

**PATRICK M. O'NEIL**  
**MAYOR**

**TOWN COUNCIL**  
**CHAUNCEY CLARK, MAYOR PRO TEM**  
**SARAH CHURCH**  
**MARK HOWARD**  
**RITA LANGLEY**  
**TIM REESE**  
**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

**CHRIS GRIFFIN**  
POLICE CHIEF

**RANDY ROBINSON**  
BUILDING OFFICIAL

**M. ANTHONY STITH**  
FIRE CHIEF

## **TREE COMMISSION**

**Monday, November 27, 2017**  
**5:00 P.M. Town Hall**

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM SEPTEMBER 25, 2017
- C. TREE REMOVAL REQUESTS
  - 1. 3103 Middle Street: Nancy Shannon, applicant, requests approval to remove three Category 1 trees per Zoning Ordinance Section 21-162. B: two codominant live oaks at 18" (54") dbh- diameter at breast height, and one live oak at 19" dbh) (Application for relocation, or removal and replacement). (TMS# 529-12-00-013)
- D. ITEMS FOR DISCUSSION
  - 1. Tree Fund Projects: Review of Stith Park maintenance project and estimated expenses for tree pruning, pump replacement, replanting and maintenance of shrubs in accordance with Z.O. Section 21-166 (Tree Fund).
- E. ITEMS FOR INFORMATION
- F. PUBLIC INPUT
- G. ADJOURN



# TOWN OF SULLIVAN'S ISLAND

Sullivan's Island, South Carolina

## TREE REMOVAL REQUEST

Sullivan's Island Building Department  
2050-B Middle Street

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

FAX: (843) 883-3009  
<http://www.sullivanisland.sc.com/>

Address of Work Site: 3103 MIDDLE ST. SULLIVAN'S ISLAND, SC 29482 TMS# S29-12-00-013 Zoning: PC-1A  
Owner of Property: NANCY SHANNON - SHERER Mailing Address: 2126 SWEE INDIAN CT.  
Phone #: 843-696-3330 Fax #: \_\_\_\_\_  
Signature: Nancy Shannon Sherer

Arborist/ Contractor: N/A Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Town Business License #: \_\_\_\_\_ State License #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Tree Category: ☒ Category I [Trees sixteen (16) inches in diameter (DBH) or over]  
☒ Category II [Trees six (6) to fifteen (15) inches in diameter (DBH)]  
☐ Category II [Sabal Palmetto (Cabbage Palm) relocation or replacement]

Explain scope of work (list species and "Dbh of all trees requested for removal): WE ARE REQUESTING THE REMOVAL OF FOUR TREES: 19" OAK, (3) 18" OAK, 15" OAK, 11" MAGNOLIA TREES TO BE MITIGATED BY THE PLANTING OF NEW TREES IN FRONT YARD, TOTALING A DBH OF 99", OR DONATING TO THE TREE FUND, OR COMBINATION OF BOTH. TREE PLANTING ZONE IS MARKED ON PROPOSED SITE PLAN.

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

PERMIT NO.: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

\*\*\*Please Place in all Request Envelope

### APPLICATION FEE:

Number of Trees Removed x \$25.00

\$ \_\_\_\_\_ 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

\$ \_\_\_\_\_ Total Tree Fund Fee Required

BEAU CLOWNEY ARCHITECTS

3103 Middle Street (TMS no. 529-12-00-013)  
Attachment to Tree Removal Request Form

*Explain scope of work (list species and \*DBH of all trees requested for removal):*

The trees requested for removal are located within the buildable area, inhibiting the building footprint of an additional structure and accessory uses, which includes a proposed in-ground pool. Two of the trees are category I and two are category II. The proposed trees for removal are shown in the photos.

All of the trees to be removed are located to the rear of the primary structure and do not change the appearance of the front façade. However, we are proposing to mitigate the removal of the trees with a remediation zone towards the front of the property, combined with a donation towards the tree fund.

TREE REMOVAL INFORMATION:

CATEGORY I (16" DBH and greater):  
(Shown with protective zone on attached Site plan A1.0)

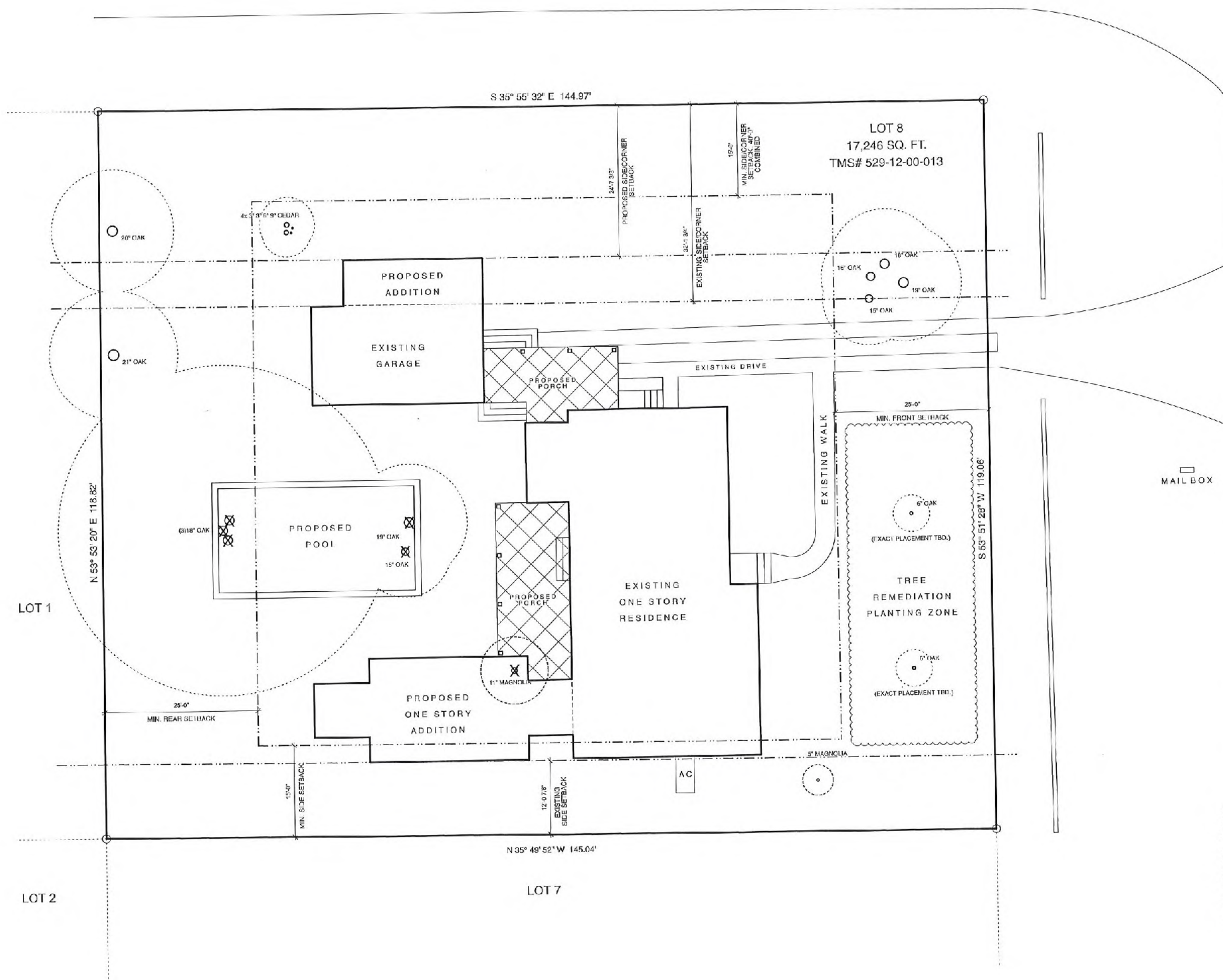
19" Oak  
3x18" Oak

CATEGORY II (6" DBH and greater):

15" Oak  
11" Magnolia



STATION 31 50' R/W



TREE MITIGATION CHART			
#	SPECIES	CATEGORY	DBH
TREES TO BE REMOVED			
1.	OAK	1	19"
2.	OAK	1	(3)18"
3.	OAK	2	15"
4.	MAGNOLIA	2	11"
5.			
6.			
TOTAL DBH TO BE REMOVED			99"
TREES TO BE ADDED			
1.	OAK	2	6"
2.	OAK	2	6"
3.			
4.			
TOTAL DBH TO BE ADDED			12"
DONATION TOWARDS TREE FUND			
TOTAL DONATION IN INCHES			87"



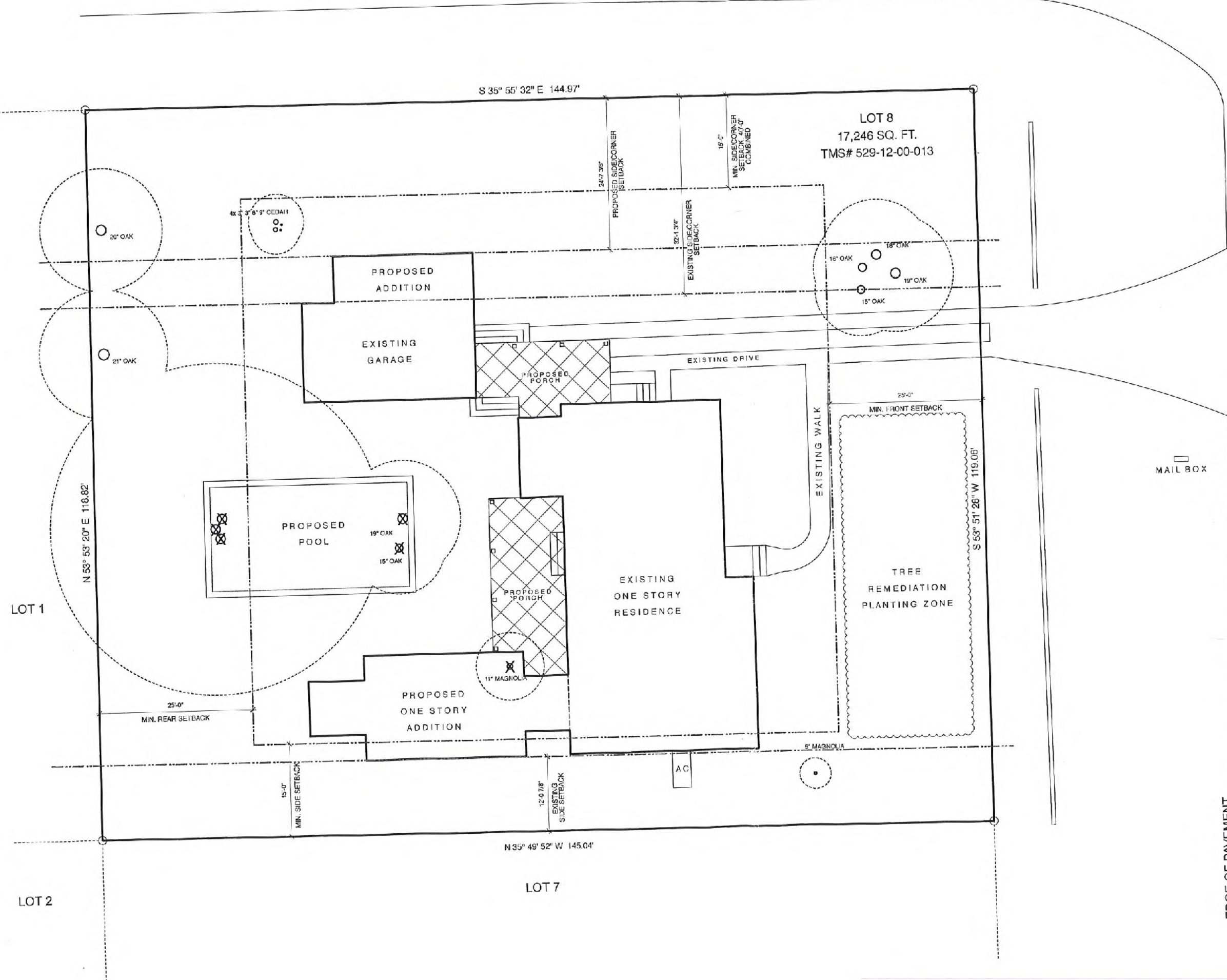
SITE INFORMATION, INCLUDING SITE BOUNDARIES, SPOT ELEVATIONS, AND LOCATIONS OF NEIGHBORING HOUSES BASED ON A SURVEY PROVIDED BY JOHN E. WADE DATED SEPT. 25, 2017.

B E A U  
C L O W N E Y  
*a r c h i t e c t s*  
8 4 3 . 7 2 2 . 2 0 4 0

SHERER RESIDENCE  
3103 MIDDLE STREET  
SULLIVAN'S ISLAND, SC  
PROPOSED SITE PLAN  
1/16" = 1'-0"  
10. 27. 17

A 1.0

STATION 31 50' R/W



SITE INFORMATION, INCLUDING SITE BOUNDARIES, SPOT ELEVATIONS, AND LOCATIONS OF NEIGHBORING HOUSES BASED ON A SURVEY PROVIDED BY JOHN E. WADE DATED 1987-2017.

BEAU CLOWNEY architects  
843.722.200

SHERER RESIDENCE  
3103 MIDDLE STREET  
SULLIVAN'S ISLAND  
PROPOSED SITE PLAN  
1/16" = 1'-0"  
10.27.17

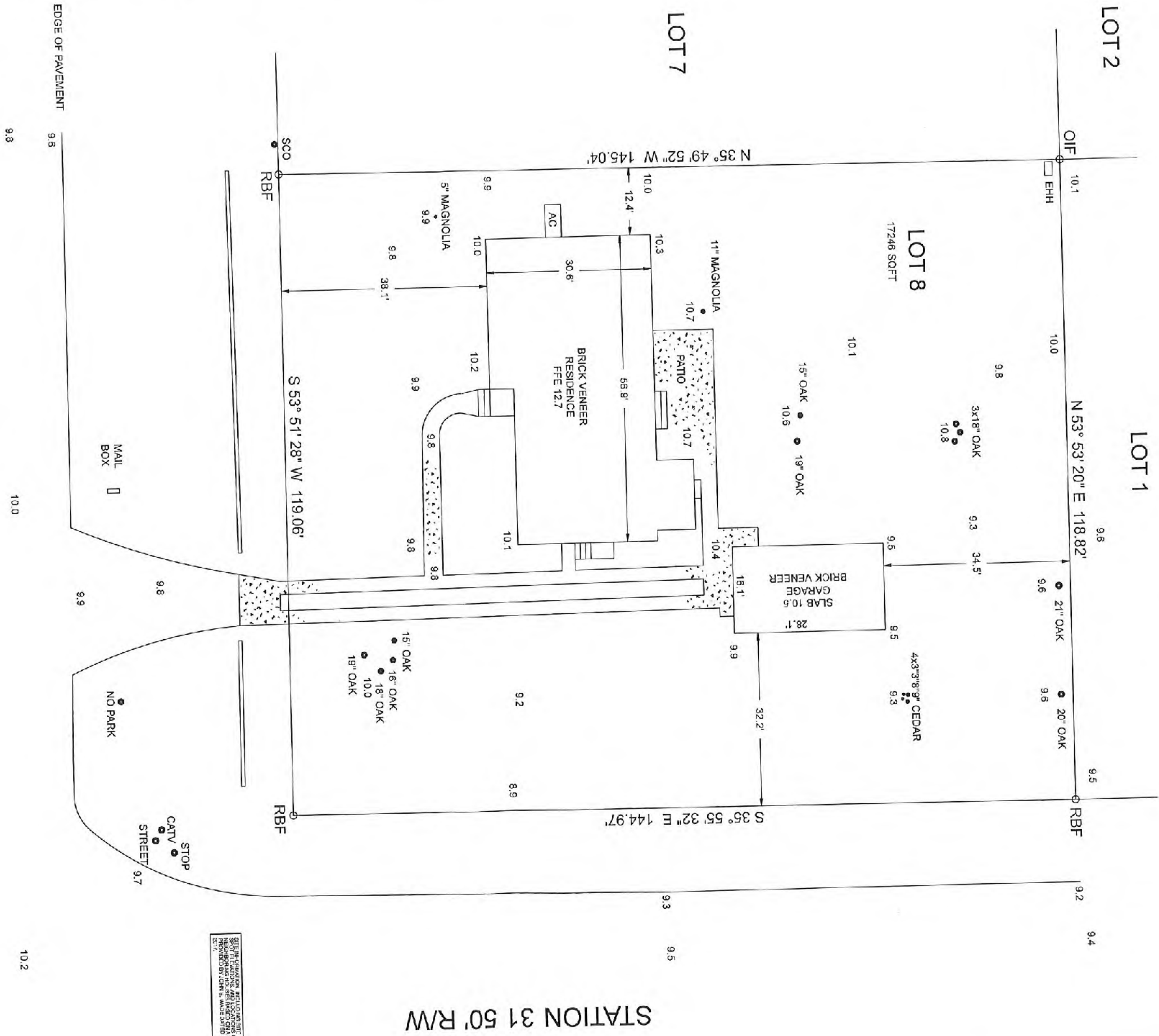
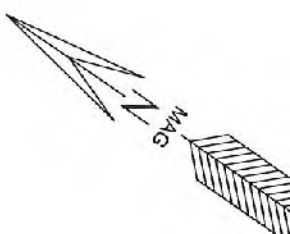
A1.0



**LEGEND:**

RBF #5 REBAR FOUND  
OIF 1" OPEN IRON FOUND

- NOTES:**
- 1) TMS# 529-12-00-013
  - 2) REFERENCE PLAT BOOK H-090
  - 3) FLOOD ZONE AE ELEV 15  
FIRM 45019C-0539-J  
(11-17-2004)
  - 4) SURVEY REQUESTED BY:  
NANCY SHERER



THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO FUTURE ADJUSTMENT.

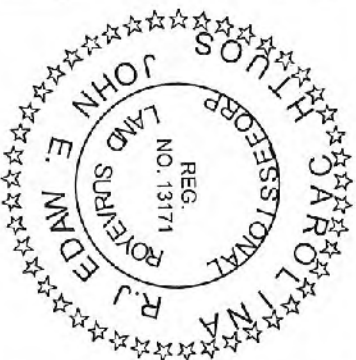
**LOT SUMMARY:**  
LOT AREA 17246 SQFT  
HOUSE HEATED 1701 SQFT 9.9%  
GARAGE 452 SQFT 2.6%  
STEPS 72 SQFT 0.4%  
AC 18 SQFT 0.1%  
CONCRETE DRIVE, SIDEWALK, & PATIO  
812 SQFT 5.3%

SCALE: 1" = 20' DATE: SEPTEMBER 25, 2017



JOHN E. WADE JR., RLS  
PO BOX 686  
ISLE OF PALMS  
SOUTH CAROLINA  
29451  
(843) 886-6262  
wadsur@yahoo.com  
FILE #135-17

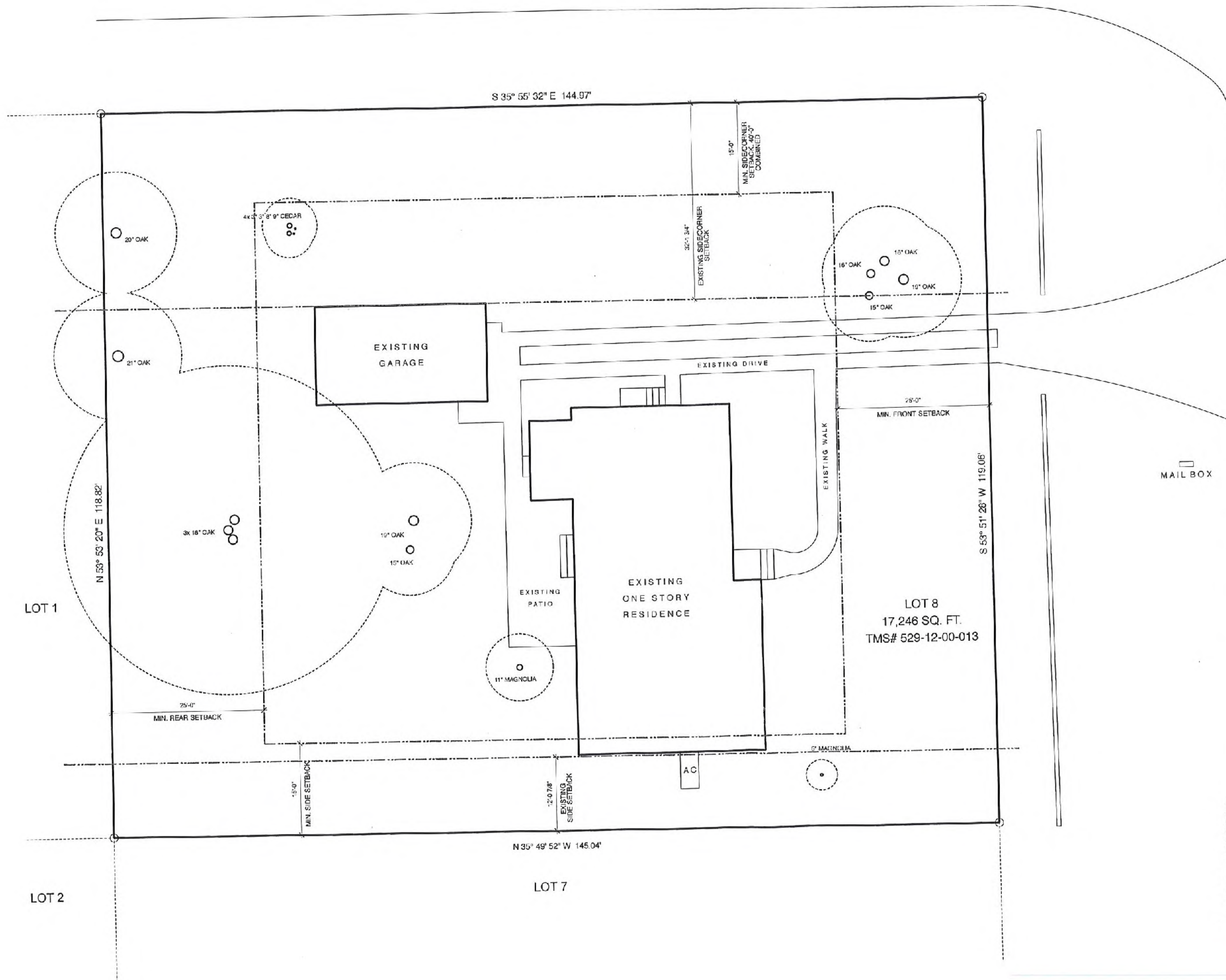
3103 MIDDLE STREET  
LOT 18 BLOCK 13  
MARSHALL RESERVATION  
LOCATED ON  
SULLIVANS ISLAND  
CHARLESTON COUNTY  
SOUTH CAROLINA



"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."

JOHN E. WADE JR., R.L.S.  
S.C. REG. NO. 13171

STATION 31 50' R/W



SITE INFORMATION, INCLUDING SITE BOUNDARIES, SPOT ELEVATIONS, AND LOCATIONS OF NEIGHBORING HOUSES BASED ON A SURVEY PROVIDED BY JOHN E. WADE DATED SEPT 2017.

BEAU CLOWNEY  
 architects  
 843.722.20

SHERER RESIDENCE  
 3103 MIDDLE STREET  
 SULLIVAN'S ISLAND,  
 EXISTING SITE PLAN  
 1/16" = 1'-0"  
 10.27.17

EX 1.0

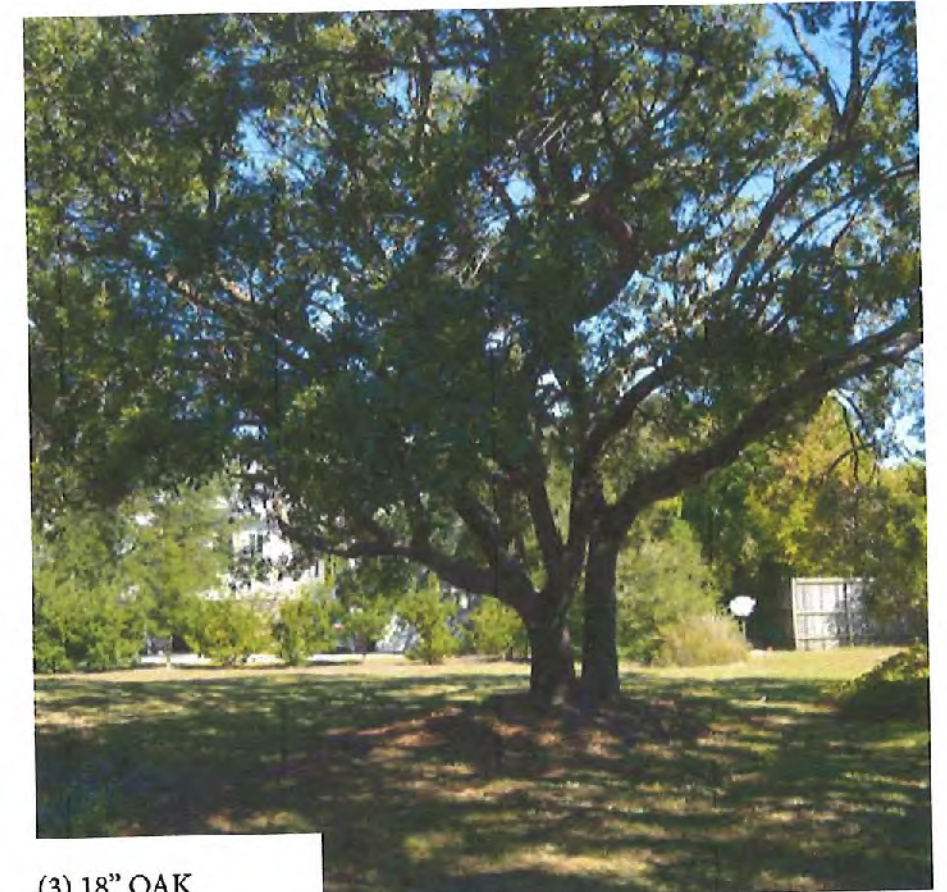




(ALL) 19" OAK, (3) 18" OAK, 15" OAK, 11" MAGNOLIA



11" MAGNOLIA



(3) 18" OAK



19" OAK, 15" OAK



TREE REMEDIATION AREA