

**PATRICK M. O'NEIL**  
MAYOR

**TOWN COUNCIL**  
CHAUNCEY CLARK, MAYOR PRO TEM  
SARAH CHURCH  
MARK HOWARD  
RITA LANGLEY  
SUSAN MIDDLEAUGH  
BACHMAN SMITH, IV

## **TOWN OF SULLIVAN'S ISLAND**



**ANDY BENKE**  
TOWN ADMINISTRATOR

**JASON BLANTON**  
DEPUTY ADMINISTRATOR/COMPTROLLER

**LAWRENCE A. DODDS**  
TOWN ATTORNEY

**GREG GRESS**  
WATER AND SEWER MANAGER

**JOE HENDERSON**  
ZONING ADMINISTRATOR

**DANIEL HOWARD**  
CHIEF OF POLICE

**ELLEN MILLER**  
TOWN CLERK

**RANDY ROBINSON**  
BUILDING OFFICIAL

**M. ANTHONY STITH**  
FIRE CHIEF

### **TREE COMMISSION**

**Monday, August 22, 2016- 5:00 P.M.**  
**Town Hall**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JULY 25, 2016
- C. TREE REMOVAL REQUESTS
  - 1. 2414 Jasper Boulevard: Brian Wells, applicant, requests approval to remove two Category I trees; a red cedar (21" DBH- diameter at breast height) and a pine tree (18" DBH) per Zoning Ordinance Section 21-162. B (Application for relocation, or removal and replacement). (TMS# 529-06-00-034)
- D. ITEMS FOR DISCUSSION
- E. PUBLIC INPUT
- F. ADJOURN

## TREE COMMISSION STAFF REPORT



### 2114 JASPER BOULEVARD CATEGORY 1 TREE REMOVAL

BUILDING & ZONING  
DEPARTMENT

**Applicant:**

Brian Wells (owner)

**Staff:**

Joe Henderson,  
Zoning Administrator  
[jhenderson@sullivansisland-sc.com](mailto:jhenderson@sullivansisland-sc.com)

**TMS#:**

529-06-00-034

**Current Zone:**

RS (Residential Single-family)

**Current Use:**

None

**Applicable Regulations:**

Z.O. Section 21-162 (Category I  
Trees)

**Enclosures:**

- Tree Removal Request  
7-29-2016
- Pictures
- Landscape plan with home  
footprint
- Arborist letter with assessment  
photographs
- Spreadsheet

**Request**

Brian Wells, applicant, requests approval to remove two Category I trees: red cedar (21" DBH- diameter at breast height) and pine tree (18" DBH) per Zoning Ordinance Section 21-162. B (Application for relocation, or removal and replacement). (TMS# 529-06-00-034)

SPECIES	Number	Total D.B.H.
Category I		
Pine	1-18"	\$38 per inch (\$684.00)
Cedar	1-21"	\$115 per inch (\$2,415.00)
Total	2-39"	(\$3,099.00)

**Staff Analysis**

The property is now vacant, however once contained a Sullivan's Island Landmark structure that burned in 2015. The applicant requests to construct a single-family home with primary vehicle access from Myrtle Avenue (rear property line). The home is currently under review by the DRB.

**Mitigation Plan**

The applicant proposes to remove two Category 1 trees: 1 pine and 1 red cedar. The provided arborist letter of recommendation deem both to be in severe decline, citing the red cedar's decline because the tree burned during the structure fire of 2015 (picture enclosed). The pine tree has also been topped by the power utility company over the years creating an unusual and dangerous growth pattern.

**Staff Recommendation**

Staff recommends consideration of the tree removal in accordance with 21-162 (B) 7. Both trees do appear to be in poor health due to the fire damage.

The Commission has set a policy of allowing pine trees to hold a mitigation/replacement value of \$38.







# Town of Sullivan's Island

Sullivan's Island, South Carolina

## TREE REMOVAL REQUEST

received  
July 29, 2016

Sullivan's Island Building Department  
2050-B Middle Street

Phone: (843) 883-3198  
Sullivan's Island, South Carolina

FAX: (843) 883-3009

<http://www.sullivanislandsc.com>

Address of Work Site: <u>2414 Jasper Blvd</u>		TMS# <u>529-06-00-034</u>	Zoning:
Owner of Property: <u>Brian Wells</u>		Mailing Address: <u>843 Tupelo Bay Dr. Mt Pleasant, SC 29464</u>	
Phone #: <u>843-514-1790</u>		Fax #:	
Signature: <u>[Signature]</u>			
Arborist/ Contractor: <u>Maximilian Construction</u>		Mailing Address: <u>PO BOX 2465 Mt. Pleasant SC 29465</u>	
Phone #: <u>843-881-0933</u>		Fax #: <u>843-881-4512</u>	
Town Business License #: <u>200451659</u>		State License #: _____ Expiration Date: _____	
Signature: <u>[Signature]</u>			
Tree Category: <input type="checkbox"/> Category I [Trees sixteen (16) inches in diameter (DBH) or over] <input type="checkbox"/> Category II [Trees six (6) to fifteen (15) inches in diameter (DBH)] <input type="checkbox"/> Category II [Sabal Palmetto (Cabbage Palm) relocation or replacement]			
Explain scope of work (list species and *Dbh of all trees requested for removal): <u>See Attached spreadsheet</u>			

Submit a scaled site plan (showing TMS#, designer, graphic scale, and date) showing the following information:

All trees 16 inches or greater (Category I trees)

All trees 6 inches or greater and all Sabal Palmettos (Category II trees)

Tree survey no more than one year old

Trees requested for removal should be indicated by an "x" on a 11" x 17" site plan (replacement in-kind is required for removal of protected trees: oaks, magnolias, pecan and red cedar trees)

Illustrate protective tree zones for all protected trees; show no proposed construction—driveways, structures, utility placement, fill dirt, etc. (provide grading plan to illustrate any proposed grading changes)

All site features should be shown and labeled (driveways, sidewalks, pools w/ decks, walls, and other hardscape elements)

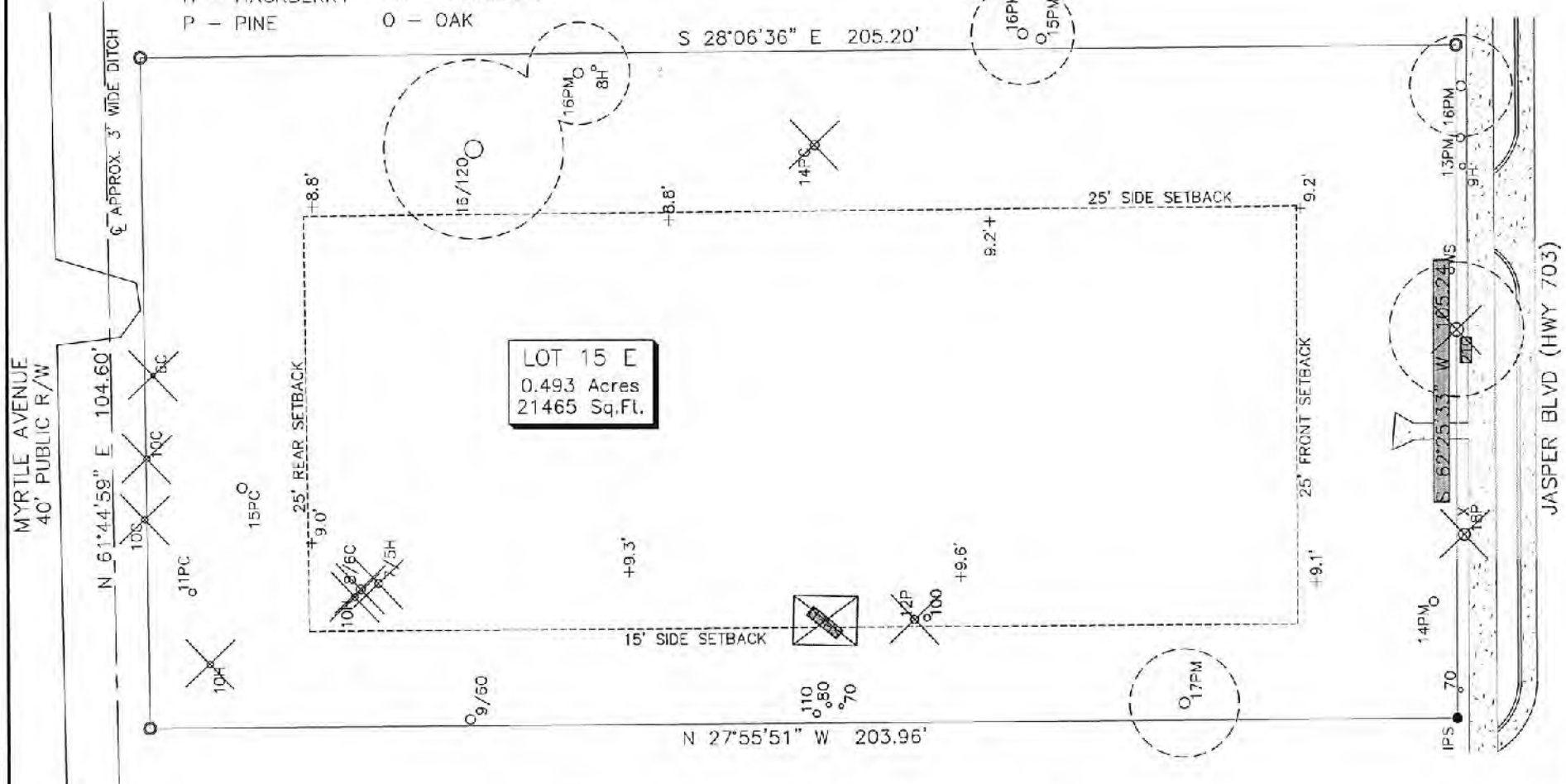
Indicate all utility routes from main source to house connection on plan ensuring that they avoid all tree protection zones.

\*\*\*I hereby certify that I have read and understand the requirements of this permit, the conditions of approval of this permit, and that there are no restrictive covenants on the tract or parcel of land for which this permit is being requested (per SC Code §6-29-1145).

FOR OFFICE USE ONLY		APPLICATION FEE:	
PERMIT NO.: _____	DATE RECEIVED: _____	RECEIVED BY: _____	_____ Number of Trees Removed x \$25.00
COMMENTS: _____		\$ _____ Total Application Fee	
_____		MITIGATION REQUIRED:	
_____		Tree Replacement Required:	
_____		_____ Dbh* of trees removed	
_____		_____ Number of 2" Dbh x 10' tall replaced	
_____		Tree Fund Mitigation Fee:	
_____		_____ Dbh* of Trees Removed x \$115.00	
ZONING ADMINISTRATOR: _____		\$ _____ Total Tree Fund Fee Required	
APPROVAL DATE: _____			

C - CEDAR                      PC - PECAN  
H - HACKBERRY                PM - PALMETTO  
P - PINE                        O - OAK

S 28°06'36" E 205.20'



TREE REMOVAL PLAN  
SCALE 1/8" = 1'

## Tree Removal

**BRIAN R. WELLS, PE, LLC**  
BRIAN R. WELLS, PE  
501 Belle Hall Pkwy Unit 201  
MT. PLEASANT, SC 29464

2414 Jasper Blvd  
Tree Removal Plan  
Sullivan's Island

PROJECT  
SHEET NO.  
e Remo  
7/20/2016

# Tree Removal Spreadsheet 2414 Jasper

Type Tree	Diameter	Location
Cedar	10	Myrtle Side
Cedar	10	Myrtle Side
Cedar	6	Myrtle Side
Cedar	21	Jasper Side
Cedar	8	West Side
<b>Total Cedar</b>	<b>55</b>	
Hackberry	10	West Side
Hackberry	10	West Side
Hackberry	7	West Side
<b>Total Hack</b>	<b>27</b>	
<b>Pecan</b>	<b>14</b>	East Side
Pine	12	West Side
Pine	18	Jasper Blvd
<b>Total Pine</b>	<b>30</b>	

Grand Total 126

# of 4" trees 31.5

## Tree Removal Spreadsheet 2414 Jasper

Updatd 8.7.16

Arborist ID'd  
Sick Trees

Type Tree	Diameter	Location	
Cedar	10	Myrtle Side	
Cedar	10	Myrtle Side	
Cedar	6	Myrtle Side	
Cedar	21	Jasper Side	21
Cedar	8	West Side	8
<b>Total Cedar</b>	<b>55</b>		
Hackberry	10	West Side	10
Hackberry	10	West Side	
Hackberry	7	West Side	10
<b>Total Hack</b>	<b>27</b>		
<b>Pecan</b>	<b>14</b>	East Side	
Pine	12	West Side	
Pine	18	Jasper Blvd	18
<b>Total Pine</b>	<b>30</b>		

<b>Initial Total</b>	<b>126</b>	<b>Total Arborist (Remove)</b>	<b>67</b>
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<b>Initial Total - Arborist Rec. Removed Trees</b>	<b>59</b>
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Oak, Cedar, Pecan, Hackberry is \$115 per inch Pines are \$38 per inch			
Inches	47	\$115	\$5,405
Pine Inches	12	\$38	\$456
<b>59 Total</b>			<b>\$5,861</b>

August 9, 2016

Town of Sullivan's Island  
Attn: Mr. Joe Henderson, AICP, CFM  
2050-B Middle Street  
Sullivan's Island, SC 29482

RE: Tree Assessment for Lot 15 E, 2414 Jasper Blvd

Dear Mr. Henderson,

At the request of the property owner, Mr. Brian Wells, PMB/PLaCE Studios conducted a field review of several trees located on the property noted above. The review occurred on August 5<sup>th</sup>, 2016 and was for the purpose of determining the general health of the trees that have been requested to be removed during the construction of the pending residence in order to reduce the amount of required remediation for tree removal. As a result of the review, PMB/PLaCE Studios made the following conclusions regarding the existing conditions and health of the trees proposed for removal:

**21" Red Cedar (*Juniperus virginiana*):**

As stated in the Ordinance, Red Cedars are protected on the island and bear special consideration. This specimen is suffering from several issues that have compromised its health to the point of decline and creating a potential hazard. The tree has encountered heavy pruning due to its proximity to the overhead powerlines, damage from a previous lightning strike, as well as extensive damage from the more recent adjacent structure fire.

The primary growth leader appears to have been removed during past pruning activities and the secondary leader has now been killed due to the fire. It appears that more than half of the canopy has died as a result of the fire. This has created a very unbalanced canopy, with the only remaining live material on the south side of the tree facing Jasper Blvd. This uneven canopy creates an unbalanced and weakened structure which could be more susceptible to blow over due storm and wind conditions resulting in a hazard to private property and the public.



In addition to the fire damage, a 12" open fissure was observed on the east side of the tree, most likely caused by a past lightning strike. Although the wound has partially healed and may be compartmentalized, there is evidence of rot and insect damage in this area of the tree which has further compromised its structural integrity.

**Recommendation:** Based on the noted issues, along with the persistent conflict with the overhead powerlines, we recommend removal of the tree.

**18" Loblolly Pine (Pinus taeda):** This tree is located at the edge of the property along Jasper Blvd. As with the Cedar, this tree maintains the same conflict with the overhead power lines and has sustained persistent pruning.

During the inspection, it was observed that the central leader of the tree is missing. It is unclear whether this was due to previous pruning activities, or past storm damage. Regardless of cause, the open crown is susceptible to rot, disease and/or insect damage. It has also resulted in a misshaped canopy and compromised the structural integrity of the tree.

**Recommendation:** Due to the absence of a central leader, the susceptibility to infection and the persistent conflict with the existing power lines, we recommend removal of the tree.



**Clump (10" Hackberry - 7'5' Hackberry – 8"6" Red Cedar):** This trio of trees is essentially growing in one clump. Cedar is a protected species on the island, where Hackberry is not and often considered a trash tree. The close proximity of the trunks compromises each tree from attaining its normal vigor and natural shape. None of the trees will thrive long term under these growing conditions as competition for space and soil will compromise each. It appears that the cedar is most affected by the growing conditions, as its center is completely void of living branches.

**Recommendation:** Each tree is compromised and declining due to the growing conditions. We recommend removal of the trees. Any replacement should include Red Cedars in more appropriate locations on the property.





The remaining trees on the property were found to be in good to excellent condition and thus not included in this report. Should you have any questions regarding our assessment, or require additional information, please do not hesitate to contact us at 843.480.1343.

Sincerely,

PMB/PLaCE Studios

A handwritten signature in cursive script, reading 'Pamela Blough'.

Pamela, M. Blough, PLA, FASLA  
ISA Certified Arborist and Landscape Architect

A handwritten signature in cursive script, reading 'David L. Lycke'.

David L. Lycke, PLA, FASLA  
Landscape Architect and Botanist

9

6. APPROX. 3' WIDE DITCH



TREE LEGEND

- C - CEDAR  
H - HACKBERRY  
P - PINE  
PC - PECAN  
PM - PALMETTO  
O - OAK

TREE TO BE REMOVED



S 28°06'36" E 205.20'

8.2'+

25' SIDE SETBACK  
9.2

+9.

25' FRONT SETBACK

IPS 70

~~8/19/19~~

5 62.25.33" W 105.24" NS

13PM, 16PM  
9H

TREE REMOVAL PLAN  
SCALE 1/8" = 1'

$$c \downarrow =$$
**PRODUCT**

2414 Jasper Blvd  
Tree Removal Plan  
Sullivan's Island

**BRIAN R. WELLS, PE, LLC**  
BRIAN R. WELLS, PE  
501 Belle Hall Pkwy Unit 201  
MT. PLEASANT, SC 29464

7943

sq.	date
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REVISED

Tree Removal

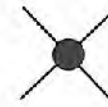
M' RTLE AVENUE  
40' PUBLIC R/W

N 61°44'59" E 104.60'

APPROX. 3' WIDE DITCH

## TREE LEGEND

C - CEDAR  
H - HACKBERRY  
P - PINE  
PC - PECAN  
PM - PALMETTO  
O - OAK

 TREE TO BE REMOVED

S 28°06'36" E 205.20'

LOT 15 E  
0.493 Acres  
21465 Sq.Ft.

15' SIDE SETBACK

25' SIDE SETBACK

25' FRONT SETBACK

TREE REMOVAL PLAN  
SCALE 1/8" = 1'

Tree Inventory Summary - Lot 15 E			
Tree ID	Species	Size (DBH)	Notes
104	CEDAR	10"	TO BE REMOVED
105	CEDAR	10"	TO BE REMOVED
106	CEDAR	10"	TO BE REMOVED
107	CEDAR	10"	TO BE REMOVED
108	CEDAR	10"	TO BE REMOVED
109	CEDAR	10"	TO BE REMOVED
110	CEDAR	10"	TO BE REMOVED
111	CEDAR	10"	TO BE REMOVED
112	CEDAR	10"	TO BE REMOVED
113	CEDAR	10"	TO BE REMOVED
114	CEDAR	10"	TO BE REMOVED
115	CEDAR	10"	TO BE REMOVED
116	CEDAR	10"	TO BE REMOVED
117	CEDAR	10"	TO BE REMOVED
118	CEDAR	10"	TO BE REMOVED
119	CEDAR	10"	TO BE REMOVED
120	CEDAR	10"	TO BE REMOVED
121	CEDAR	10"	TO BE REMOVED
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123	CEDAR	10"	TO BE REMOVED
124	CEDAR	10"	TO BE REMOVED
125	CEDAR	10"	TO BE REMOVED
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198	CEDAR	10"	TO BE REMOVED
199	CEDAR	10"	TO BE REMOVED
200	CEDAR	10"	TO BE REMOVED

JASPER BLVD (HWY 703)

BRIAN R. WELLS, PE, LLC  
BRIAN R. WELLS, PE  
501 Belle Hall Pkwy Unit 201  
MT. PLEASANT, SC 29464

2414 Jasper Blvd  
Tree Removal Plan  
Sullivan's Island

PROJECT  
SHEET NO.  
DATE 8/10/2016



NO. DATE REVISIONS

Tree Removal

## EXISTING TREE LEGEND

C - CEDAR      PC - PECAN  
H - HACKBERRY      FM - PALMETTO  
P - PINE      U - OAK

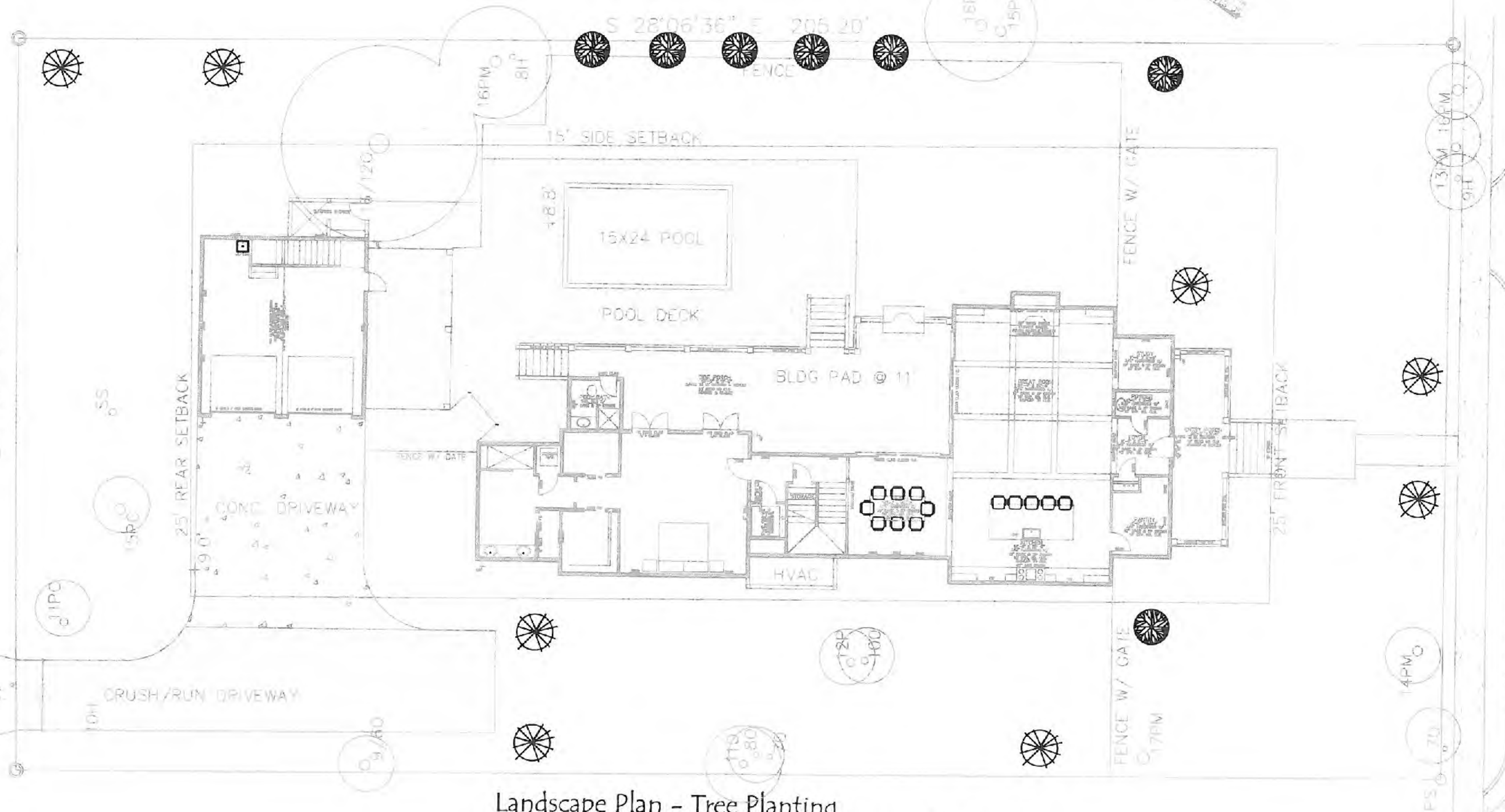
## NEW TREE LEGEND

 Magnolia (4") - 7EA  
 Live Oak (4") - 8EA

Total 60" Replacement

MYRTLE AVENUE  
40' PUBLIC R/W  
SITE BENCHMARK  
"PK NAIL" SET IN CENTERLINE  
OF MYRTLE AVE  
ELEVATION = 9.91' (NGVD1929)

APPROX. 3' WIDE DITCH



Landscape Plan - Tree Planting  
2414 Jasper Blvd, Sullivan's Island, South Carolina  
SCALE 1/8" = 1'

BRIAN R. WELLS, PE, LLC  
BRIAN R. WELLS, PE  
501 Belle Hall Pkwy Unit 201  
MT. PLEASANT, SC 29464

2414 Jasper Blvd  
Landscape Plan  
Sullivan's Island

PROJECT

SHEET NO.

LP#1

DATE 7/20/2016

NO.	DATE	REVISIONS