



**TOWN OF SUMMERVILLE
TREE PROTECTION BOARD – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
March 9, 2020 at 9:00 A.M.**

For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review at the Planning Department during regular business hours, Monday-Friday, 8:30 – 5:00 excluding Town of Summerville holidays and on the website www.summervillesc.gov

Approval of Minutes:

February 10, 2020 minutes

Old Business:

1. N/A

New Business:

1. **110 Pinewood Dr.** – Removal of 12 to 25 Trees
2. **112 Royal Troon Ct.**- Removal of 1 Pine Tree
3. **14 New Haven Ct.** – Removal of 1 Pine Tree & 2 Cypress Trees
4. **106 Smithfield Ave.** – Removal of 3 Pine Trees, 1 Oak Tree & 1 Magnolia Tree
5. **205 Quinby St.** – Removal of 5 Pine Trees, 1 Oak Tree & 1 Cherry Tree
6. **1925 Bacons Bridge Rd., Lot 43** – Removal of 1 Pine Tree

Miscellaneous:

Adjourn:

Agenda Posted:

March 3, 2020

Tree Protection Board Minutes
Monday, February 10, 2020
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Ginger Reilly
Faye Campbell
David Morris
Peter Wallace

Staff Present:

Jessi Shuler Director of Planning
Bill Salisbury Arborist

The meeting was called to order at 9:00 am. Ms Reilly asked for consideration of the January 6, 2020 meeting minutes. Mr. Morris made a motion for approval of the minutes as presented. The motion carried 6-0.

Old Business

There were no items to review under Old Business.

New Business

1. 85 Avonshire – Removal of one oak tree Mr Salisbury reported that this is a healthy tree that had blown over during Hurricane Matthew. Ms Reilly questioned why was the request made to remove the tree. The applicant responded that the roots are a tripping hazard. Mr Wallace asked if it would be possible to stake the tree. Mr. Salisbury explained that the ground at the base of the tree is not loose and the tree and ground around it appear to be stable. The applicant offered to replace the tree if allowed to remove it. Mr. Morris asked what type would be required as a replacement. Ms Campbell said it would need to be a canopy tree. Mr Morris stated since it has previously blown over, he agreed it could be removed if replanted. Ms Reilly made a motion to allow removal and replant in kind. Mr Wallace seconded the motion with the stipulation to replace the tree with a 3” caliper canopy tree within six months. The motion carried.

2. 204 Bamert - Removal of four pine trees and one pear tree The applicant was not in attendance. Mr Salisbury explained the reason for the request for removal is the applicant has plans for a shed and fence to be built in the future. No permit has been applied for currently. He is also concerned about storms. The only issued is a spot on tree #1 about 35’ up. Ms Reilly made a motion to deny four pine trees that appear healthy and approve removal of the Bradford pear tree due to age and species. Mr Wallace seconded the motion. The motion carried.

3. 12 New Haven Court – Removal of three pine trees The applicant was not in attendance. Mr Salisbury explained the three trees in the front yard appear healthy. The applicant had hired a tree removal company who indicated that the trees have pine bark beetles threatening the tree. Mr Salisbury found no evidence of beetles. Mr Wallace made the motion to deny removal of the three healthy trees. Ms Reilly seconded the motion. The motion carried.

4. 214 Challedon Drive – Removal of five pine trees Mr Salisbury reported the five trees are in good health but that #4 and #5 are within two feet of an accessory structure. Tree #1 splits at the top but appears healthy. Ms Reilly asked for the reason for the request of removal of trees #1-#3. A tree company had advised that #1 is close to the house, takes up the whole yard, sways in the wind and has roots going toward foundation. Mr Salisbury reported this tree is 18’ from house. Mr Wallace suggested allowing for removal of trees #4 and #5 due to proximity of shed with concrete foundation; however, all trees sway in wind so sees no reason to allow for removal of the others. Ms Reilly made a motion to approve removal of trees #4 and #5 but deny the other three trees at this time. Mr Morris seconded the motion; the motion carried. Mr Morris added that the roots near the foundation of the house and 20% of the limbs of the canopy can be removed. Mr Salisbury advised the applicant they can reapply for removal if an arborist finds any issues up in the tree, particularly at the crotch on tree #1.

5. 103 Dericote – Removal of one pine tree Mr Salisbury reported the one pine tree is in the rear yard; the applicant wants to add a shed in his yard. He needs a studio as he is a musician and the Mayor had told him to apply. A tree company has stated the tree is uprooting and has dropped large limbs but he understands the tree is healthy. Mr Salisbury advised that a site plan and building permit are required before allowing for removal of a tree. Mr Morris asked if there are any easements. The applicant

responded that there is drainage in the rear, he believes the fence is at the edge of the easement, not the property line. Ms Campbell stated the plans are needed to show removal is necessary. Ms Reilly made the motion to defer a decision until the necessary plans for installation of the shed have been submitted. Mr Morris seconded the motion; the motion carried.

5. 120 Gadsden Removal of four trees Mr Salisbury reported the property has a lot of trees and removal would benefit the other trees; Sweet Gum tree is close to driveway and trailer parking pad; Magnolia tree roots are at issue; Holly tree top in intertwined with adjoining trees and is adjacent to play area; white Oak in front yard is in very poor health. Mr Salisbury added he believes proper pruning of the Holly tree will make it healthier in the long run and that this property is well forested and has many beautiful trees. Mr Wallace made a motion to allow removal of the White Oak, Sweet Gum and Magnolia tree but advise to reduce crown of Holly tree by no more than 20%. Mr Morris seconded the motion. Ms Reilly abstained because she has not seen the tree in person.

6. 317 Eagles Glen Drive – Removal of four trees Mr Salisbury reported one 28” caliper pine tree is located 9’ from house; applicant reported the root system runs under the house. Ms Campbell asked the reason for the other three trees. The applicant responded that he would like to put a shed in but the #1 tree is main concern at this time. Mr Salisbury reported there are many nice trees in the yard. Mr Morris reported those other three trees are more of a cluster. Ms Reilly made a motion to grant approval of the 28” pine tree and defer removal of 10” and 12” trees until application for shed permit has been made. Mr Morris seconded the motion. The motion carried.

7. Parker’s Kitchen – A site plan with graded trees on survey was provided. Mr Salisbury reported he has walked the site and did not see any trees worth saving. Ms Reilly asked the reason for removal of good trees. The applicant reported most are in drive aisles or there will be difficulty with the grading. Mr Salisbury added the survival rate would be slim for any tree left on site as they are used to growing in forested areas. He explained his philosophy in regards to saving trees on construction sites. Mr Wallace made a motion to approve removal of all grand trees shown except for five trees in the area of future drive aisle which are deferred until final location of tanks determined. Ms Reilly seconded the motion. The motion carried.

ADJOURN:

There being no further business, the meeting was adjourned at 10:30 am on a motion by Mr Morris and a second by Ms Reilly. The motion passed.

Respectfully submitted,

Date: _____

Bill Salisbury,
Arborist/Natural Resource Planner

Approved: Kenny Sott, Chair _____; or,

Faye Campbell, Vice Chair _____



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Jeremy Garrett

Owner: Jeremy Garrett

Requested Action: Remove 27 trees

Location: 110 Pinewood Dr.

Guideline Citation: UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:

- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: The owner is wanting to put in a driveway to the back and a shop with a shed in the back yard. There are a number of grand trees that are in good health that I think he can work around.

1) BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.

THIS LOT IS LOCATED IN FLOOD ZONE AE, EL 75
SEE FIRM PANEL 45035C 0339 E
MAP REVISED 07/18/2017

2) HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.

110 PINWOOD DRIVE
T.M.S. 136-12-03-019
THE SAME BEING SHOWN AS LOT 5, ON A PLAT OF CARL KNIGHT SUBDIVISION DATED DECEMBER 1955 BY R. B. CUTHBERT AND RECORDED IN THE R.O.D. OFFICE FOR DORCHESTER COUNTY IN PLAT CABINET A, AT PAGE 153.

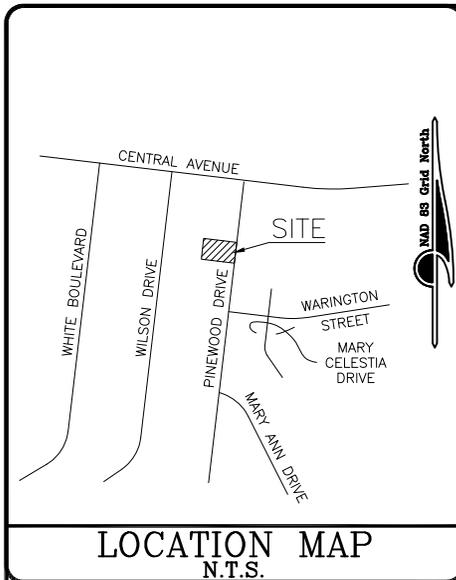
3) SETBACKS/EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.

4) THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

2) ALL ELEVATIONS ARE NAVD88

THIS PROPERTY IS ZONED R-2

MINIMUM BUILDING SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL LOTS ARE 25' FRONT AND REAR & 7.5' SIDE YARD.



NOTE:
EROSION CONTROL SHALL BE INSTALLED BY BUILDER PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED

THERE IS A MINIMUM 6" FALL IN THE FIRST 10' (5.00% SLOPE) FROM THE BUILDING

ELEVATION OF THE HOUSE PAD MUST BE 18" HIGHER THAN THE BACK OF THE CURB OR ROAD IF NO CURB PRESENT UNLESS OTHERWISE APPROVED BY THE TOWN OF SUMMERVILLE

MILLWOOD SUBDIVISION

**LOT 6
BLOCK A**

**LOT 5
BLOCK A**

**LOT 4
BLOCK A**

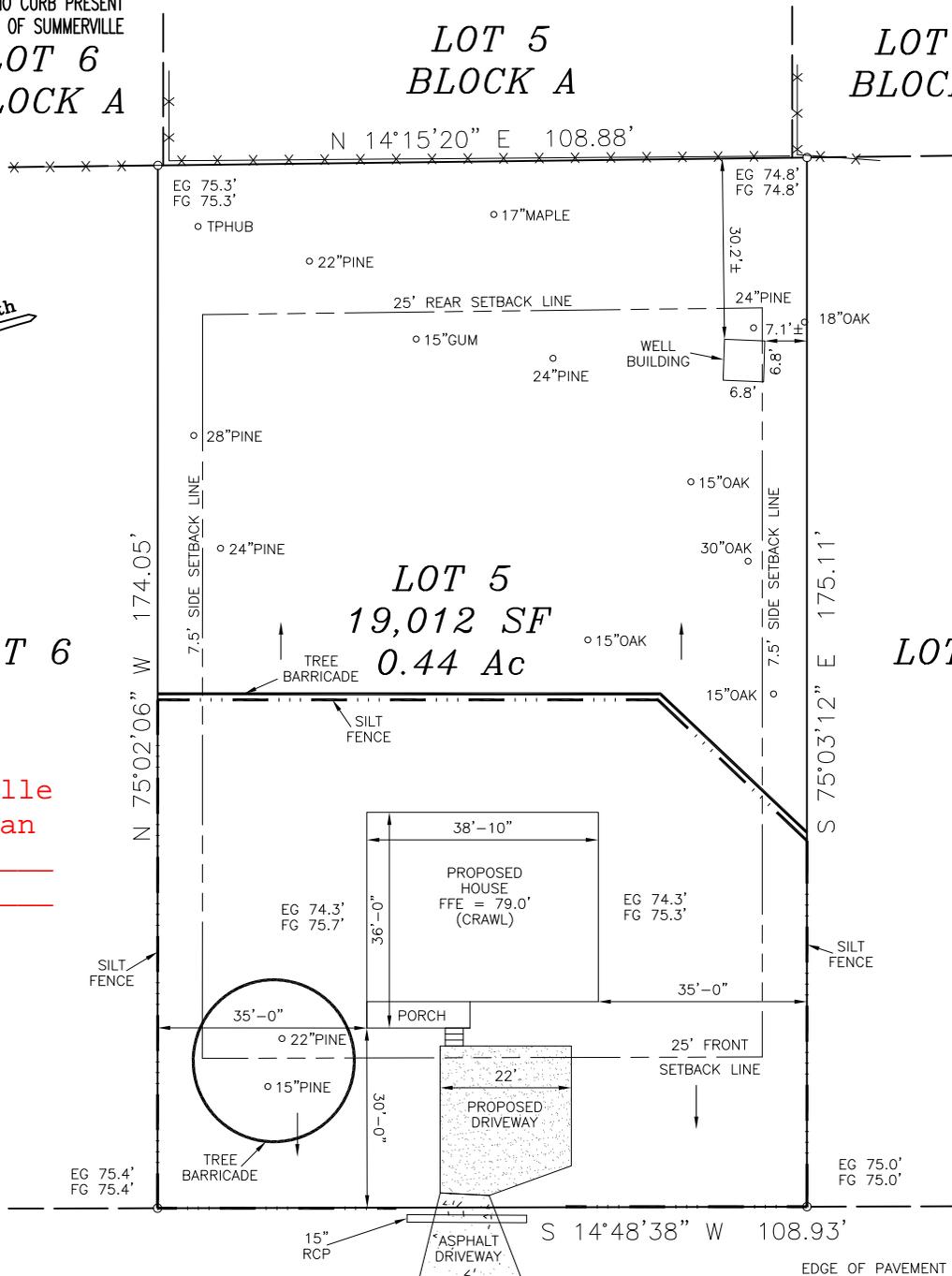


LOT 6

**LOT 5
19,012 SF
0.44 Ac**

LOT 4

Town of Summerville
Approved Plot Plan
Date: 4-15-19
Signature: DR



PINEWOOD DRIVE 50' R/W

THIS PLAN IS NOT A SURVEY
*THIS PLAN DRAWING BASED UPON DOCUMENTATION SUPPLIED BY CUSTOMER
TO BE USED FOR BUILDING PERMIT APPLICATION ONLY!

**PLOT PLAN SHOWING LOT 5
WARINGTON SUBDIVISION**
NEAR THE TOWN OF SUMMERVILLE
DORCHESTER COUNTY, SOUTH CAROLINA

SOUTH CITY CONSTRUCTION, INC.
587 BELVEDERE DRIVE, EUTAWVILLE, SC 29048
EMAIL: GQCARNEY@HOMESC.COM
PHONE: (843) 492-3266

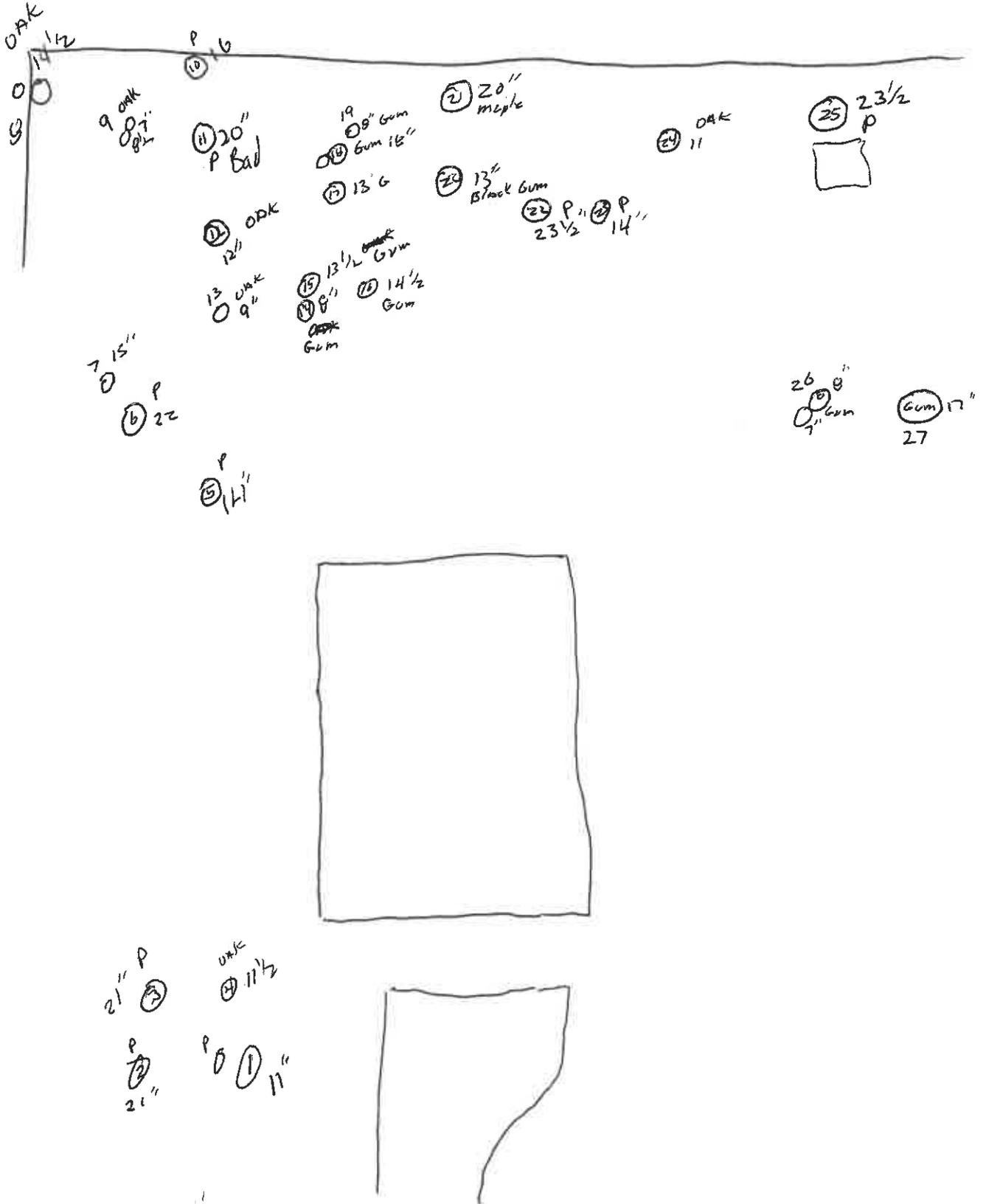
SCALE : 1" = 30'

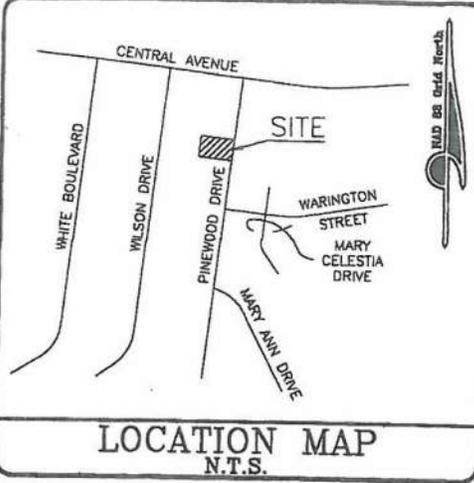


0' 30' 60'

APRIL 4, 2019

110 pine wood





THIS LOT IS LOCATED IN
 FLOOD ZONE AE, EL 75
 SEE FIRM PANEL 45035C 0339 E
 MAP REVISED 07/18/2017

110 PINWOOD DRIVE
 T.M.S. 136-12-03-019
 THE SAME BEING SHOWN AS
 LOT 5, ON A PLAT OF
 CARL KNIGHT SUBDIVISION
 DATED DECEMBER 1955
 BY R. B. CUTHBERT
 AND RECORDED IN THE R.O.D. OFFICE
 FOR DORCHESTER COUNTY
 IN PLAT CABINET A, AT PAGE 153.



MILLWOOD SUBDIVISION
 LOT 6 BLOCK A LOT 5 BLOCK A LOT 4 BLOCK A

1/2" REBAR FOUND 1/2" REBAR FOUND 1/2" REBAR FOUND
 N 14°14'35" E 108.88' N 14°15'20" E 108.88' S 14°15'20" W 309.90'
 1" OPEN END PIPE FOUND

*Proposed Building Plans for erecting Sheds and removing Trees**



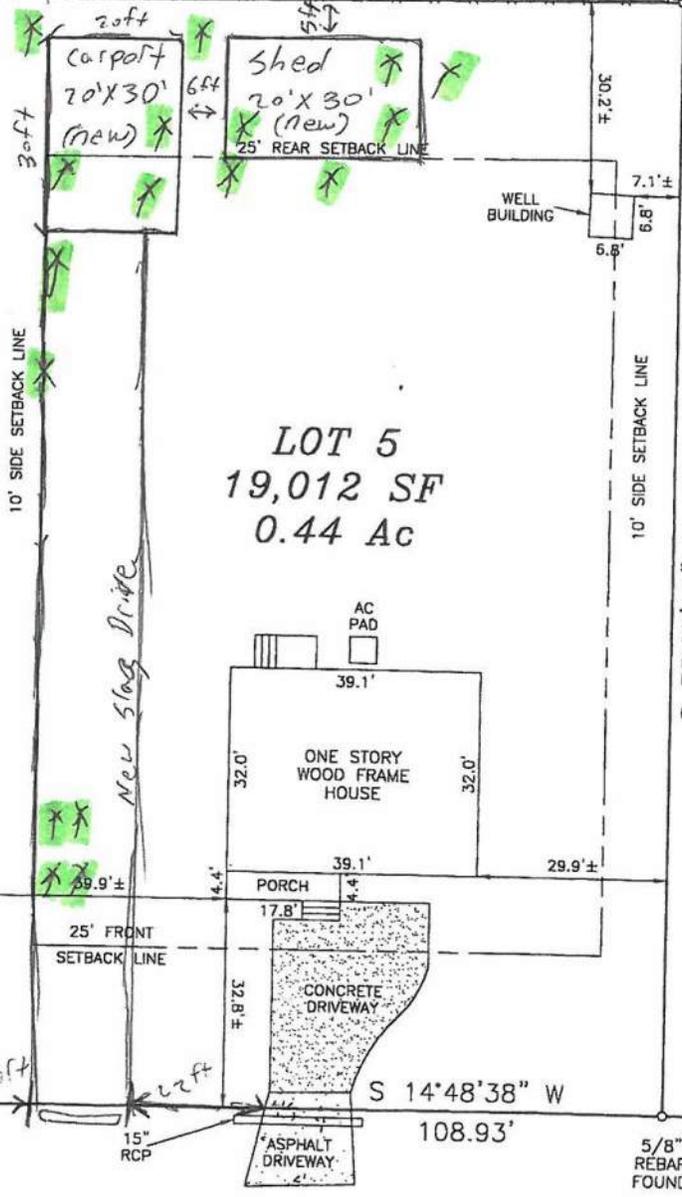
LOT 6

LOT 5
 19,012 SF
 0.44 Ac

LOT 4

N 75°02'06" W 174.05'

S 75°03'12" E 175.11'



New Driveway (DOT Permit # 229924)

0.1 MILES ± TO CENTRAL AVENUE

5/8" REBAR FOUND 15" RCP 5/8" REBAR FOUND 1" OPEN END PIPE FOUND
 S 14°48'38" W 108.93' N 14°48'28" E 309.90'

PINEWOOD DRIVE 50' R/W

110
PINE
WOOD





110 pine wood

A large, dark pine tree dominates the left and center of the frame, its branches reaching upwards. The background is a pale, overcast sky with faint clouds. Several thin, dark lines, possibly power lines, stretch horizontally across the scene. In the bottom right corner, the text '110 pine wood' is written in a bright red, casual, handwritten font. The number '110' is on the top line, 'pine' is on the second line, and 'wood' is on the third line.

110
pine
wood



110 PINEWOOD



NO PINEWALL



NO PINEWOOD



110 PINKWOOD



WELCOME



110
Pine
wood



110 pine wood

NO PINE WOOD



110

110 pine wood!





No Pinewood



110 Pine Wood

710 Pine Wood



NOYRINEWOOD

110 pines

110 PINEWOOD



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Janet Hill

Owner: James & Pamela Brice

Requested Action: Remove 1 Pine tree

Location: 112 Royal Troon Ct.

Guideline Citation: UDO Section 13.9.1.G

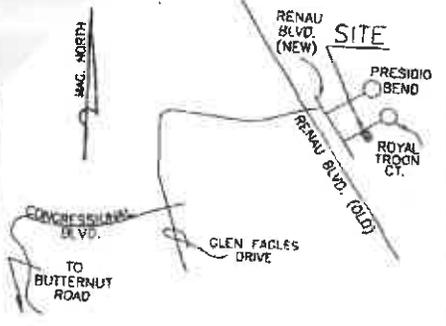
Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:

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- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

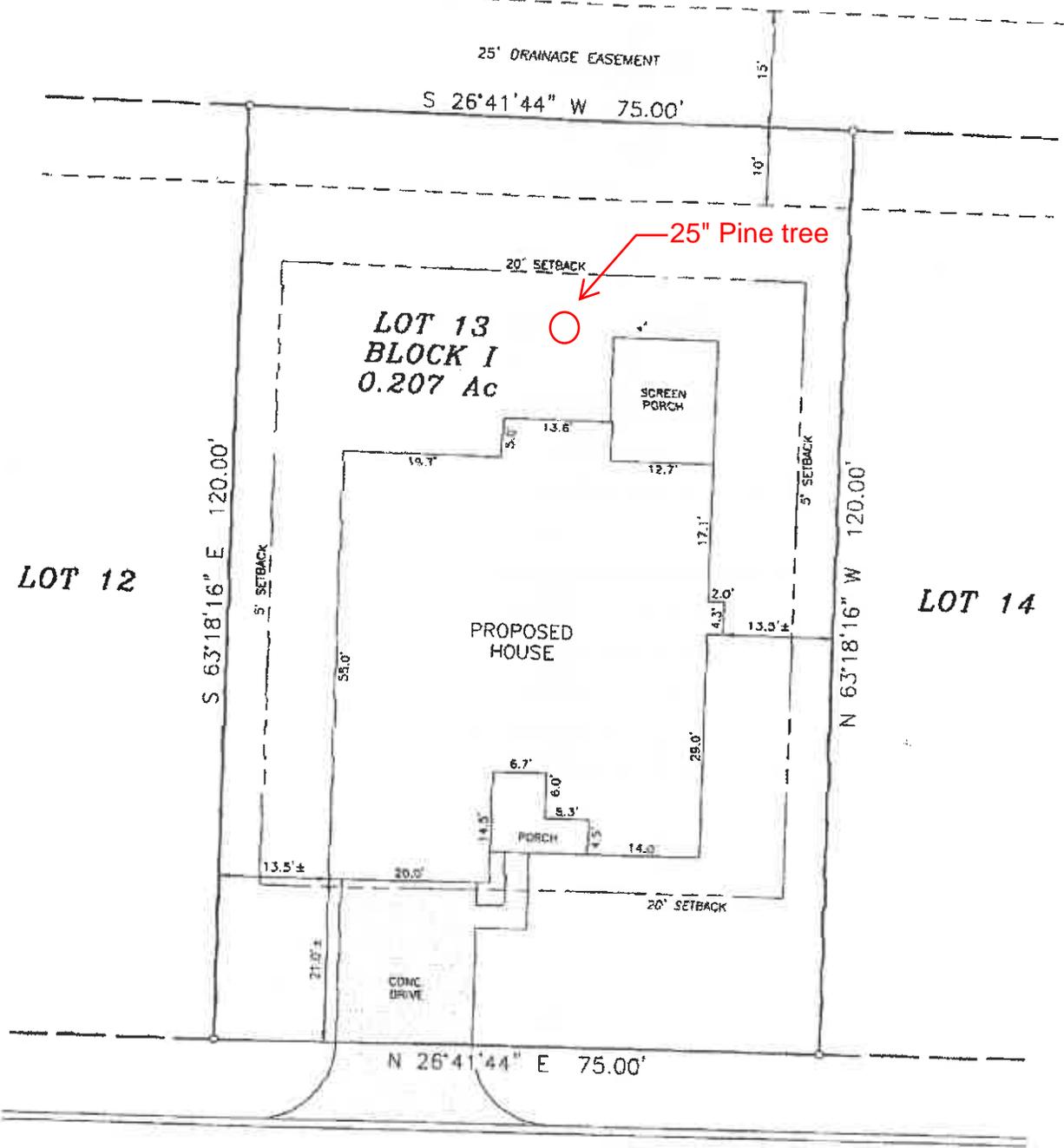
Evaluation: The Pine tree looks to be in good health.



ROYAL TROON COURT
 THIS LOT IS NOT LOCATED IN A
 SPECIAL FLOOD HAZARD ZONE.
 TMS NO. 129-11-16-030
 THE SAME BEING SHOWN AS
 LOT 13, BLOCK I ON A PLAT OF
 LINKSIDE VILLAGE SUBDIVISION
 DATED DECEMBER 1, 1999
 BY THOMAS W. KENNEDY JR.
 AND RECORDED IN THE RMC OFFICE
 FOR DORCHESTER COUNTY
 IN PLAT CABINET J, AT PAGE 152.



**SOUTHEASTERN
 COUNTRY CLUB GROUP**



ROYAL TROON COURT
 (50' R/W)



112
Royal
Trough

112 Royal Troon



112 Royal Troon



112 Ruyal Trunk



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Arthur Rooney

Owner: Arthur Rooney

Requested Action: Remove 1 Pine Tree & 2 Leland Cypress

Location: 14 New Haven Ct.

Guideline Citation: UDO Section 13.9.1.G

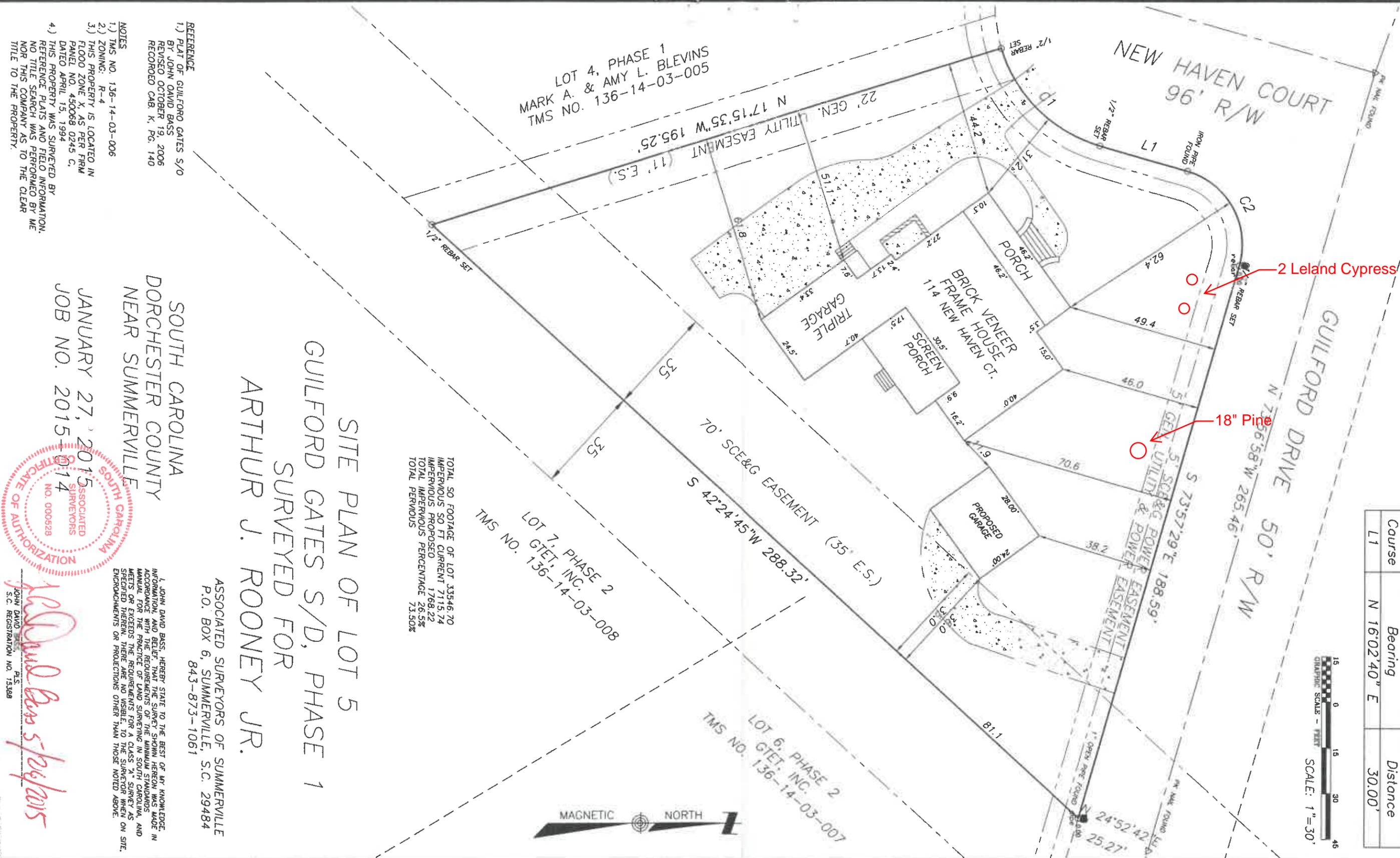
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- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: The Pine tree looks to be in good health. The 2 Leland Cypress are in poor health.

| Curve | Radius | Length | Chord | Chord Bear. |
|-------|--------|--------|--------|---------------|
| C1 | 48.00' | 47.53' | 45.61' | N 44°25'05" E |
| C2 | 25.00' | 39.26' | 35.35' | N 61°02'12" E |

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 16°02'40" E | 30.00' |



LOT 4, PHASE 1
MARK A. & AMY L. BLEVINS
TMS NO. 136-14-03-005

LOT 7, PHASE 2
GTET, INC.
TMS NO. 136-14-03-008

LOT 6, PHASE 2
GTET, INC.
TMS NO. 136-14-03-007

TOTAL SQ FOOTAGE OF LOT 33546.70
IMPERVIOUS SQ FT CURRENT 7115.74
IMPERVIOUS PROPOSED 1768.22
TOTAL IMPERVIOUS PERCENTAGE 26.5%
TOTAL PERVIOUS 73.50%



SITE PLAN OF LOT 5
GUILFORD GATES S/D, PHASE 1
SURVEYED FOR
ARTHUR J. ROONEY JR.

ASSOCIATED SURVEYORS OF SUMMERVILLE
P.O. BOX 6, SUMMERVILLE, S.C. 29484
843-873-1061

SOUTH CAROLINA
DORCHESTER COUNTY
NEAR SUMMERVILLE

JANUARY 27, 2015
JOB NO. 2015-014



John David Bass
JOHN DAVID BASS, PLS.
S.C. REGISTRATION NO. 75388

REFERENCE
1.) PLAT OF GUILFORD GATES S/O
BY JOHN DAVID BASS
REVISED OCTOBER 19, 2006
RECORDED CAR. K. PG. 140

NOTES
1.) TMS NO. 136-14-03-006
2.) ZONING: R-4
3.) THIS PROPERTY IS LOCATED IN
FLOOD ZONE X, AS PER FRM
PAVEL NO. 450068 0245 C,
DATED APRIL 15, 1994
4.) THIS PROPERTY WAS SURVEYED BY
REFERENCE PLATS AND FIELD INFORMATION,
NO TITLE SEARCH WAS PERFORMED BY ME
NOR THIS COMPANY AS TO THE CLEAR
TITLE TO THE PROPERTY.

I, JOHN DAVID BASS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE,
ACCORDANCE AND BELIEF THAT 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, THERE ARE NO VISIBLE, TO THE SURVEYOR WHEN ON SITE,
ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.



14
New Haven



14
NH



14

NAH



14
NA



14NH



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Michael Sealy

Owner: Michael Sealy

Requested Action: Remove 3 Pine trees, 1 Oak tree, and 1 Magnolia tree

Location: 106 Smithfield Ave.

Guideline Citation: UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:

- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: 3 Pine trees look to be in good health. The Oak Tree is not in good health & the Magnolia tree is close to the house and has a weak crotch with two codominant stems.

102 SMITHFIELD AVE

Owner - FLEURY THOMAS W & DIANE E
Lot
SMITHFIELD AVE Ac-0.26
PB-G PP-098

104 SMITHFIELD AVE

Owner - APOLLANES DAVID A & MICHELLE R
Lot
Ac-0.24
PB-G PP-098

106 SMITHFIELD AVE

108 SMITHFIELD AVE

207 SUMMERVILLE

Owner - SEALY MICHAEL
Lot
Ac-0.27
PB-G PP-098

Magnolia

3 Pines

Owner - CORSELLO BEATA V & ROBERT ROMIS (JROS)
Lot
Ac-0.24
PB-G PP-098

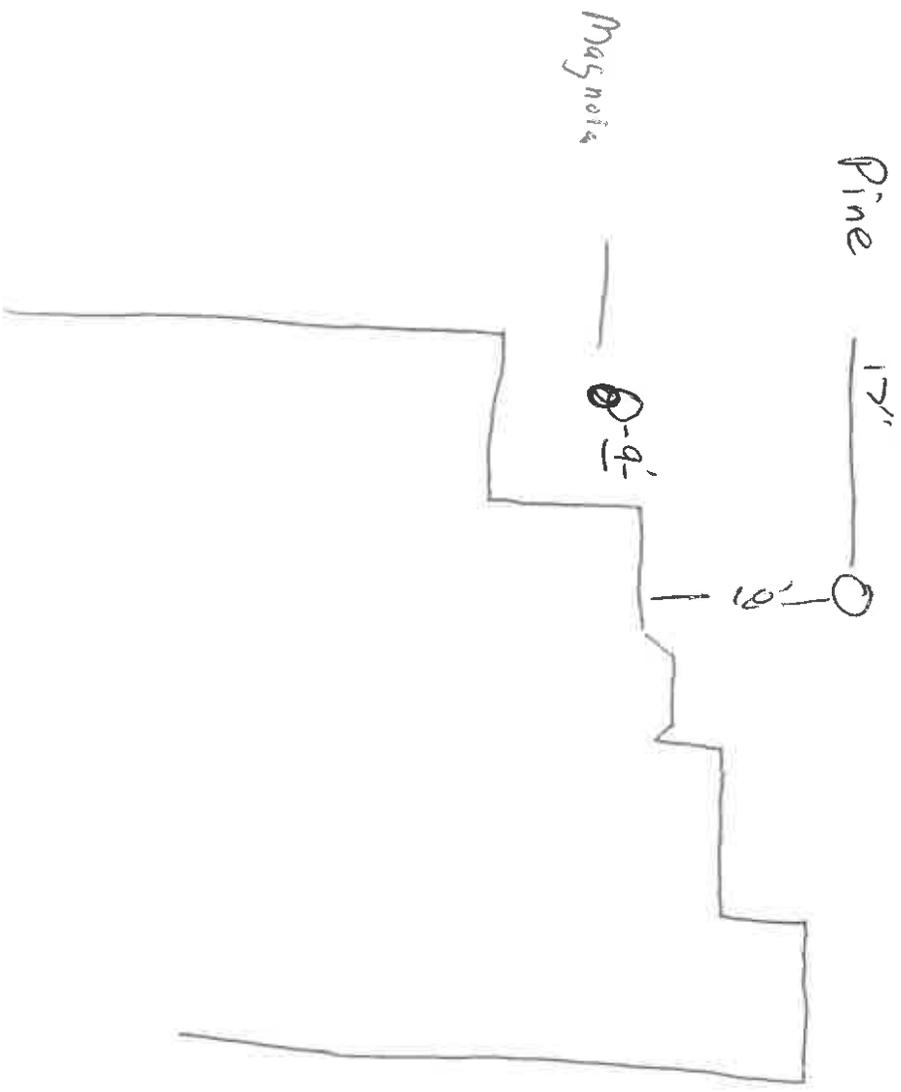
Oak

Owner - BRANDYMILL COMMUNITY ASSOCIATION
Lot
Ac-1.16
PB-G PP-098

Owner - BRANDYMILL COMMUNITY ASSOCIATION INC
Lot

106 Smith Field Ave

O — OAK Tree
O — 20" Pine Tree





106
Smithfield

106
Smithfield



106
Smith
field



106
Smithfield

PATRIOTS

106 Smithfield



106
Smithfield



106
Smithfield



106

Smithfield



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Tatum Thomas

Owner: Tatum Thomas

Requested Action: Remove 5 Pine Trees, 1 Oak Tree & 1 Cherry Tree.

Location: 205 Quinby St.

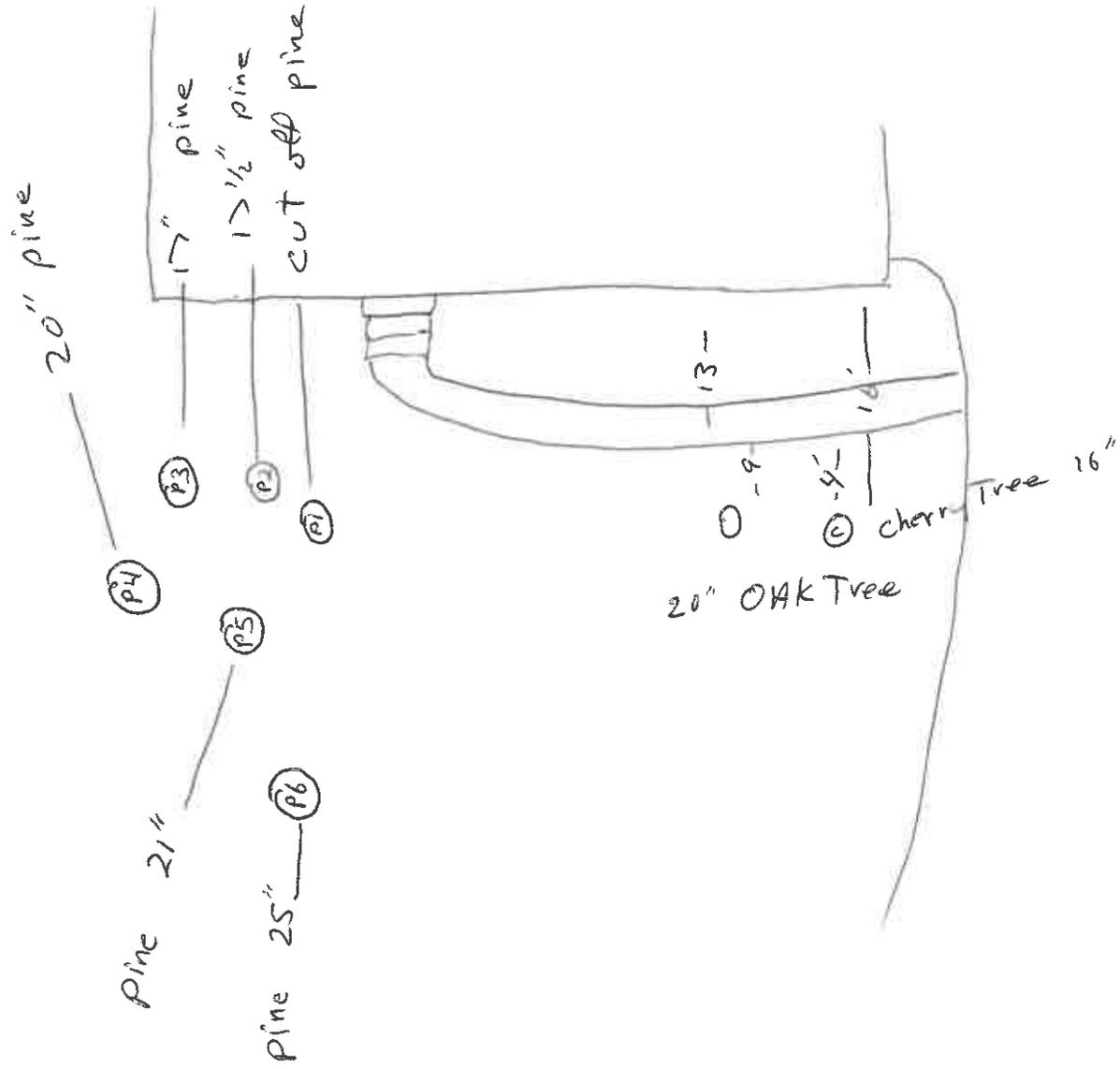
Guideline Citation: UDO Section 13.9.1.G

Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:

- 1. The Grand Tree is diseased, dead or dying; or*
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- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: The 5 Pine trees look to be in good health. The Oak & Cherry are in poor health. The owner had a pine snap during Hurricane Dorian and fall on their house, which caused significant damage. According to the owner this pine showed no exterior defects, but revealed a 6" diameter fat-lighter core from the ground up past the break point. The owner states a concern about a H/P ratio risk factor (tree height/proximity to house), and states that ratios higher than 1.0 start to pose a risk, the higher the number, the greater the risk. The trees he is requesting for removal have the following H/P ratios according to his calculations: P2 = 5.3, P3 = 5.3, P4 = 4.4, P5 = 4.2, P6 = 3.1, O = 5.2, C = 4.6.

205 Quinby St





205 Quinby St



205



203 Quinby



205



205 Ownable



205 Quinby



205 Quinby



205 Quikbow



205 Quinby



STAFF REPORT
Tree Protection Committee Meeting
March 9, 2020

To: Town of Summerville Tree Protection Board
From: Bill Salisbury, Arborist/Natural Resource Planner
Date: March 2, 2020

GENERAL
INFORMATION

Property Applicant: Planet Green Landscaping LLC- Bryan Coker

Owner: Yes Companies SC LLC

Requested Action: Remove 1 Pine tree

Location: 1925 Bacons Bridge Rd., Lot 43

Guideline Citation: UDO Section 13.9.1.G

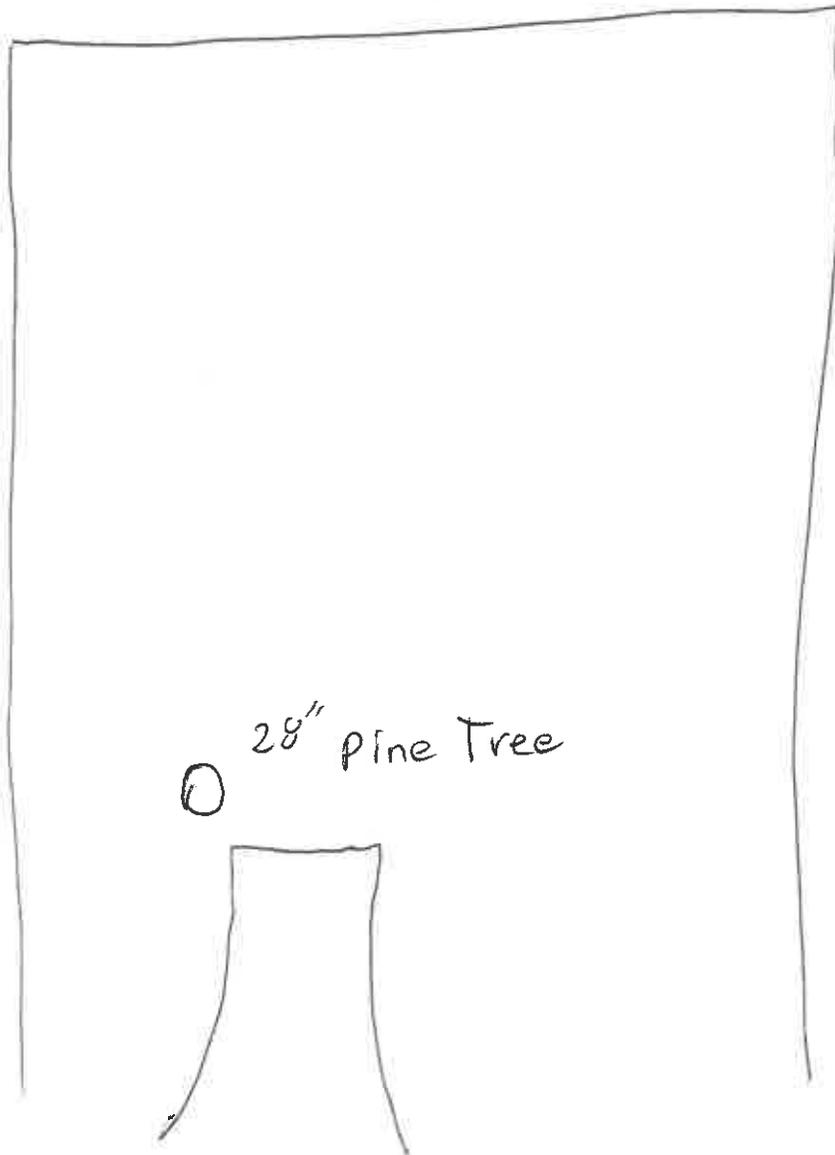
Decisions/Justifications: The TPB may approve, deny, or approve with conditions the application for the removal of a Grand Tree. No approval shall be granted unless the following one or more of the following conditions are determined to exist:

- 1. The Grand Tree is diseased, dead or dying; or*
- 2. The Grand Tree poses a safety hazard to nearby buildings, utility lines or pedestrian or vehicular traffic; or*
- 3. The Grand Tree prevents essential grade changes or all reasonable utility installations; or*
- 4. The Grand Tree prevents all reasonable site configurations; or*
- 5. The removal of the Grand Tree is the only reasonable means by which building, zoning, subdivision, health, public safety or other Town requirements can be met; or*
- 6. Grand Tree is located on the construction site and up to ten feet around the perimeter of the construction site of an approved building and related driveway parking area when every measure has been explored to preserve existing trees has failed, including the reconfiguration of the building and or driving/parking areas around the tree; or*
- 7. The lot is of such density with existing trees that the removal of certain protected trees is considered beneficial; or*
- 8. The removal of the Grand Tree has otherwise been approved by the Town Council.*

Evaluation: Pine tree looks to be in good health. Owner states that tree roots are interfering with water and sewer lines.

19 25 Bacons Bridge Rd

lot 43





28"

Lot
43



Lot 413

2011



107
4/3



29"

167' 4/3

