

SABINE & WATERS
NATURAL RESOURCE MANAGEMENT

SULLIVAN’S ISLAND BZA
VARIANCE REQUEST PACKAGE FOR:

Mr. Thomas Hutcheson and Mrs. Josephine Hutcheson
Lot 40 P
2663 Bayonne St
Sullivan’s Island, SC 29482

PREPARED FOR:

Sullivan’s Island Board of Zoning Appeals
2056 Middle Street
Sullivan’s Island, SC 29482

PREPARED BY:

Sabine and Waters, Inc.
October 10, 2025

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Notice of Appeal - Form 1

Board of Zoning Appeals

Date Filed: _____ Permit Application No. _____ Appeal No. _____

Instructions

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance or application for special exception. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- ☐ from action of a zoning official as stated on attached Form 2
☒ for a variance as stated on attached Form 3
☐ for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Thomas A. Hutcherson Josephine H. Hutcherson

Address: 2663 Bayonne St. Sullivan Is. SC 29482

Telephone: 843-925-2534 [work] 843-883-3722 [home]

Interest: ☒ Owner(s): _____ Adjacent Owner(s): _____ Other: _____

OWNER(S) [if other than Applicant(s)]: NA

Address: _____

Telephone: _____ [work] _____ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot 40 P Block _____ Subdivision SULLIVANS ISLAND

Tax Map No. 529-11-00-068 Plat Book S24 Page 0007

Lot Dimensions: 105' x 165' Area: 0.507 acres

Zoning District: RS Zoning Map Page _____

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

Owner signature(s)

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 8/13/25

Applicant signature(s)

Variance Application - Form 3
Board of Zoning Appeals

Date Filed: _____ Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance:

See attached application summary.

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

See attached application summary.

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

See attached application summary.

b. These conditions do not generally apply to other property in the vicinity as shown by:

See attached application summary.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

See attached application summary.

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

See attached application summary.

3. The following documents are submitted in support of this application: Plot plan, NWP, Historic imagery, and State authorizations [A plot plan must be submitted.]

Date: 8/13/25

[Signature]
Applicant signature



BOARD OF ZONING APPEALS

IN ACCORDANCE WITH *ZONING ORDINANCE SECTION 21-175*,

I Thomas A. Hitcheson HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF _____, WHICH WILL BE HELD AT
SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2056 MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.

ADDITIONALLY, I UNDERSTAND THAT THE BOARD MAY POSTPONE OR PROCEED TO DISPOSE OF A MATTER ON THE RECORD
BEFORE IT IN THE ABSENCE OF AN APPEARANCE ON BEHALF OF AN APPLICANT.


APPLICANT SIGNATURE

8/13/25
DATE



SABINE & WATERS

ENVIRONMENTAL LAND MANAGEMENT CONSULTANTS

October 10, 2025

Mr. Charles Drayton
Town of Sullivan's Island
2056 Middle Street
Sullivan's Island, SC 29482

SUBJECT: Board of Zoning Appeals Application Summary – Variance Request for 2663 Bayonne St, Sullivan's Island, SC (TMS# 529-11-00-068)

Dear Mr. Drayton:

This letter is written to accompany the attached variance application for 2663 Bayonne St.

EXECUTIVE SUMMARY

The proposed project seeks to expand the usable area along the rear of Lot 40P (2663 Bayonne St) by addressing a wetland area that currently renders approximately 30% of the property unusable for development or recreation. This wetland formed over decades through dune accretion and adjacent development activities, including wetland fill on neighboring parcels, which has increased water depth beyond the 12-inch limit on fill under Sec. 21-13 of the Sullivan's Island Land Use Ordinance.

To protect the property from further erosion and restore use, we are requesting a variance from Sec. 21-13 to permit fill placement consistent with the elevations of surrounding properties which previously impacted the same wetland.

EXTRAORDINARY AND EXCEPTIONAL CONDITIONS NOT APPLICABLE TO OTHER PROPERTY IN THE VICINITY

Historical aerial imagery, LIDAR data, and a U.S. Army Corps of Engineers (USACE) wetland delineation concurrence show that this property has the smallest usable upland area of any residence on Bayonne St (Appendix A). The wetland depth is greater than that of any other residence on Bayonne St and averages approximately 18 inches below the adjacent upland grade, exceeding the 12-inch fill restriction.

While other properties in the same wetland system have previously been filled or graded to usable elevations, the current ordinance and unique wetland conditions on the property prohibit Mr. Hutcheson from filling or grading his property to usable elevations, creating a restriction unique to his property.

UNREASONABLE RESTRICTION ON UTILIZATION

Strict application of Sec. 21-13 to Lot 40P unreasonable restricts the use of approximately one-third of the property. This portion of the lot is too low to be used for development, recreation, or landscaping in its current condition and cannot be brought into functional grade due to the 12-inch fill limitation. The result is a property that is significantly restricted in comparison to neighboring parcels, which have been permitted to grade or fill similar areas in the past.

By denying the applicant the ability to make reasonable adjustments, the ordinance imposes a disproportionate and inequitable burden on this property, unreasonably restricting its utilization in a manner not intended by the zoning code.

NO EFFECT ON ADJACENT PROPERTIES OR DISTRICT

The project has been reviewed and approved by both the USACE and SCDES (Permit No. SAC-2024-00559; Appendix B). The USACE determined that the proposed activity will have minimal individual and cumulative adverse environmental effects and is not contrary to the public interest.

The proposed grading would direct water flow away from neighboring parcels and toward the ocean. Given the limited scale of the impact (0.1 acres), the project is not expected to be of substantial detriment to adjacent properties or the public good nor harm the character of the district.

CONCLUSION

The proposed project meets the variance criteria outlined in Sec. 21-179. The strict application of Sec. 21-13 creates an unnecessary hardship by unreasonable restricting the use of nearly one-third of the property in a way that does not apply to other Bayonne St. parcels. Granting this variance would allow for reasonable use of the property consistent with neighboring properties without causing substantial detriment to adjacent parcels, the public good, or the character of the district.

Please do not hesitate to contact me if you have any questions.

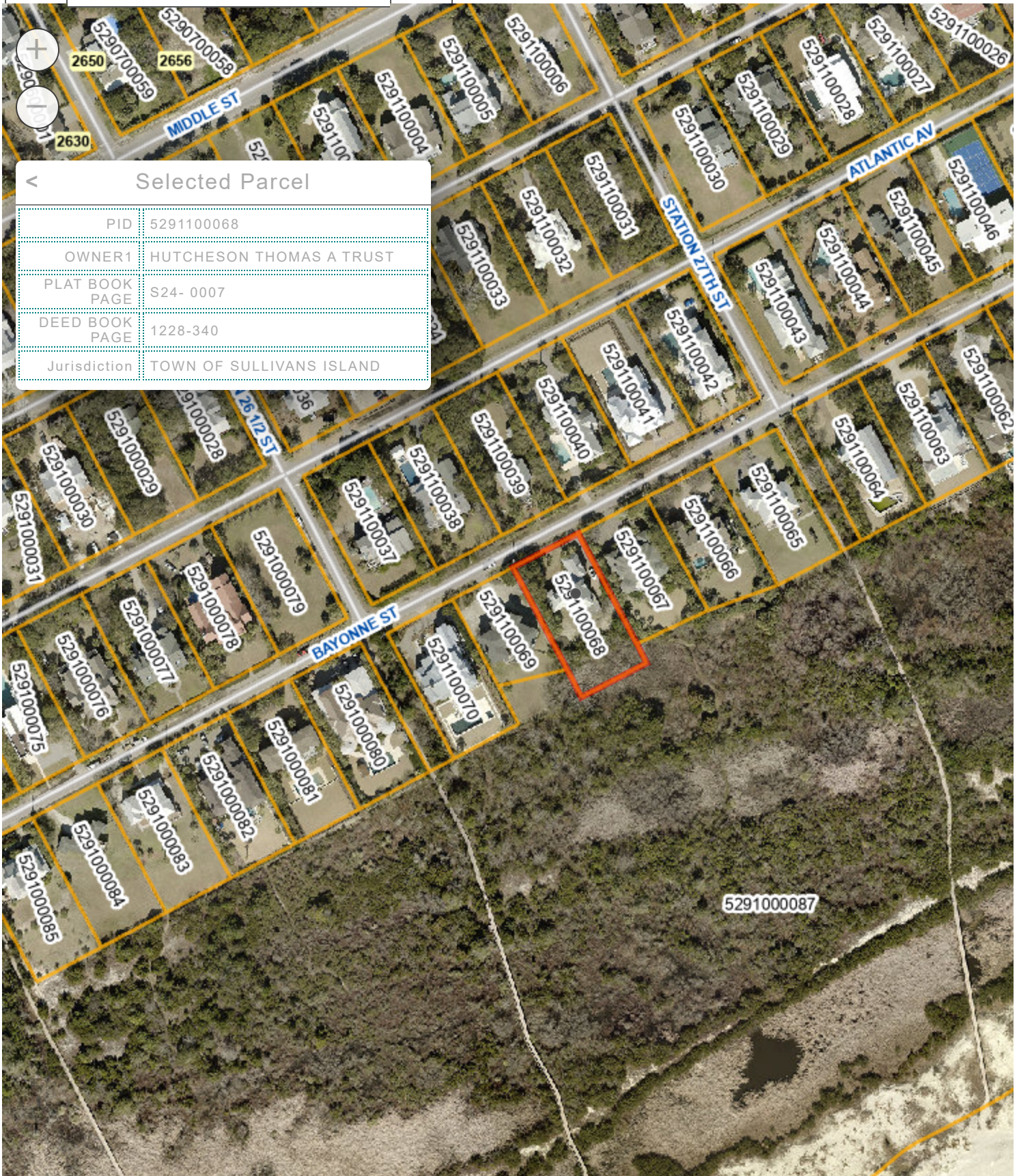
Sincerely,

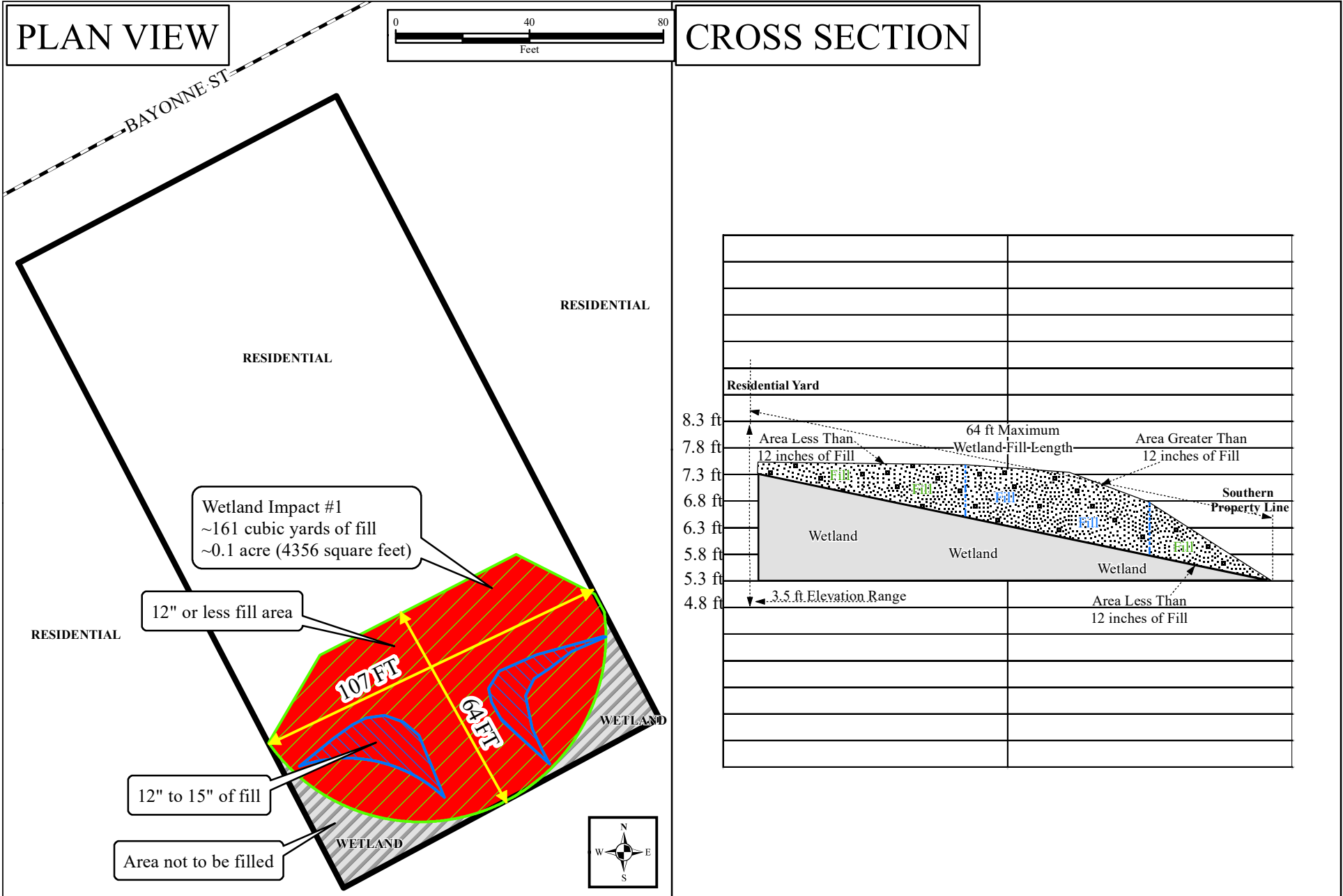
Hunter Lee

Hunter Lee, M.S.
Ecologist II
Sabine & Waters, Inc.



2663 bayonne st





EXTERNAL SOURCES:

Created By: Stephen Bennett
Date Created: April 17, 2024
Copyright 2024 Sabine & Waters, Inc.
R:\cusa\dt\hutcheson.toml
mapping\plan_view_cross_sections.mxd

Sabine & Waters, Inc.
Environmental Land Management Consultants
P.O. Box 1072 Summerville, SC 29484
843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabine.net>

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

REVISED: 9/3/2025

WETLAND CROSSING DRAWINGS

HUTCHESON - 2663 BAYONNE ST

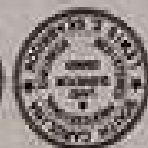
CHARLESTON COUNTY, SC

PLAN LEGEND

- PROPERTY BOUNDARY: 0.50 AC
- ROADS
- WETLAND IMPACT: 0.10 AC
- WETLANDS: 0.15 AC
- 12" OR LESS FILL AREAS: 0.09 AC
- 12" TO 15" FILL AREAS: 0.01 AC

FIGURES

E.M. SEABROOK
Engineers & Surveyors
 1077 South Cherry Blvd
 Building 1 - Suite 200
 Mount Pleasant, SC 29465
 Phone (843) 884-4488
 Fax (843) 884-4488
 www.seabrook.com



THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS. THE ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.



SCALE 1" = 20'

NOVEMBER 27, 2023

OWNED BY JOSEPHINE H. HITCHCOCK AND THOMAS A. HITCHCOCK
 2665 BAYVIEW STREET, CHARLESTON, S.C. 29405
 SURVEY OF LOT 40 & (DMS 023-11-00-068)

SULLIVANS ISLAND

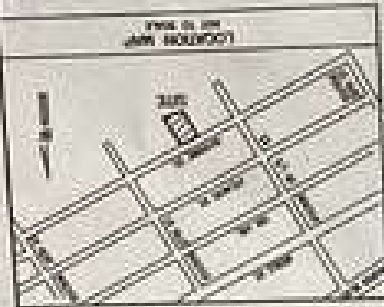
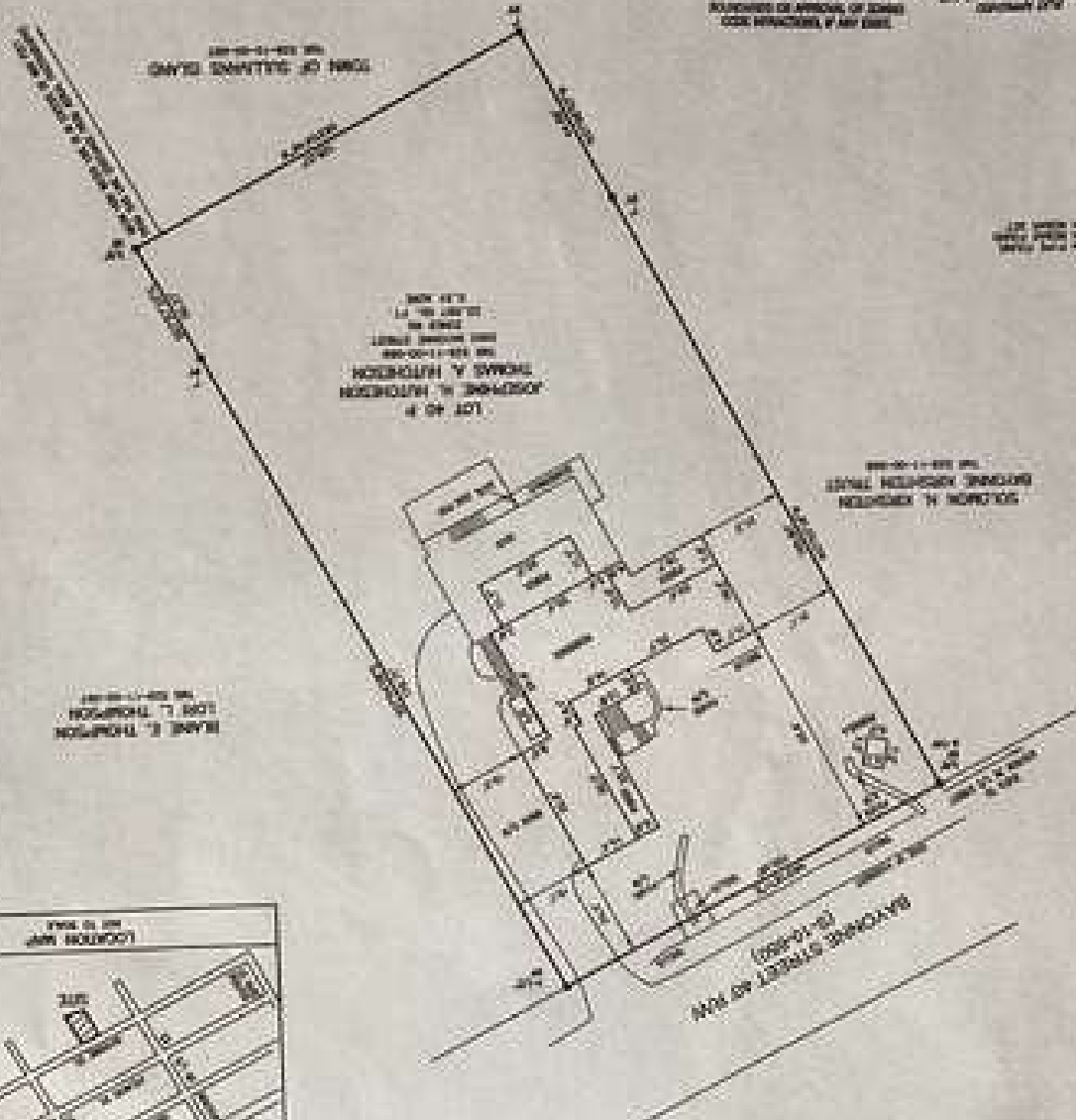
CHARLESTON COUNTY, S. C.

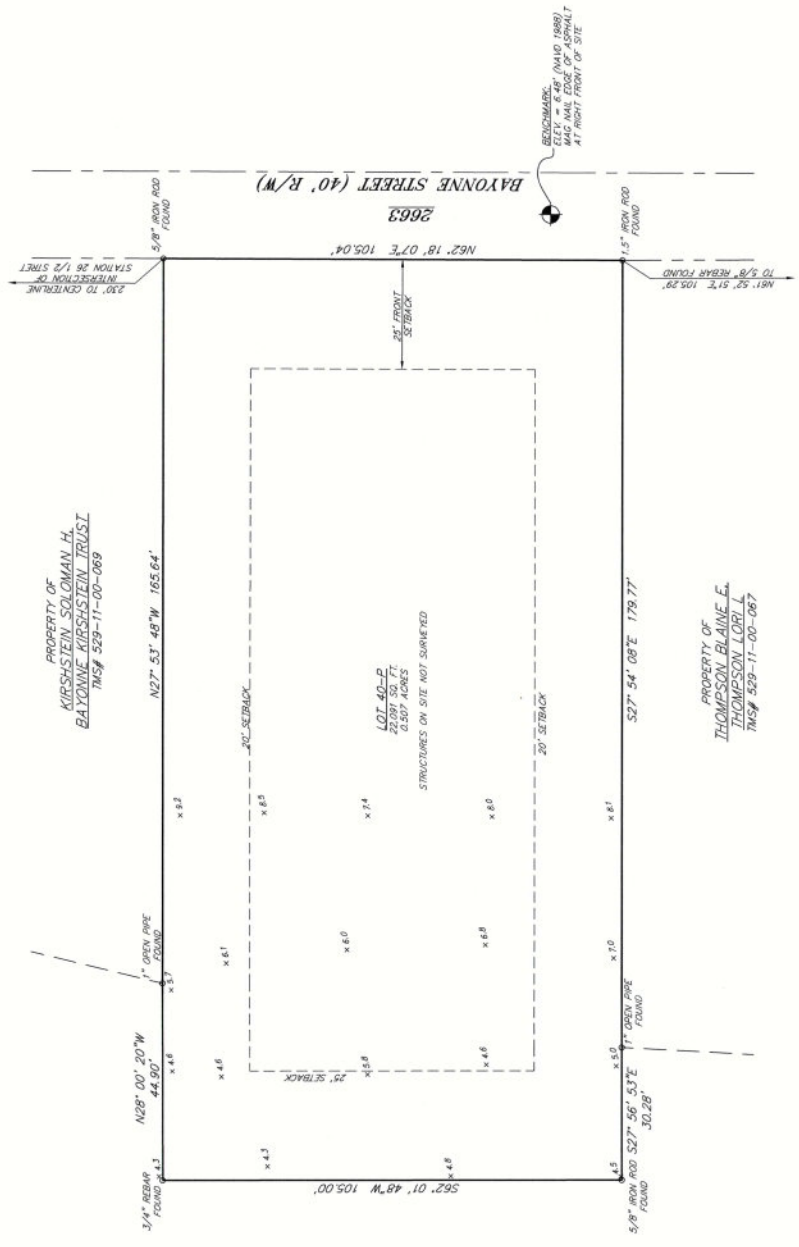
54-0007

DATE: 11/24/23
 BY: E.M. SEABROOK
 CHECKED BY: J. L. THOMPSON

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SOUTH CAROLINA SURVEYING ACT OF 1962, AS AMENDED. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.





SURVEYED FOR THOMAS HUTCHESON
BOUNDARY SURVEY SHOWING LOT 40-P
2663 BAYONNE STREET, TMS# 529-11-00-068
LOCATED IN THE TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SC

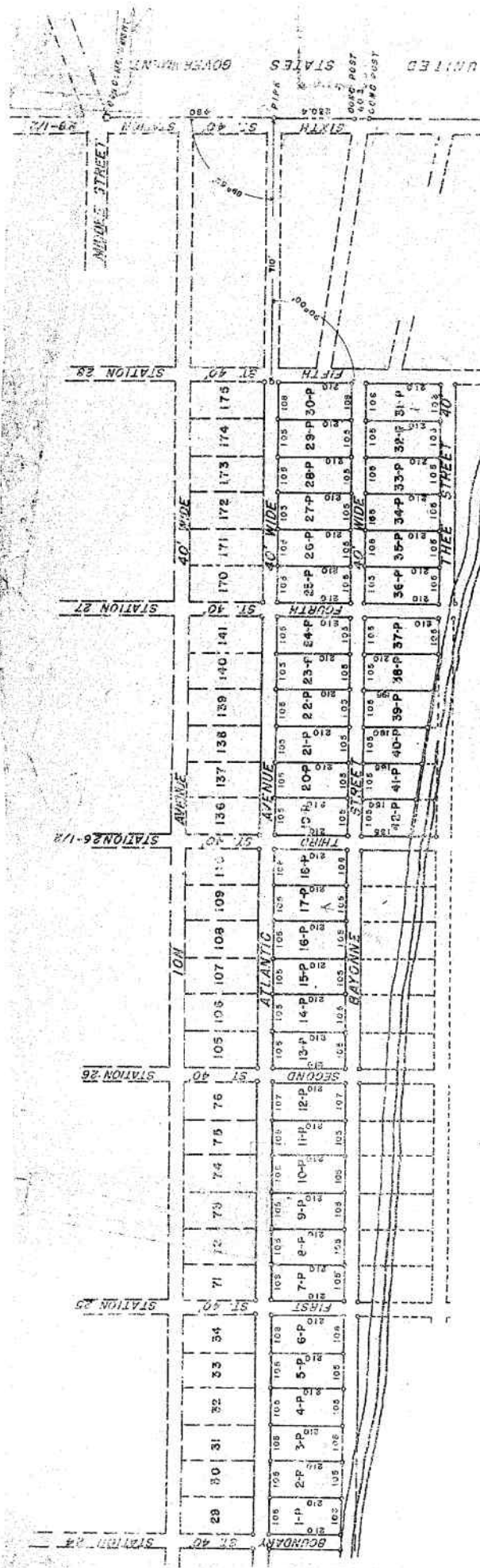
SCALE: 1" = 20'
 DATE: MARCH 18, 2025
 REFERENCE: PLAT RECORDED IN PLAT BOOK 524, PAGE 0007
 LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS
 NOT SHOWN OR APPARENT TO THE SURVEYOR
 THIS SURVEY IS BASED ON THE FOLLOWING DATA:
 AS GIVEN TO THE SURVEYOR BY THE CLIENT, TMS# 529-11-00-068
 S-APP-BNDPT/ARB SCPLS No. 20854
 RICHARD A. ALDRIDGE, SCPLS No. 20854
 2910 ROCKY HILL DRIVE, CHARLESTON, SC 29410
 TEL: (843) 554-7777

I, RICHARD A. ALDRIDGE, A PROFESSIONAL SURVEYOR, CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT, AND THAT THE SURVEY WAS MADE FOR THE PURPOSES OF A CLASS B SURVEY AS
 SPECIFIED THEREIN. ALSO THERE ARE NO MOBILE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



NOTES:
 CALCULATIONS ARE BASED ON MAND 1989
 PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF MODERATE WAVE ACTION
 FLOOD ZONE SHOULD BE VERIFIED WITH GOVERNING MUNICIPALITY BEFORE
 DESIGN OR CONSTRUCTION
 THIS SURVEY IS BASED ON FOUND MONUMENTATION, REFERENCES, AND LINES
 OF OCCUPATION
 SETBACKS PER ONLINE ORDINANCES FOR RS AND REZONED PLAT AND
 SETBACKS PER ONLINE ORDINANCES FOR RS AND REZONED PLAT AND
 BEFORE FUTURE DESIGN OR CONSTRUCTION
 THIS SURVEY DOES NOT CONFIRM OR DENY THE EXISTENCE OF UTILITIES





MAP SHOWING LOTS ON SULLIVAN'S ISLAND,
CHARLESTON COUNTY, SOUTH CAROLINA
LAID OUT AS PROVIDED BY ACT NO. 1181-1940
OF THE GENERAL ASSEMBLY OF THE STATE
OF SOUTH CAROLINA, BETWEEN STATIONS
24 & 28 (BOUNDARY ST. & FIFTH ST.)
SOUTHEAST OF ATLANTIC AVENUE.
SCALE--1"=200' SURVEYED--JUNE 10, 1940



Register of Deeds Office
Charleston County, S.C.
Recorded by filing in Plat
Book F page 67 at 2:30 p.m.
September 14, 1940. W. H. Tamm
provided by S. C. Government
John E. Campbell
R. M. C. per 10/10/40

NOTE--1/2" PIPE PLACED AT
ALL LOT CORNERS.

SANITARY & DRAINAGE
FOR
CHARLESTON COUNTY, S.C.

their Vestry, sign, attest and deliver the Deed, and that he with Laura P Moye witnessed the execution thereof.

Sworn before me, this 9th day of

A H Patjens

September 1940

(MAGISTRATE'S SEAL)
(OF
(JOSEPH E. POTTER)

Seal J. E. Potter, Magistrate

RULES AND REGULATIONS.

I. All lots shall be held subject to the Rules and Regulations of The St. Paul's German Lutheran Church made and to be made under their Charter respecting the said Cemetery, and shall not be used for any other purpose than as a place of burial for the dead.

II. The proprietor of each Lot shall have a right to inclose the same with a wall not exceeding one foot in thickness, nor one foot in height above the surface, to be placed on the proper line given by the Sexton; or with a railing (except of wood). The railing, including the wall, if any, shall not exceed four feet in height, and the Vestry and Church Wardens request, that all such railings should be light, neat and symmetrical.

III. Proprietors shall not allow interments to be made in their Lots for Remuneration.

IV. Sand or earth from excavations on the Cemetery are not to be removed from the grounds, but deposited according to the direction of the Cemetery Committee.

V. Vaults must not be more than one foot higher than the surface level.

VI. No disinterments shall be allowed except under the supervision of the Sexton.

VII. The proprietor of each lot shall have the right to erect any proper stones, monuments, sepulchral structures thereon, under the supervision of the Sexton, and to cultivate trees, shrubs and plants in the same.

VIII. If any trees or shrubs, situated in any lot, shall by means of their roots, branches, or otherwise, become detrimental to the adjacent lots or avenues, or dangerous or inconvenient to passengers, it shall be the duty of the Vestry and Church Wardens of said Church and they shall have the right to enter the said lot, and remove the said trees and shrubs, or such parts thereof as are detrimental, dangerous or inconvenient.

IX. If any monuments, effigy, or inclosure, or any structure whatever, or any inscription be placed in or upon any lot, which shall be determined by the Vestry and Church Wardens of said Church for the time being, to be offensive or improper, or injurious to the appearance of the surrounding lots or grounds, the said Vestry and Wardens or a majority of them, shall have the right, and it shall be their duty to enter upon such lot, and remove the said offensive or improper object or objects.

X. The proprietors of lots, and their families, shall be allowed access to the grounds at all times, observing the rules which are or may be adopted for the regulation of visitors.

XI. Any person or persons violating any of the above Rules and Regulations, committing any depredations or doing any damage whatever, shall be fined in the sum of from one hundred to five hundred dollars, as the Cemetery Committee shall determine.

Recorded Oct. 3, 1940 at 11:30 o'clock. S. C. Doc. Stamp none affixed. U. S. Doc. Stamp none affixed. Original delivered to Mr. John Potter. Being first endorsed as recorded by County Auditor. Julius E. Cogswell, R. M. C. per clk. E. G.

BOARD OF TOWNSHIP COMMISSIONERS FOR SULLIVAN'S ISLAND TO ANNA H. HUMPHREYS LICENSE

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

WHEREAS, by Act No. 1181, Acts of the General Assembly of the State of South Carolina, 1940, the owner and licensee of each residence and lot on the present front beach on Sullivan's Island, and now fronting on East Atlantic Avenue, between Boundary Street and

I41/660

front and south, that is to say, between the lot of said licensee and the Atlantic Ocean, on either of the plans set forth therein as (a) and (b) and

WHEREAS, ANNA H. HUMPHREYS is now the owner and licensee of a residence on Lot No. 138, East End, and has signified her intention of exercising option (a) and has forwarded within sixty (60) days from the date of mailing of notice set forth in said act the sum of Six Hundred & 00/100 Dollars (\$600.00),

NOW KNOW ALL MEN BY THESE PRESENTS, That this will certify that ANNA H. HUMPHREYS, having complied with all the requirements of law as set forth in said act, has the license to use, occupy and enjoy Lot No. 21-P and Lot No. 40-P on a plat of the Sanitary & Drainage Commission for Charleston County, Surveyed June 10, 1940, recorded in Plat Book F, page 69, R. M. C. Office for Charleston County. Lot No. 21-P measuring and containing one hundred and five feet (105') on the North and South lines, by two hundred and ten feet (210') on the East and West lines, be all of said dimensions more or less, and butting and bounding to the North on Atlantic Avenue, to the East on Lot 22-P, to the South on Bayonne Street, and to the West on Lot 20-P. Lot No. 40-P measuring and containing, on the North line, one hundred and five feet (105'); on the East line, one hundred and eighty feet (180'); on the South line, one hundred six & 5/100 feet (106.05'); and on the West line, one hundred and sixty-five feet (165'), be all of said dimensions more or less; and butting and bounding to the North on Bayonne Street, to the East on Lot 39-P, to the South on property hereinafter described, and to the West on Lot 41-P, all of which by reference to said plat will more fully appear. Together with all the right, title and interest of the Board of Township Commissioners for Sullivan's Island in that piece of land measuring and containing one hundred six & 5/100 feet (106.05') on the North line; thirty feet (30') on the East line; one hundred and five feet (105') on the south line, and forty-five feet (45') on the West line, be all of said dimensions more or less, and adjoining the southern boundary of Lot 40-P above described, if and when the mean high water mark recedes at least thirty feet (30') south from the southern boundary of said small piece above described.

Said lots are licensed to licensee herein upon the condition that the lots herein licensed may not within ten years from the effective date of said act, May 25, 1940, be sold and transferred, unless, at the same time, the title to the license for Lot No. 138, East End, is sold and transferred to the same transferee.

Subject, nevertheless, to all conditions and regulations as have been or may be prescribed or declared by the legislature of this State or by the Ordinances of the Board of Township Commissioners for Sullivan's Island, or by any other lawful authority.

In Testimony whereof, and under the direction of the General Assembly of the State of South Carolina and the Board of Township Commissioners for Sullivan's Island, the Chairman of the Board of Township Commissioners for Sullivan's Island has hereunto set his hand, and the seal of the said Township has been affixed at Charleston, South Carolina, on the 11th day of September, A. D. 1940.

SIGNED, SEALED AND DELIVERED
in the Presence of:

E. L. Reid
Ansley Cohen

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

(TOWNSHIP SEAL OF)
(TOWNSHIP OF SULLIVANS)
(ISLAND, S. C.)

BOARD OF TOWNSHIP COMMISSIONERS
FOR SULLIVAN'S ISLAND

BY: H. J. O'Neill
Chairman

ATTEST: H. C. Bowman
Clerk

PERSONALLY appeared before me E. L. Reid and made oath that she saw H. J. O'Neill, as Chairman of the within named Board of Township Commissioners for Sullivan's Island, attested by H. C. Bowman, as Clerk, sign affix the Township seal, and as the act and deed of said

Board of Township Commissioners for Sullivan's Island, deliver the within written deed; and that she with Ansley Cohen witnessed the execution thereof.

SWORN to before me this

E. L. Reid

11th day of September, 1940

Clarissa K. Towell L.S.
Notary Public for S. C.

(NOTARIAL SEAL)
(CLARISSA K. TOWELL)
(N. P. FOR S. C.)

Recorded Oct. 4, 1940 at 10:55 o'clock. S. C. Doc. Stamp none affixed. U. S. Doc. Stamp none affixed. Original delivered to Mr. Wade C. Humphreys. Being first endorsed as recorded by County Auditor. Julius E. Cogswell, R. M. C. per clk. E. G.

NORTH CHARLESTON HOLDING CORPORATION TO FRANCES P. PADGETT TITLE TO REAL ESTATE

-----O-----

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

KNOW ALL MEN BY THESE PRESENTS that NORTH CHARLESTON HOLDING CORPORATION, a Corporation organized and existing under the laws of the State of Maryland, in consideration of the sum of Five Hundred Dollars (\$500.00) in hand paid by Frances P. Padgett, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Frances P. Padgett, her heirs and assigns, in fee simple, the following described land situate in North Charleston, County of Charleston, State of South Carolina:

ALL of lot 5 of Block 105 of North Charleston as shown on a General Map of Resubdivision of North Charleston, made February, 1925 by James O'Hear, C.E., and recorded in Sections in the R.M.C. Office for Charleston County in Plat Book E, pages 239 to 242, inclusive. The said lot 5 appears on section 14 of said Map, recorded at page 240, and has a frontage of 108.33 feet on the south side of Park Place South, as will more fully appear by reference to the aforesaid Map.

The above described lot is conveyed subject in all respects to all the reservations, covenants, conditions, restrictions, and limitations set forth in the Exhibit "A" annexed to and made a part of the deed from North Charleston Corporation to R. L. Montague, dated the 17th day of August, 1915, and recorded in the office of the R.M.C. for Charleston County in Book R-26, page 631, as fully in all respects as if embodied herein.

The lot hereby conveyed being a portion of the property which was conveyed to North Charleston Holding Corporation by B. Allston Moore, Special Master, by deed dated May 6, 1933, recorded in Book Q-37, page 137 R.M.C. Office aforesaid.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Frances P. Padgett, her heirs and assigns forever. And the said North Charleston Holding Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Frances P. Padgett, her heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said North Charleston Holding Corporation, as authorized by resolution of its Board of Directors, has caused these presents to be signed by its President and its Secretary, and its corporate seal to be hereto affixed, all as of this 11th day of April, in the year of our Lord, Nineteen Hundred and Forty.

In the presence of:

(CORPORATE SEAL)
(NORTH CHARLESTON)
(HOLDING CORPORATION)

NORTH CHARLESTON HOLDING CORPORATION

By John M. Butler
President

File Edit View Add Tools Help



2663 Bayonne St, Sullivan's Island



Historical Imagery



Feb 12, 1989



1985

1989

1994

2002

2003

2663 Bayonne St

Station 27 - Public
Beach Access accessible



Historical Imagery mode
buildings for optimal view

Google

100%

[Data attribution](#)

older-2/12/1989

File Edit View Add Tools Help



2663 Bayonne St, Sullivan's Island



Historical Imagery



Feb 14, 1994



1985

1989

1994

2002

2003



Google

100%

[Data attribution](#)

older-2/14/1994

Historical Imagery mode
buildings for optimal view

File Edit View Add Tools Help



2663 Bayonne St, Sullivan's Island



Historical Imagery



Mar 2, 2014



1985

1989

1994

2002

2003

2663 Bayonne St

Station 27 - Public Beach Access accessible



Google

100%

[Data attribution](#)

older-3/2/2014

Historical Imagery mode
buildings for optimal view

File Edit View Add Tools Help



2663 Bayonne St, Sullivan's Island



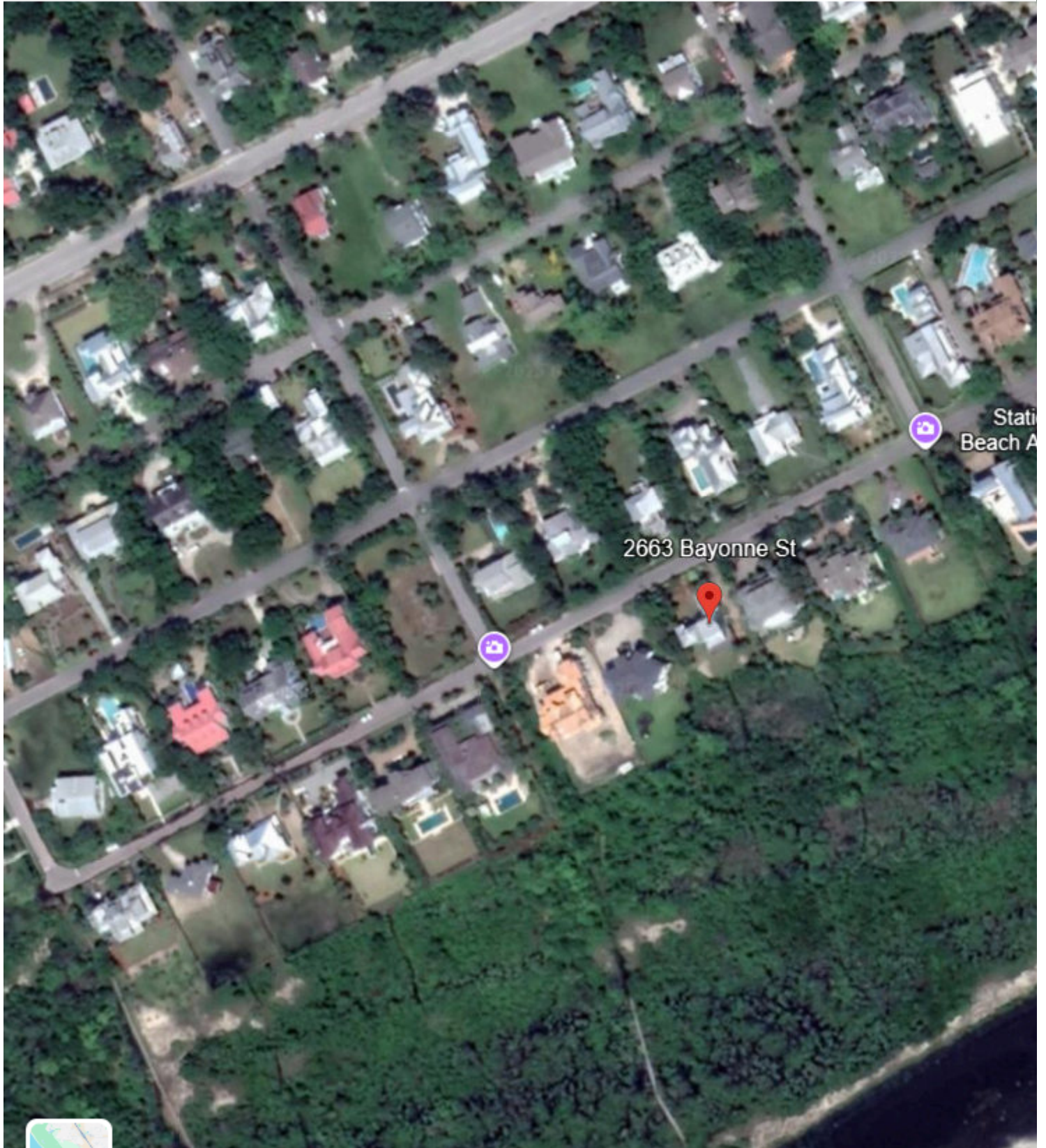
Historical Imagery < May 4, 2020 >



2012

2013

2014



File Edit View Add Tools Help



2663 Bayonne St, Sullivan's Island



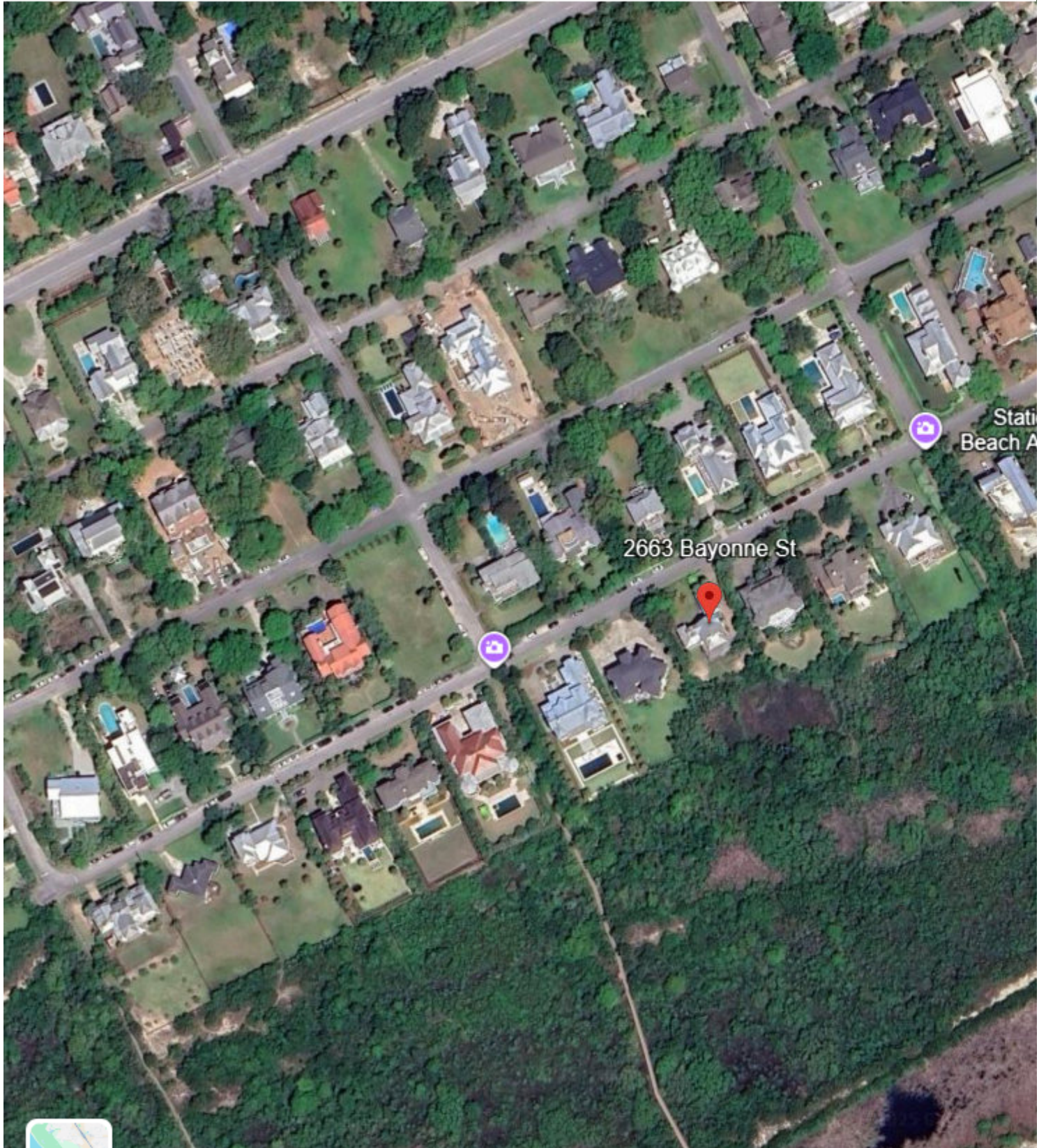
Historical Imagery < Apr 18, 2025 >

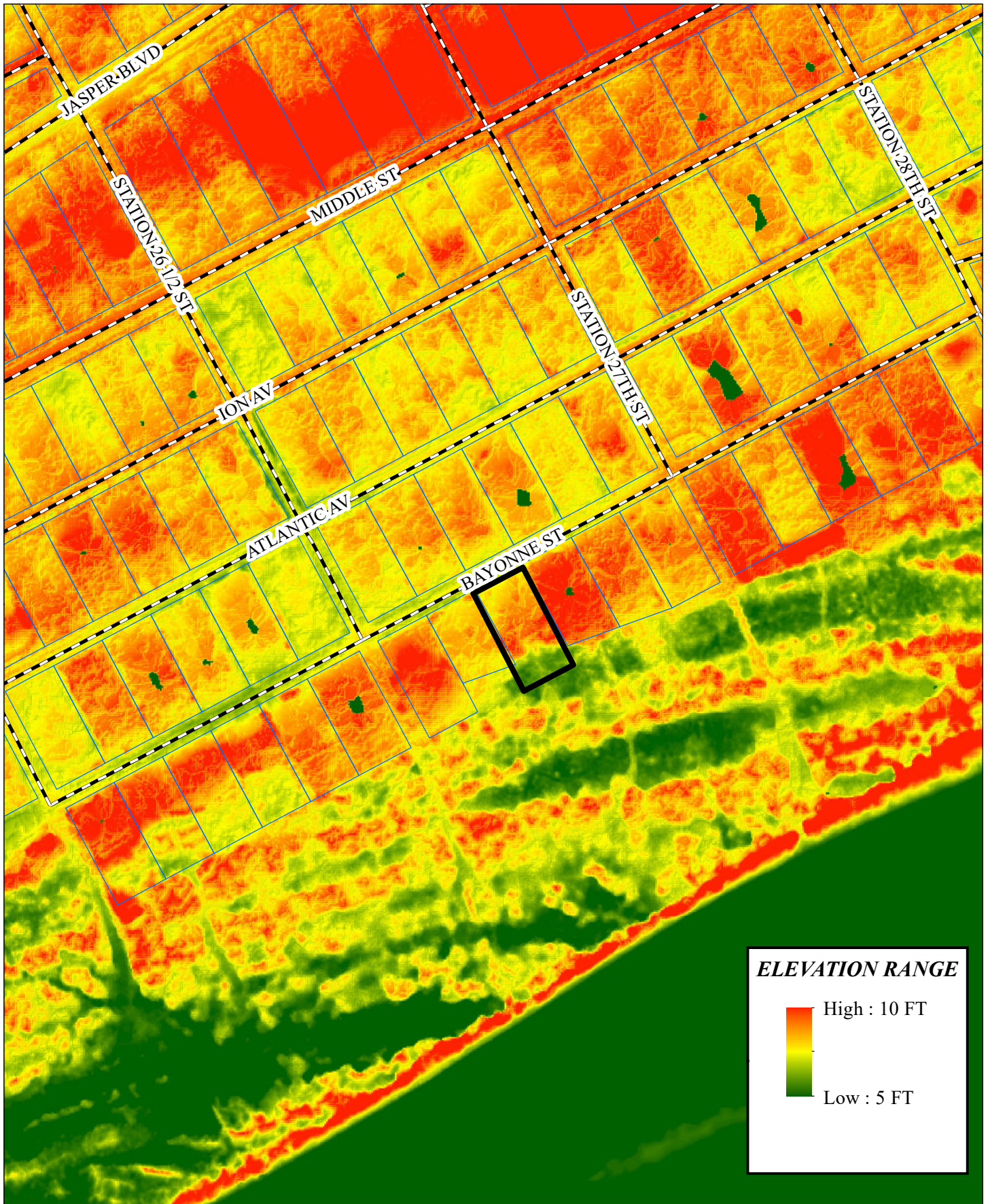


2012

2013

2014





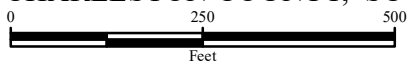
EXTERNAL SOURCES: 2009 LIDAR IMAGERY, U.S. CENSUS ROADS,
CHARLESTON COUNTY GIS PARCEL

Created By: Stephen Bennett
Date Created: October 10, 2025
Copyright 2025 Sabine & Waters, Inc.
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Sabine & Waters, Inc.
Environmental Land Management Consultants
P.O. Box 1072 Summerville, SC 29484
843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabine.net>

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REVISED: 10/10/2025

2009 LIDAR MAP HUTCHESON - 2663 BAYONNE ST CHARLESTON COUNTY, SC



LEGEND

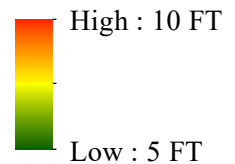
PROPERTY BOUNDARY: +/- 0.50 AC

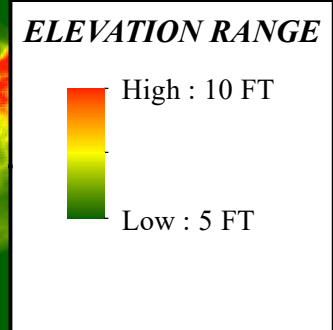
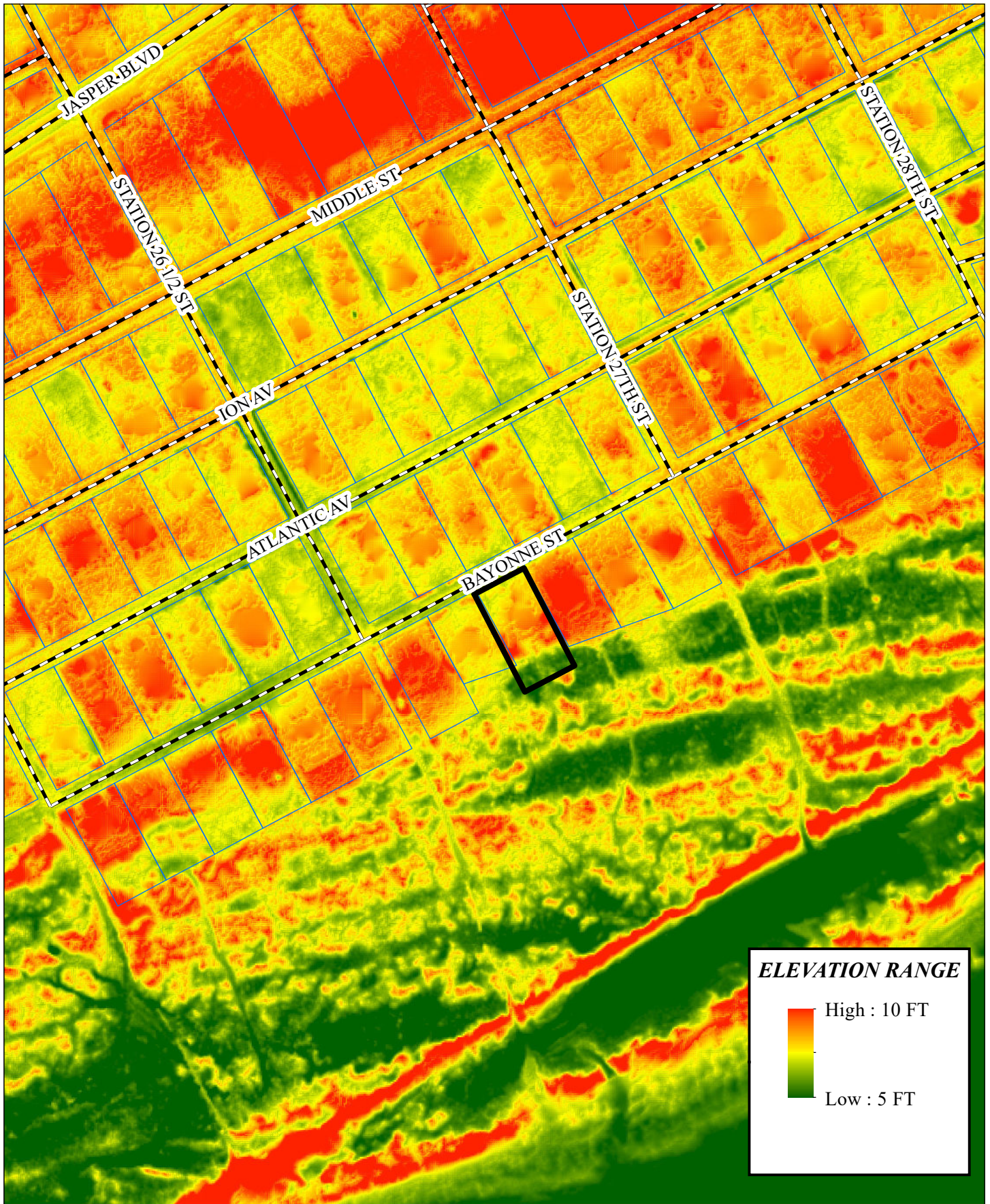
ADJACENT PARCELS

ROADS

Long: -79.825637
Lat: 32.764798

ELEVATION RANGE





EXTERNAL SOURCES: 2017 LIDAR IMAGERY, U.S. CENSUS ROADS,
CHARLESTON COUNTY GIS PARCEL

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Date Created: October 10, 2025
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REVISED: 10/10/2025

2017 LIDAR MAP
HUTCHESON - 2663 BAYONNE ST
CHARLESTON COUNTY, SC

0 250 500
Feet

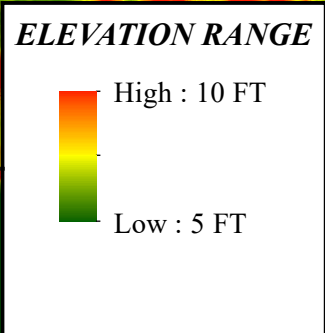
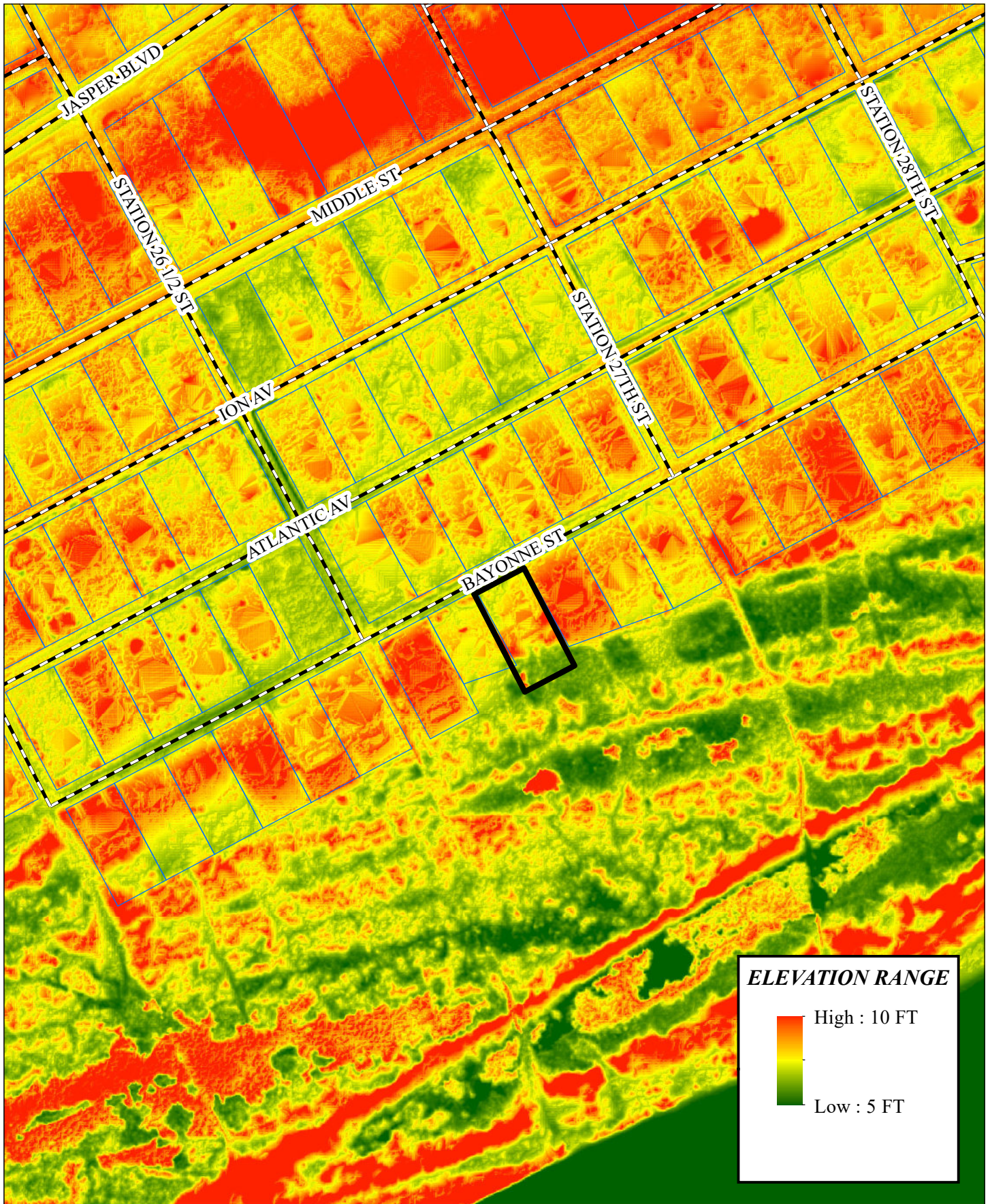
LEGEND

■ PROPERTY BOUNDARY: +/- 0.50 AC

□ ADJACENT PARCELS

⇒ ROADS

Long: -79.825637
Lat: 32.764798



EXTERNAL SOURCES: 2025 LIDAR IMAGERY, U.S. CENSUS ROADS,
CHARLESTON COUNTY GIS PARCEL

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REVISED: 10/10/2025

2025 LIDAR MAP
HUTCHESON - 2663 BAYONNE ST
CHARLESTON COUNTY, SC

0 250 500
Feet

LEGEND

■ PROPERTY BOUNDARY: +/- 0.50 AC

□ ADJACENT PARCELS

⇒ ROADS

Long: -79.825637
Lat: 32.764798

APPENDIX A



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

May 6, 2021

Regulatory Division

Mr. Andy Benke
Town of Sullivan's Island
PO Box 427
Sullivan's Island, SC 29482

Dear Mr. Benke:

This is in response to your request for a Delineation Concurrence (SAC-2021-00391), received in our office on March 24, 2021, for a 238 acre site located seaward of homes behind the critical line within the Town of Sullivan's Island, Charleston County, South Carolina (Latitude: 32.7555°, Longitude: -79.8499°).

Based on a review of the information you submitted, the delineated boundaries depicted on the map titled WETLANDS EXHIBIT – PART 1 - 3 SULLIVAN'S ISLAND ACCRETED LANDS CHARLESTON COUNTY, SC and dated March 22, 2021, are a reasonable representation of the aquatic resources located onsite.

This information is sufficient for planning and permitting purposes with our office. Unless otherwise requested, no further correspondence will be forthcoming regarding this request.

In all future correspondence, please refer to file number SAC-2021-00391. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Shawn Boone, Project Manager, at (843) 329-8158, or by email at Shawn.A.Boone@usace.army.mil.

Sincerely,

Shawn Boone

Shawn Boone
Project Manager

Enclosures:
WETLANDS EXHIBIT- PART 1-3 SULLIVAN'S ISLAND ACCRETED LANDS CHARLESTON COUNTY, SC

Copies Furnished:

SC DHEC - Bureau of Water
2600 Bull Street
Columbia, South Carolina 29201
WQCWetlands@dhec.sc.gov

SC DHEC - OCRM
1362 McMillan Avenue, Suite 400
North Charleston, South Carolina 29405
OCRMPermitting@dhec.sc.gov



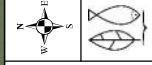
LEGEND

- PROJECT AREA: +/- 238 AC
- WETLANDS: +/- 65 AC
- DEVELOPMENT BOUNDARY
- OCRM BASELINE
- OCRM SETBACK
- ROADS

THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

**WETLANDS EXHIBIT - PART 1
SULLIVAN'S ISLAND ACCRETED LANDS
CHARLESTON COUNTY, SC**

NOTES



EXTERNAL SOURCES: NAIP 2019 TRUE COLOR AERIAL, U.S. CENSUS ROADS

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Date Created: March 19, 2021
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Revised: 3/30/2021
Island map project: approx. wetl.mxd
http://www.sabine.net
404.871.2684
404.871.2684

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REVISED: 3/30/2021

LEGEND

- PROJECT AREA: +/- 238 AC
- WETLANDS: +/- 65 AC
- DEVELOPMENT BOUNDARY
- OCRm BASELINE
- OCRm SETBACK
- ROADS

THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

LEGEND

- PROJECT AREA: +/- 238 AC
- WETLANDS: +/- 65 AC
- DEVELOPMENT BOUNDARY
- OCRM BASELINE
- OCRM SETBACK
- ROADS

PROJECT AREA: +/- 238 AC
WETLANDS: +/- 65 AC
DEVELOPMENT BOUNDARY
OCRM BASELINE
OCRM SETBACK
ROADS

EXTERNAL SOURCES: NAIP 2019 TRUE COLOR AERIAL, U.S. CENSUS ROADS			
Created By: Stephen Barnett Date Created: March 30, 2021 Copyright 2021 Sabine & Waters, Inc. All information contained herein is the property of Sabine & Waters and may be used without written permission from SabineWaters@csdweb.com or call Sabine at 843.571.2650 (fax)	Sabine & Waters, Inc. Environmental Land Management Consultants P.O. Box 1072 Summerville, SC 29484 Phone: 843.571.2650 Fax: 843.571.2650 SabineWaters@csdweb.com http://www.sabinewaters.com	 	NOTES
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WETLANDS EXHIBIT - PART
/AN'S ISLAND ACCRETED L
CHARLESTON COUNTY, SC

EXTERNAL SOURCES: NAIP 2019 TRUE COLOR AERIAL, U.S. CENSUS ROADS	
Created by: Stephen Bennett Copyright 2020, Sabrine & Waters, Inc. R:\custer\thomas & hutton sullivan island map\custer\true_color_exhibit2.mxd This map is a graphic representation of data obtained from various sources. Sabrine & Waters, Inc. disclaims all responsibility and liability for the use of this map. REVISED: 3/30/2021	Sabrine & Waters, Inc. Management Consultants P.O. Box 10727, Summerville, SC 29484 843.871.5383 (phone) 843.871.2050 (fax) http://www.sabrine.net

REVISÉ: 3/30/2021

APPENDIX B



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69A HAGOOD AVE
CHARLESTON, SOUTH CAROLINA 29403-5107

August 30, 2024

Regulatory Division

Mr. Thomas Hutcheson
2663 Bayonne Street
Sullivan's Island, South Carolina 29482
Thutcheson68@gmail.com

Dear Mr. Hutcheson:

This is in response to a Pre-Construction Notification (PCN) (SAC-2024-00559) received on April 26, 2024, and considered complete on July 8, 2024. In submitting the PCN, you requested verification the proposed project is authorized by a Department of the Army (DA) Nationwide Permit (NWP).

The work affecting waters of the United States is part of an overall project known as 2663 Bayonne St, to restore a portion of the applicant's backyard that has been negatively impacted by several decades of beach accretion. The activities in waters of the United States include placing 161 cubic yards of fill within 0.10 acres of freshwater wetland to construct a multi-purpose recreational court along with erosion protection. The project involves impacts to not more than 0.10 acre of waters of the United States. The project is located at 2663 Bayonne Street, Sullivan's Island, Charleston County, South Carolina (Latitude: 32.7647 °, Longitude: -79.8256 °). The PCN also includes the following supplemental information:

- a. Drawing sheets 1-2 of 2 titled "SAC-2024-00559, 2663 Bayonne St" dated July 8, 2024 and revised by this office on August 27, 2024.
- b. A delineation of wetlands, other special aquatic sites, and other waters.

Based on a review of the PCN, including the supplemental information indicated above, the Corps has determined the proposed activity will result in minimal individual and cumulative adverse environmental effects and is not contrary to the public interest. Furthermore, the activity meets the terms and conditions of Nationwide Permit 18 Minor Discharges.

For this authorization to remain valid, the project must comply with the enclosed NWP General Conditions, Charleston District Regional Conditions, and the following special conditions:

- a. **That prior to beginning the authorized work the permittee must obtain and provide the Corps with a copy of all appropriate state certifications and/or**

authorizations (e.g., Coastal Zone Management Act concurrence, State Navigable Waters Permit, etc.).

- b. That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee.**
- c. That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information listed above, and is subject to any conditions or restrictions imposed by this letter.**
- d. That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.**
- e. That the permittee shall use only clean fill material obtained from an upland source.**
- f. That the permittee shall incorporate Best Management Practices (BMPs) during construction to protect adjacent wetlands and Waters of the United States from sediment and erosion during construction. BMPs to be utilized, independently or in combination, may include but are not limited to; erosion control matting, mulch, silt fences, sediment tubes, and other devices. BMPs shall be maintained until the fill material is stabilized.**
- g. That the permittee understands consultation pursuant to Section 7 of the Endangered Species Act of 1973, as amended was conducted using the U.S. Fish and Wildlife Service's (USFWS) Interim Consultation Framework Guidance for Northern Long-Eared Bat (Interim Guidance). Therefore, if this Interim Guidance is modified or revoked before certain activities, including but not limited to tree cutting, limbing, trimming, and/or topping activities associated with this (SELECT ONE) NWP/RGP verification letter (OR) Department of the Army permit have been completed, additional consultation with the USFWS may be required and this DA Authorization may be suspended until consultation with USFWS has concluded.**

This verification is valid until March 14, 2026, unless the district engineer modifies, suspends, or revokes the NWP authorization in accordance with 33 CFR 330.5(d). If prior to this date, the NWP authorization is reissued without modification or the activity complies with any subsequent modification of the NWP authorization, the verification continues to remain valid until March 14, 2026. If you commence, or are under contract to commence this activity before the NWP expires, or the NWP is modified, suspended, or revoked by the Chief of Engineers or division engineer in accordance with 33 CFR

330.5(b) or (c), respectively, in such a way that the activity would no longer comply with the terms and conditions of the NWP, you will have 12 months after the date the NWP expires or is modified, suspended, or revoked, to complete the activity under the present terms and conditions of this NWP.

This NWP is verified based on information you provided. It is your responsibility to read the attached NWP(s) along with the General, Regional, and Special Conditions before you begin work. If you determine your project will not be able to meet the NWP and the conditions, you must contact the Corps before you proceed. If you have questions concerning compliance with the conditions of the 401 certification or Coastal Zone Management concurrence, you should contact the South Carolina Department of Environmental Services (SCDES).

In all future correspondence, please refer to file number SAC-2024-00559. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Eileen Foss, Project Manager, at 843-329-8037, or by email at Eileen.k.foss@usace.army.mil.

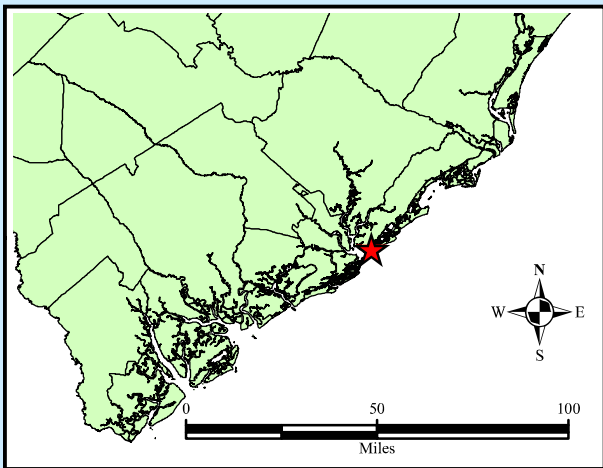
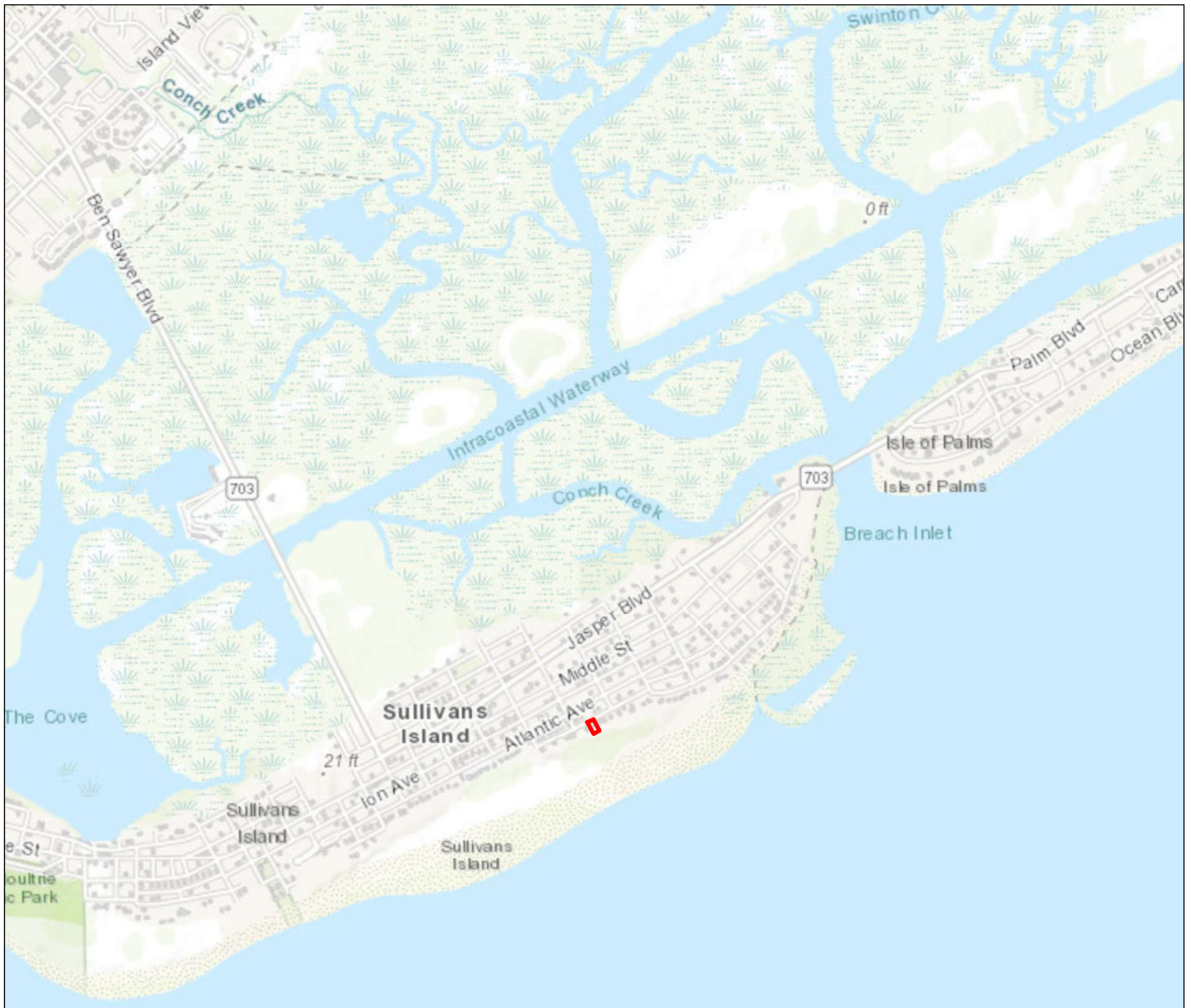
Sincerely,

A handwritten signature in blue ink that reads "Tony Brian Hardee".

Brian Hardee
Team Lead

Attachments

- Permit Drawings
- NWP 18 Minor Discharges
- Nationwide Permit General Conditions
- Nationwide Permit Regional Conditions
- Compliance Certification Form



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

EXTERNAL SOURCES: ESRI ONLINE TOPO BASEMAP,
CHARLESTON COUNTY GIS PARCEL

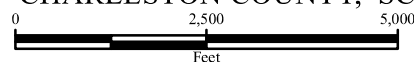
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REVISED: 6/24/2024

LOCATION MAP HUTCHESON - 2663 BAYONNE ST CHARLESTON COUNTY, SC



LEGEND

■ PROPERTY BOUNDARY: +/- 0.50 AC

Long: -79.825637 W
Lat: 32.764798 N

**THE APPROXIMATE WETLAND
BOUNDARIES DEPICTED ON THIS
MAP ARE NOT FINAL AND ARE
SUBJECT TO CHANGE BY THE
U.S. ARMY CORPS OF ENGINEERS.**

BAYONNE ST

Imagery collected in 2020 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI.

EXTERNAL SOURCES: SC STATE 2020 TRUE COLOR AERIAL, U.S. CENSUS ROADS, CHARLESTON COUNTY GIS PARCEL

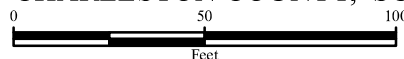
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REVISED: 6/24/2024

OCRM SETBACK & BASELINE MAP HUTCHESON - 2663 BAYONNE ST CHARLESTON COUNTY, SC

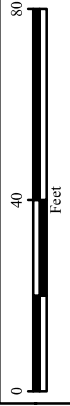


LEGEND

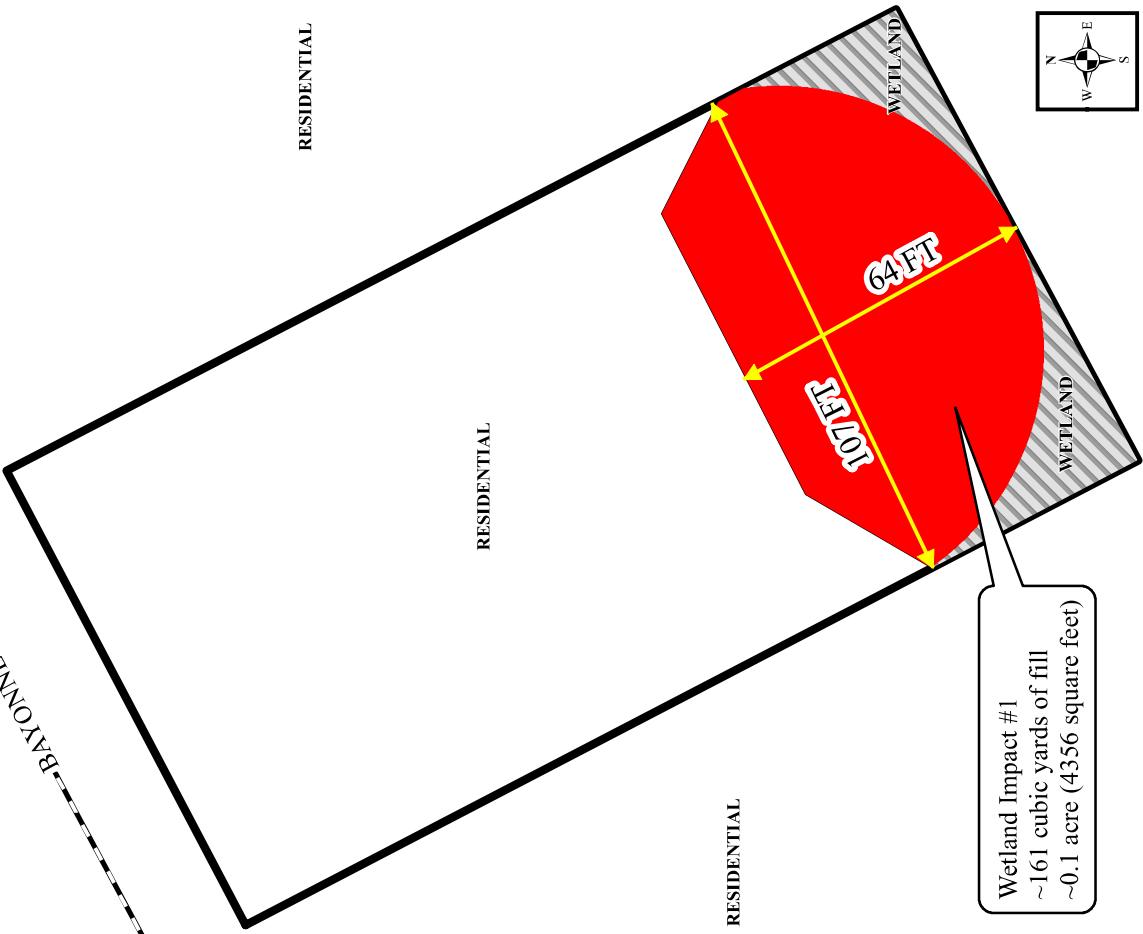
- PROPERTY BOUNDARY: +/- 0.50 AC
- APPROXIMATE WETLANDS: +/- 0.15 AC
- SETBACK LINE
- BASELINE
- ROADS

Long: -79.825637 W
Lat: 32.764798 N

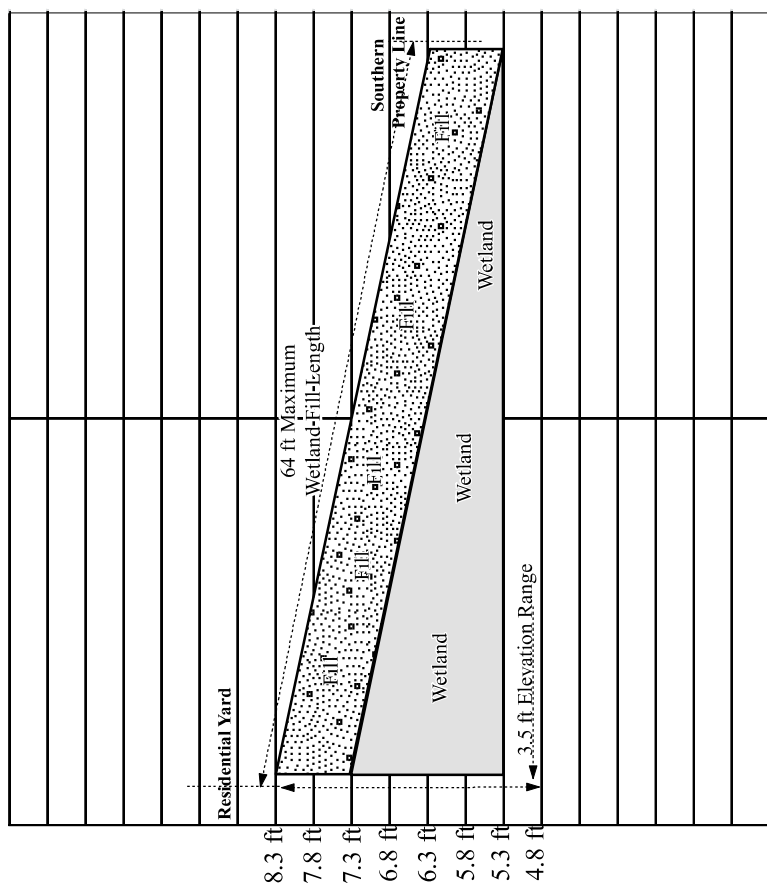
PLAN VIEW



BAYONNE ST



CROSS SECTION



EXTERNAL SOURCES:

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REVISED: 4/17/2024

WETLAND CROSSING DRAWINGS HUTCHESON - 2663 BAYONNE ST CHARLESTON COUNTY, SC



PLAN LEGEND
 ■ PROPERTY BOUNDARY: 0.50 AC
 ■ WETLAND IMPACT: 0.10 AC
 ■ WETLANDS: 0.15 AC
 == ROADS

Long: -79.825637 W
 Lat: 32.764798 N