



Case # BZA-02-25-00845

Charleston County BZA Meeting of April 7, 2025

Applicants/Property Owners: Robert and Crystal Corner

Property Location: 7810 Oakville Road – St. Pauls Area

TMS#: 096-00-00-038

Zoning District: Agricultural Residential (AGR) Zoning District

Request:

Variance request to reduce the required 30' rear setback and the required 15' interior side setback for existing unpermitted detached accessory structures.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.9 AGR, Agricultural Residential District, Sec. 4.9.3 Density/Intensity and Dimensional Standards requires a 30' rear setback and a 15' interior side setback.*



## CHAPTER 4 | BASE ZONING DISTRICTS

### ARTICLE 4.9 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

#### Sec. 4.9.1 Purpose and intent

The AGR, Agricultural Residential Zoning District implements the Agricultural Residential policies of the *Comprehensive Plan*. The district is intended for application in all Settlement Areas.

#### Sec. 4.9.2 Use Regulations

Uses are allowed in the AGR District in accordance with the Use Regulations of [CHAPTER 6, Use Regulations](#).

#### Sec. 4.9.3 Density/Intensity and Dimensional Standards

All Development in the AGR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.9.3, AGR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per Acre	
MINIMUM LOT AREA	30,000 square feet	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	150 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

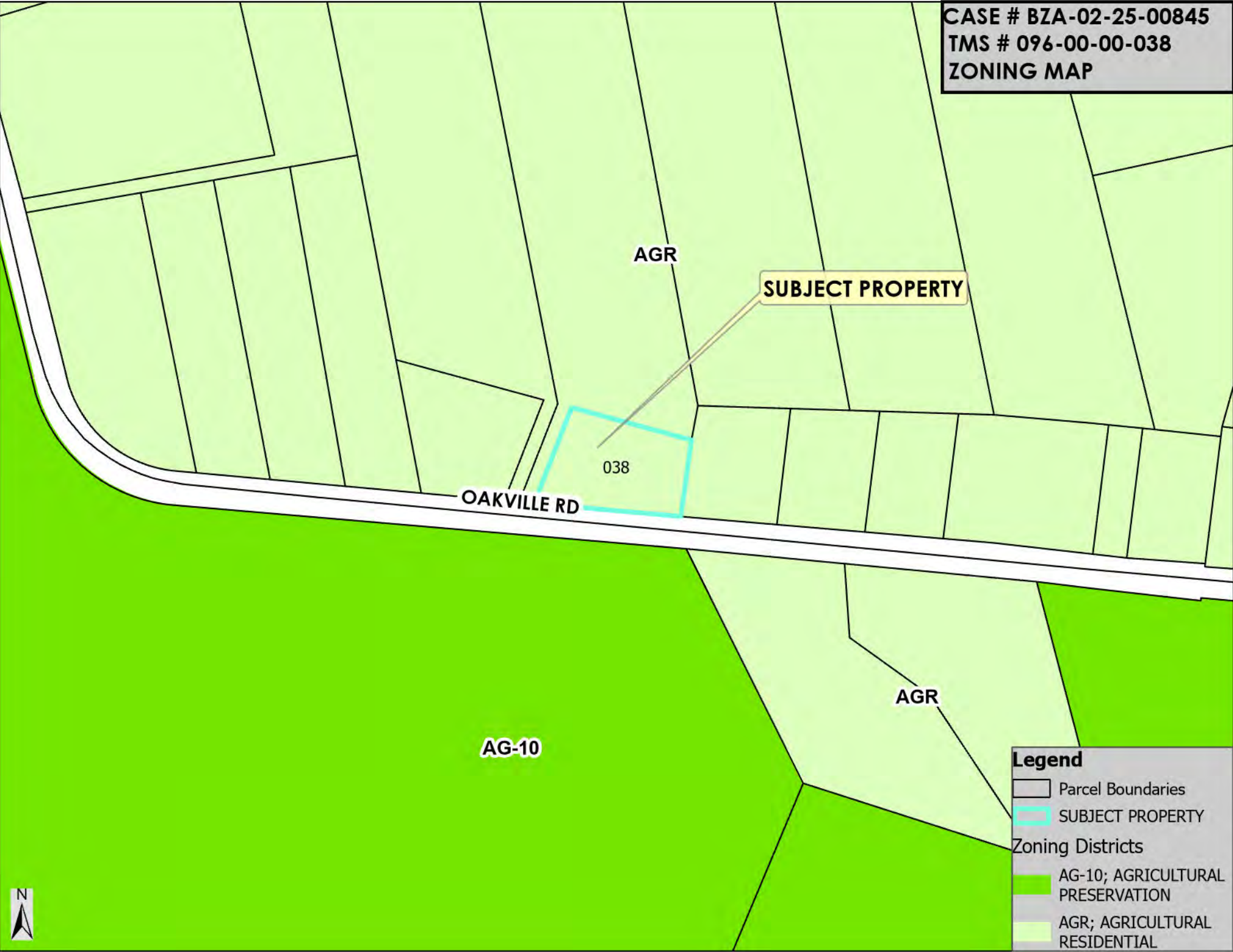
Effective on: 9/10/2017, as amended

#### Sec. 4.9.4 Other Regulations

Development in the AGR District shall comply with all other applicable regulations of this Ordinance, including the standards of [CHAPTER 9, Development Standards](#).

#### Sec. 4.9.5 Settlement Areas

Settlement Areas include small older Crossroads communities, Family lands, typical suburban-style Subdivisions, Frontage Lots along local roads, waterfront Developments, and vacant land that has been subdivided for residential Use but not yet built upon. The criteria for additional Parcels to qualify for inclusion into a "Settlement Area" are as follows:



SUBJECT PROPERTY

AGR

038

OAKVILLE RD

AGR

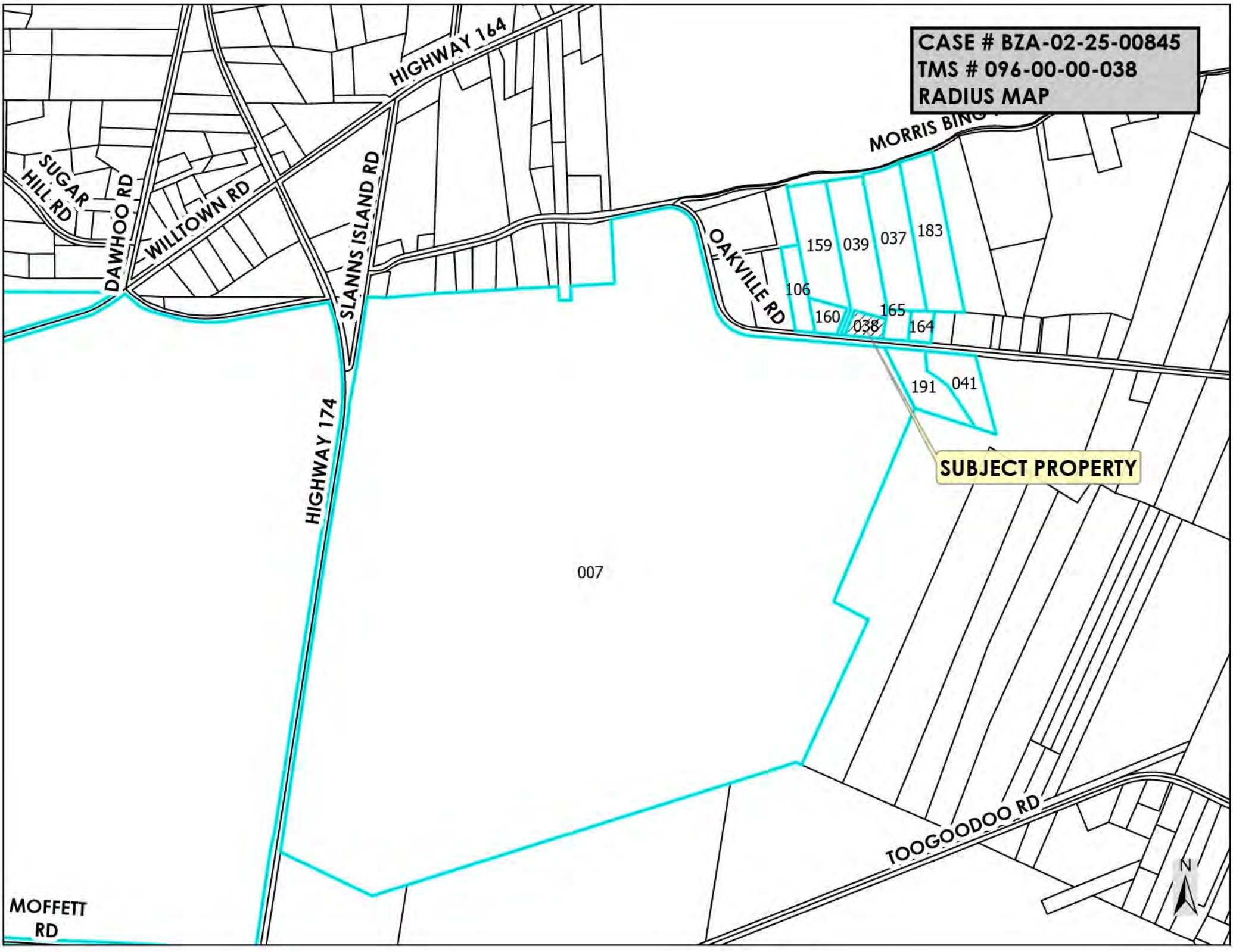
AG-10

**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
  - AG-10; AGRICULTURAL PRESERVATION
  - AGR; AGRICULTURAL RESIDENTIAL



CASE # BZA-02-25-00845  
TMS # 096-00-00-038  
RADIUS MAP





CASE # BZA-02-25-00845  
TMS # 096-00-00-038  
AERIAL MAP

SUBJECT PROPERTY

038

OAKVILLE RD





CASE # BZA-02-25-00845  
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AERIAL MAP

SUBJECT PROPERTY

038

OAKVILLE RD





**Case # BZA-02-25-00845**

**BZA Meeting of April 7, 2025**

**Subject Property: 7810 Oakville Road – St. Pauls Area**

**Proposal: Variance request to reduce the required 30' rear setback and the required 15' interior side setback for existing unpermitted detached accessory structures.**



# Subject Property

## Accessory Dwelling Unit (ADU)





# Subject Property

## Wood Deck





# Subject Property

**Shed**



**Boat/RV Cover**





Staff Review:

The applicants and property owners, Robert and Crystal Corner, are requesting a variance to reduce the required 30' rear setback and the required 15' interior side setback for existing unpermitted detached accessory structures at 7810 Oakville Road (TMS # 096-00-00-038) in the St. Pauls Area of Charleston County. The subject property and surrounding properties to the north, east, and west are located in the Agricultural Residential (AGR) Zoning District. The property to the south is in the Agricultural Preservation (AG-10) Zoning District.

The property is 0.82 acres and contains a legally nonconforming single-family residence that was constructed in 1940 per Charleston County records. The residence is legally nonconforming because it encroaches into the required 50' front/street side setback. The first Charleston County Zoning Ordinance was adopted on August 15, 1971. The property also contains the following unpermitted detached accessory structures that are wholly within the required 30' rear setback: an Accessory Dwelling Unit (ADU), wood deck, shed, and boat/RV cover. There is an additional unpermitted detached accessory structure that is used as a home office that will require permits, however it does not need a variance because it complies with the required setbacks.

More specifically the applicants are requesting to:

- reduce the required 30' rear setback by 25' to 5' at the closest point for an ADU;
- reduce the required 15' interior side setback by 9' to 6' at the closest point for the ADU;
- reduce the required 30' rear setback by 20' to 10' for a wood deck;
- reduce the required 30' rear setback by 17' to 13' for a shed; and
- reduce the required 30' rear setback by 21' to 9' for a boat/RV cover.

The applicant's letter of intent explains, *"Request our setbacks are moved to our property line allowance to allow permits for sheds placed on and within our fence/property line. We were unaware of the unusual setbacks when placing shed and need to take corrective action. Older property – we removed a structure that was already on the line and replaced it unaware this it was not within our permitted land."*

Applicable ZLDR requirements:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.9 AGR, Agricultural Residential District, Sec. 4.9.3 Density/Intensity and Dimensional Standards requires a 30' rear setback and a 15' interior side setback.

Staff conducted a site visit of the subject property on March 14, 2025. Please review the attachments for further information regarding this request.



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

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

Response: There may be extraordinary and exceptional conditions pertaining to the 0.82-acre subject property because the existing single-family residence is **legally nonconforming because it encroaches into the required 50' front/street side setback**. The first Charleston County Zoning Ordinance was adopted on August 15, 1971. The **applicant's letter of intent** states, *"Older property - we would like the board to consider the value of being able to fully use the land within our fence. We placed sheds to be aesthetically pleasing to the neighborhood and property. The variance will allow full use of the property and the ability to receive the permits to continue using the investments we have made to our property."* Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: These conditions do not generally apply to other properties in the vicinity. The principal dwellings adjacent to the subject property appear to meet **the required 50' front/street side setback. The applicant's letter of intent** states, *"The variance request is unique to the subject property, as we do not know what the other properties in the area are set as. The condition of having sheds in the yard is common in our area. If you drive down our street and surrounding areas, it is more common than not to have sheds, other structures, and unmovable objects in yards and properties."* Therefore, the request may meet this criterion.

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Response: The application of this Ordinance, Chapter 4 Base Zoning Districts, Article 4.9 AGR, Agricultural Residential District, Sec. 4.9.3 Density/Intensity and Dimensional Standards to 7810 Oakville Road would prohibit the accessory structures to remain in their current locations. **The applicant's letter of intent** states, **"No - the property is residential and used only by the owners. The variance would grant full rights to use of land and allow to request permits and keep investments and necessary structures on the property."** Therefore, the request may meet this criterion.

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

Response: Authorization of this request may not be of substantial detriment to adjacent properties or to the public good, and the character of the

Agricultural Residential (AGR) Zoning District may not be harmed if this variance is granted. **The applicant's letter of intent states, "No - we will be within our property line and only used as a part of our residential property. It would not be a substantial detriment to adjacent properties. It is for the good of the neighborhood as we add value."** In addition, the applicant has provided a letter of support from the adjacent neighbor to the west (7828 Oakville Road). Therefore, the request may meet this criterion.

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

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

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

Response: The need for the variance is the **result of the applicant's** own actions because the applicant purchased the property in 2022 and added the structures without seeking the necessary permits. Therefore, the request does not meet this criterion. However, the **applicant's letter of intent** contends, "Yes - Unaware of the out of norm setbacks. Placed sheds within standard distance of property line and within our fence line. We were not aware of the need for permits or about setbacks. We thought our DIY was within the law per section 40-11-360. Now we know and want to make it right and keep our hard work."

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

Response: Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. The **applicant's letter of intent states, "No - this does not impede government or private citizens."** Therefore, the request may meet this criterion.

#### Board of Zoning Appeals' Action

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR),





(adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-02-25-00845 [Variance request **to reduce the required 30' rear setback** and the **required 15' interior side setback** for existing unpermitted detached accessory structures at 7810 Oakville Road (TMS # 096-00-00-038) in the St. Pauls Area of Charleston County] **based on the BZA's "Findings of Fact", unless additional information** is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following condition:

1. The applicant/property owner shall obtain all required zoning and building permits for the unpermitted detached accessory structures.

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

<b>Property Information</b>			
Subject Property Address: 7810 OAKVILLE ROAD			
Tax Map Number(s): 096-00-00-038			
Current Use of Property: RESIDENTIAL			
Proposed Use of Property: RESIDENTIAL			
Zoning Variance Description: UPDATE SETBACKS TO STANDARD DISTANCE			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): ROBERT & CRYSTAL DORNER			
Name of Company (if applicable):			
Mailing Address: 7810 OAKVILLE ROAD			
City: HOLLYWOOD		State: SC	
Zip Code: 29449			
Email Address: RNDORNER@GMAIL.COM		Phone #: 843 822 4659	
Applicant Signature: 		Date: 1.28.2025	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:		State:	
Zip Code:			
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:		State:	
Zip Code:		Phone #:	
Property Owner(s) Email Address:			
Property Owner(s) Signature:		Date:	
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: AGR	Flood Zone: X (605K)	Date Filed: 2/24/25	Fee Paid: \$250
Application #: BZA-02-25-00845	TMS #: 096-00-00-038	Staff Initials: 	



### Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

REQUEST OUR SETBACKS ARE MOVED TO OUR PROPERTY LINE ALLOWANCE TO ALLOW PERMITS FOR SHEDS PLACED ON AND WITHIN OUR FENCE/PROPERTY LINE. WE WERE UNAWARE OF THE UNUSUAL SETBACKS ~~BE~~ WHEN PLACING SHED AND NEED TO TAKE CORRECTIVE ACTION. OLDER PROPERTY - WE REMOVED A STRUCTURE THAT WAS ALREADY ON THE LINE AND REPLACED IT UNAWARE THAT IS WAS NOT WITHIN OUR PERMITTED LAND.

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

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

OLDER PROPERTY - WE WOULD LIKE THE BOARD TO CONSIDER THE VALUE OF BEING ABLE TO FULLY USE THE LAND WITHIN OUR FENCE. WE PLACED SHEDS TO BE AESTHETIC PLEASING TO THE NEIGHBORHOOD AND PROPERTY. THE VARIANCE WILL ALLOW FULL USE OF PROPERTY AND THE ABILITY TO RECEIVE THE PERMITS TO CONTINUE USING THE INVESTMENTS WE HAVE MADE TO OUR PROPERTY.

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

THE VARIANCE REQUEST IS UNIQUE TO THE SUBJECT PROPERTY, AS WE DO NOT KNOW WHAT THE OTHER PROPERTIES IN THE AREA ARE SET AS. THE CONDITION OF HAVING SHEDS IN THE YARD IS COMMON IN OUR AREA. IF YOU DRIVE DOWN OUR STREET AND SURROUNDING AREAS, IT IS MORE COMMON THAN NOT TO HAVE SHEDS / AND OTHER STRUCTURES / UNMOVABLE OBJECTS IN YARDS / PROPERTIES.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

NO. THIS PROPERTY IS RESIDENTIAL AND USED ONLY BY THE OWNERS. THE VARIANCE WOULD GRANT FULL RIGHT TO USE OF LAND AND ALLOW TO REQUEST PERMITS AND KEEP INVESTMENTS AND NECESSARY STRUCTURES ON PROPERTY.



4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

NO. WE WILL BE WITHIN OUR PROPERTY LINE AND ONLY USED AS A PART OF OUR RESIDENTIAL PROPERTY.  
IT WOULD NOT BE A SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY. IT IS FOR THE GOOD OF THE NEIGHBORHOOD AS WE ADD VALUE.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

~~THE~~ THE GRANT OF ZONING VARIANCE DOES NOT UTILIZE PROFIT.

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

YES. UNAWARE OF OUT OF THE NORM SETBACKS.  
PLACED SHED(S) WITHIN STANDARD DISTANCE OF PROPERTY LINE AND WITHIN OUR FENCE LINE.  
WE WERE NOT AWARE OF THE NEED FOR PERMITS OR ABOUT SETBACKS.  
WE THOUGHT OUR DIY WAS WITHIN THE LAW PER SECTION 40-11-360  
NOW WE KNOW AND WANT TO MAKE IT RIGHT AND KEEP OUR HARD WORK.

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

NO. THIS DOES NOT IMPAIR GOVERNMENT OR PRIVATE CITIZENS.

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



Anthony and Joyce Gibbs  
7828 Oakville Road  
Hollywood, SC 29449  
January 14, 2025

Charleston County Zoning and Planning Department  
4045 Bridge View Drive, Suite A103  
North Charleston, SC 29405

Dear Zoning and Planning Department,

I am writing to express my support for Rob and Crystal Dorner in their request for a variance to retain the sheds located on their property. The Dorners have consistently demonstrated a commitment to enhancing the neighborhood, and their improvements to their property reflect this dedication.

The sheds in question have not only added value to the Dorners' property but have also contributed positively to the overall aesthetic of the neighborhood. The structures are well-maintained and complement the surrounding properties, enhancing the appeal of the community as a whole.

The Dorners' efforts to improve their property and contribute to the neighborhood should be recognized and supported. Granting the variance would allow them to continue enjoying and maintaining these improvements, which clearly benefit the neighborhood both in terms of property value and visual appeal.

I respectfully request that Charleston County approve the variance and allow Rob and Crystal Dorner to retain the sheds on their property. Thank you for your time and consideration of this matter.

Sincerely,  
Anthony and Joyce Gibbs





REFERENCE:  
PLAT BY: M. KENYON MILLARD  
DATED: SEPTEMBER 27, 1979  
BOOK: U PAGE: 069  
RMC CHAS. CO.  
  
PLAT BY: W.L. STEPHENS, JR.  
DATED: NOVEMBER 5, 1990  
BOOK: CC PAGE: 093  
RMC CHAS. CO.  
  
PLAT BY: W.L. GAILLARD  
DATED: APRIL 11, 1991  
BOOK: CE PAGE: 119  
RMC CHAS. CO.

TAX MAP No. 096-00-00-038  
No. 7810 OAKVILLE RD  
Requested by: CRYSTAL DORNER  
ZONING: RESIDENTIAL SFR

**LOT AREA:**  
35,755.8 Sq. Feet  
0.82 Acres

NOTES:  
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.  
AREA DETERMINED BY COORDINATE METHOD.  
ELEVATIONS ARE BASED ON NAVD '88 DATUM.  
THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.  
THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE CHARLESTON COUNTY ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.  
THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.  
NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0605K  
DATED: JANUARY 29, 2021  
COMMUNITY No. 455413

\* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

**SURVEYOR'S CERTIFICATION**

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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS  
S.C. Registration Number 20468



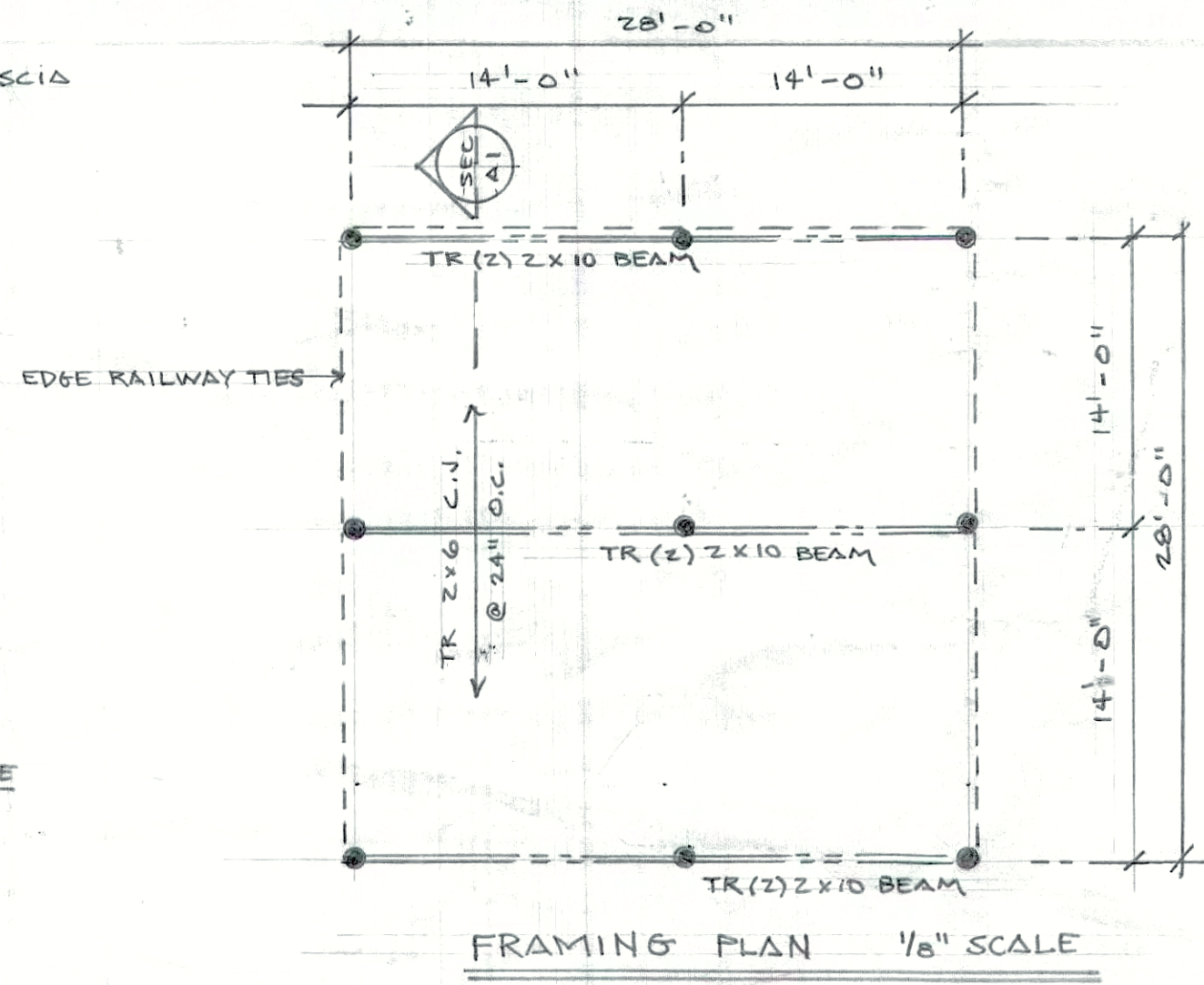
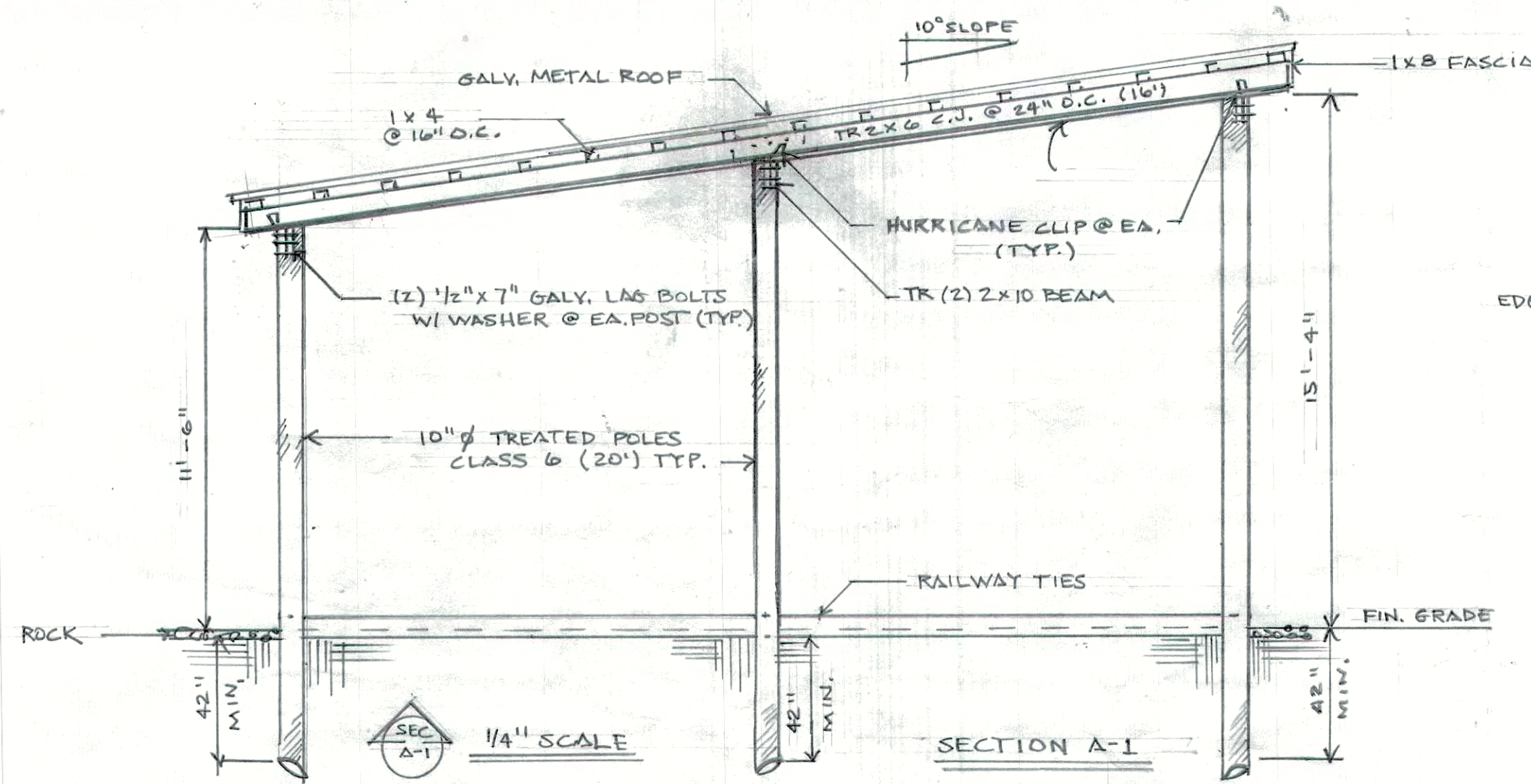
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH. BMG22/ 2/198

NOTE: ALL SHEDS ARE PREFABRICATED BY BENNETT BUILDINGS

LEGEND:  
I.O. IRON OLD (FOUND)  
I.N. IRON NEW (SET)  
PP POWER POLE  
P PORCH  
SH SHED  
--- OVERHEAD WIRE

AS-BUILT SURVEY  
7810 OAKVILLE ROAD  
LOCATED IN ST PAULS PARISH  
CHARLESTON COUNTY, SOUTH CAROLINA

0' 20' 40' 60'  
DATE: MAY 17, 2022 SCALE: 1" = 20'



NOTES:



REFERENCE:

PLAT BY: M. KENYON MILLARD  
DATED: SEPTEMBER 27, 1979  
BOOK: U PAGE: 069  
RMC CHAS. CO.

PLAT BY: W.L. STEPHENS, JR.  
DATED: NOVEMBER 5, 1990  
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Requested by: CRYSTAL DORNER

ZONING: RESIDENTIAL SFR

**LOT AREA:**  
**35,755.8 Sq. Feet**  
**0.82 Acres**

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AREA DETERMINED BY COORDINATE METHOD.

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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0605K  
DATED: JANUARY 29, 2021  
COMMUNITY No. 455413

\* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

SURVEYOR'S CERTIFICATION

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 Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS  
S.C. Registration Number 20468

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BMG22/ 2/198

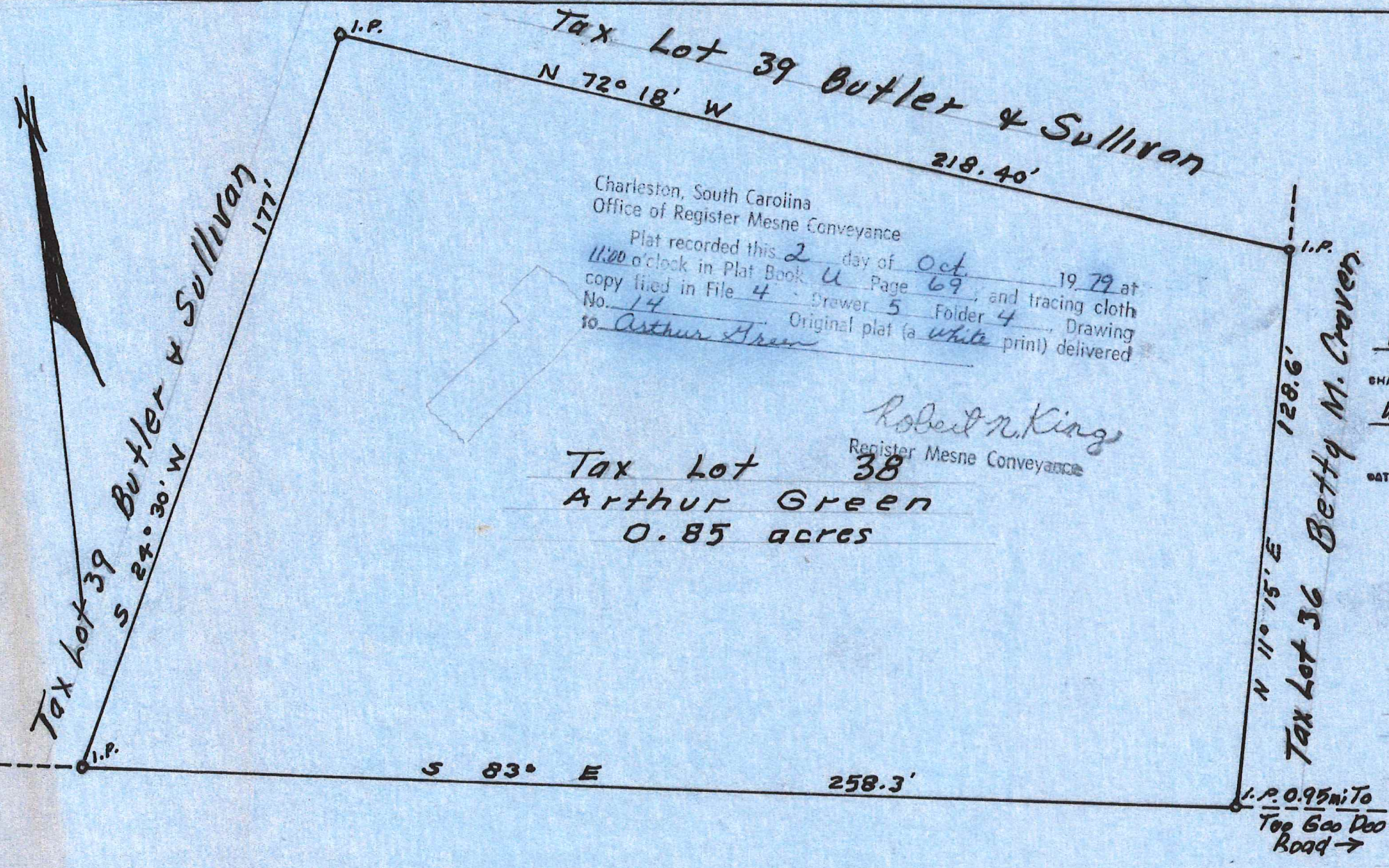


AS-BUILT SURVEY  
7810 OAKVILLE ROAD  
LOCATED IN ST PAULS PARISH  
CHARLESTON COUNTY, SOUTH CAROLINA



DATE: MAY 17, 2022 SCALE: 1" = 20'





BOOK M120 PAGE 375

EXEMPT FROM SUBDIVISION REGULATIONS

EXISTING TRACT

REASON: CHARLESTON COUNTY PLANNING BOARD

W. F. Knapack (Charles Fox) BOARD OF PLANNING

DATE SEPT. 27, 1979 #02834

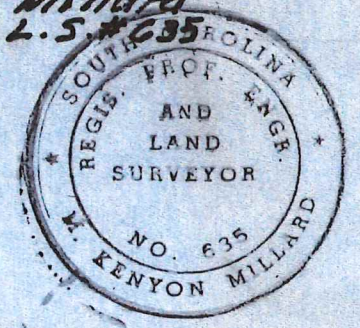
CERTIFICATION

I, M. Kenyon Millard, a Registered Civil Engineer and Land Surveyor of the State of South Carolina hereby certify that I have surveyed the property shown hereon, that the plat shows its true dimensions, that all necessary markers are in place and that the precision is one in 3000

M. Kenyon Millard M. KENYON MILLARD

State of South Carolina  
Charleston County  
St Pauls Parish  
This plat represents 0.85 acre Lot  
property of Arthur Green.  
Ref: Deed recorded in book H 66 at  
page 322; and plat by A. L. Glen  
dated June 3, 1958 recorded with  
deed.

Surveyed Sept. 27, 1979 by  
M. Kenyon Millard  
Reg. C.E. & L.S. #635



Oakville Road 60' R/W

Ref: T.M. 96 - 0 - 0

Scale 1" = 30'