, NEW LOT 2, AND NEW LOT 3 LOCATED ON JAMES ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA PROPERTY OWNED BY TigerDevil, LLC**

**ARTICLE A.2 PRIVATE ROAD STANDARDS NOTES:**

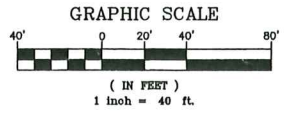
- Any future subdivision of this parcel, or road construction or extension of the existing roads shown hereon shall require compliance with the Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, this property owner(s) shall construct the roads to County of Charleston Road Construction Standards;
- It is hereby expressly understood by the property owner, developer or any subsequent purchaser 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 are not limited to, garbage disposal, public sewage, fire protection or emergency medical service;
- Be aware that the 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;
- No public fund shall be used for the maintenance of the roads shown on the plat; and
- This approval in no way obligates the County of Charleston to maintain the 50 foot right-of-way until it has been construction to County standards and accepted for maintenance by Charleston County Council.
- 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 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

**LEGEND**

---	PROPERTY LINE
---	ABANDONED PROPERTY LINE
---	ADVANCED PROPERTY LINE
---	EASEMENT
---	RIGHT OF WAY LINE
---	BUILDING SETBACK
---	TREE LINE/CANOPY
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER RESET
○	NEW PROPERTY CORNER SET
□	CONCRETE MONUMENT FOUND
▲	COMPUTED CORNER
⊙	WATER METER
ⓧ	TELEPHONE BOX
⊕	POWER POLE

**LINE TABLE**

LINE NUMBER	BEARING	DISTANCE
L1	S 05°08'02" W	17.82
L2	N 84°00'58" E	121.48



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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



**PRIVATE INGRESS/EGRESS STATEMENT**

I/WE HEREBY DEDICATE THE 20' ROAD INGRESS-EGRESS EASEMENT TO THE USE OF THE PROPERTY OWNERS FOREVER. OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE.

OWNER: *[Signature]* DATE: 11/16/23

**PLANNING AND ROD USE ONLY**

**RECORDED**

DATE: 11/17/2023 TIME: 10:51:26 AM  
 Book-Page: S23 0282 DocType: Small Plat  
 Karen Hollings, Register of Deeds, Charleston County, SC

Record Fee: \$25.00  
 Postage: \$0.00  
 TOTAL: \$25.00  
 Owner: [ ] Clerk: [ ]  
 Location: SCOTT HILL RD

APPROVED PLAT  
*[Signature]*  
 Director of Planning  
 Charleston County Planning Commission  
 SBDV-02476 11-17-23  
 Appl# Date