



Case # BZA-11-24-00819

Charleston County BZA Meeting of January 6, 2025

Applicant/Property Owner: Linda Tupe

Property Location: 652 Riley Road – James Island

TMS#: 340-07-00-068

Zoning District: Low Density Residential (R-4) Zoning District

Request: Special Exception request for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District.

Requirement:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.2 Uses Subject to Conditions states, "A 'C' indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance." Sec. 6.1.6 Table 6.1-1 Use Table, indicates that a Manufactured Housing Unit in the R-4 Zoning District is a use subject to conditions of Sec. 6.4.24.

Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, C. Placement in R-4 and UR Zoning Districts: "Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that: (1) The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and (2) If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance."

CHAPTER 6 | USE REGULATIONS

Contents:

ARTICLE 6.1 USE TYPES AND USE TABLE

ARTICLE 6.2 DEFINITIONS

ARTICLE 6.3 RESERVED

ARTICLE 6.4 USE CONDITIONS

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

ARTICLE 6.6 TEMPORARY USES AND STRUCTURES

ARTICLE 6.7 SPECIAL EVENTS USE

ARTICLE 6.8 SHORT-TERM RENTALS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, *Use Table*. The top of Table 6.1-1, *Use Table*, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, *Use Table*, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.1 A Uses Allowed by Right

An "A" indicates that a use type is allowed by right in the respective Zoning District, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in CHAPTER 12, *Definitions*, of this Ordinance as a Principal Use allowed without the requirement of a Special Exception.

Sec. 6.1.2 C Uses Subject to Conditions

A "C" indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Sec. 6.1.3 S Special Exception Uses

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1, *Use Table*. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a Zoning District that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in CHAPTER 12, *Definitions*, of this Ordinance.

Sec. 6.1.4 Uses Not Allowed

A blank cell indicates that a use type is not allowed in the respective Zoning District, unless it is otherwise expressly allowed by other regulations of this Ordinance.

Sec. 6.1.5 New or Unlisted Uses and Use Interpretation

The Zoning and Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, Definitions, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

Sec. 6.1.6 Table 6.1-1, Use Table

Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, Use Table. See Chapter 5, Overlay and Special Purpose Zoning Districts, as applicable.

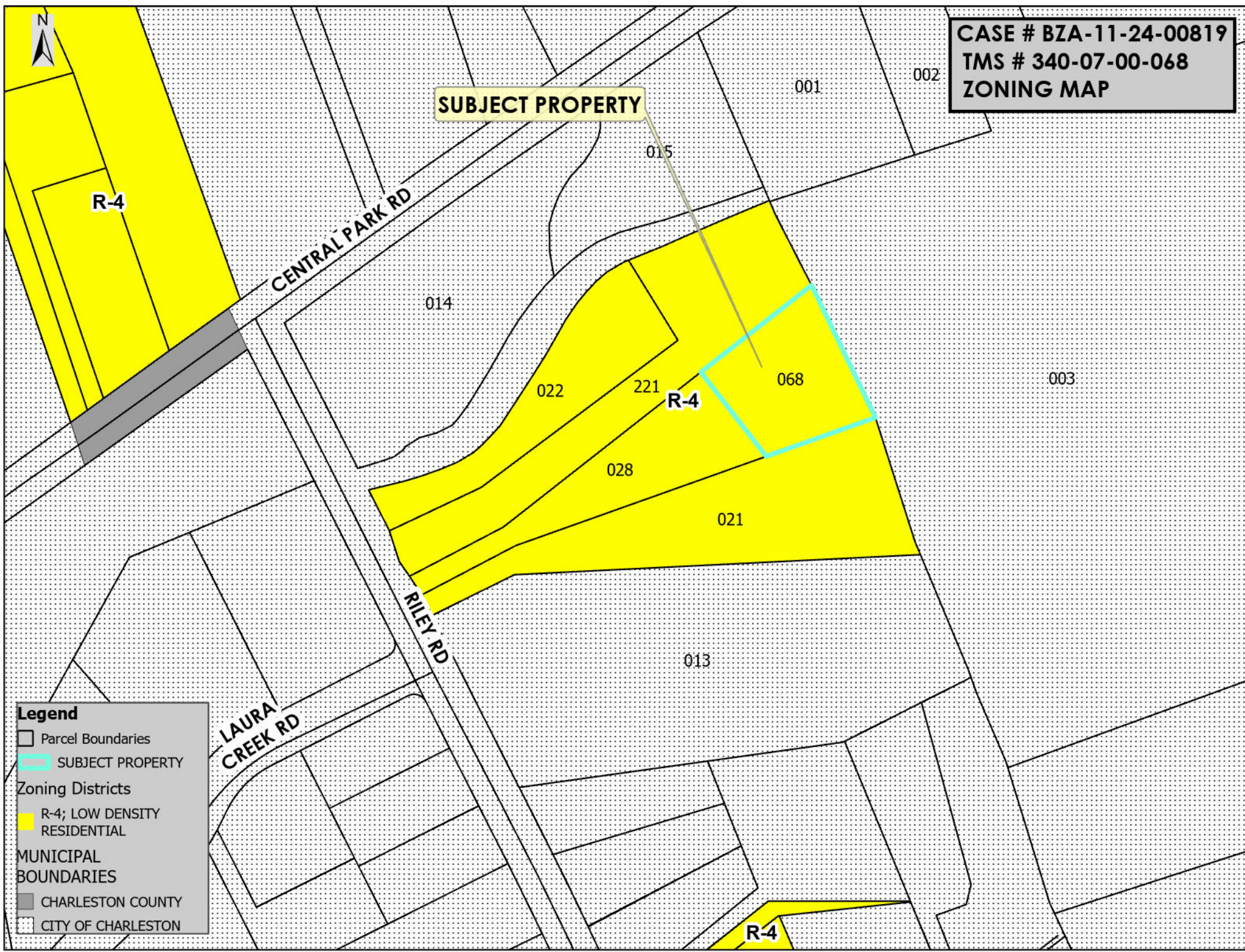
Table 6.1-1 Use Table																						
A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses																						
Land Uses	ZONING DISTRICTS																		Condition			
	NR	OS	RM	AG-15	AG-10	AG-8	AGR	RR	S-3	R-4	UR	MHS	MHP	CI	RO	GO	NC	RC		CC	RI	IN
AGRICULTURAL																						
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT																						
<u>Aquaculture</u>			A	A	A	A	C	C													Sec. 6.4.1	
<u>Mariculture</u>			C	C	C	C	C	C													Sec. 6.4.1	
<u>Apiculture (Bee Keeping)</u>			A	A	A	A	A	A														
<u>Animal and Insect Production</u>			A	A	A	A	C	C	C												Sec. 6.4.1	
<u>Concentrated Animal Feeding Operation</u>			S	S	S	S																
<u>Horticultural Production</u>			A	A	A	A	A	A	A	C				A			C	A	A	A	A	Sec. 6.4.1
<u>Hemp Crop Production and/or Processing</u>			S	S	S	S	S														Sec. 6.4.1	
<u>Winery</u>			C	C	C	C	C	C										C	A	C	A	Sec. 6.4.21
<u>Agricultural Processing</u>			C	C	C	C	C	C	S									A	A	A	A	Sec. 6.4.1
<u>Agricultural Sales or Service</u>			A	A	A	A	C											A	A	A	A	Sec. 6.4.44
<u>Roadside Stand; Sweetgrass Basket Stand</u>		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
<u>Community Garden</u>		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<u>Farmers Market</u>			A	A	A	A	A	C	C	C	C	C		A	A	A	A	A	A	A	A	Sec. 6.4.47
FORESTRY AND LOGGING																						
<u>Bona Fide Forestry Operation</u>		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
<u>Lumber Mill, Planing, or Saw Mill</u>			A	A	A	A	S													A	A	
RESIDENTIAL																						
ASSISTED LIVING																						
<u>Assisted Living</u>			S	S	S	S	S	S	S	S	A	S		S	S	A	A	S	A	S	A	
MANUFACTURED HOUSING																						
<u>Manufactured Housing Unit</u>			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24
<u>Manufactured Housing Park</u>												A										
MULTI-FAMILY DWELLING																						

Sec. 6.4.24 Manufactured Housing Units

- A. Replacement in R-4 and UR Zoning Districts.** The replacement of a Manufactured Housing Unit shall be allowed by right in the R-4 and UR Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Zoning and Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.25B and C of this Section.
- B. Requirements in RR, S-3, R-4, and UR Zoning Districts.** Manufactured Housing Units placed in the RR S-3, R-4, and UR Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the Manufactured Housing Unit must be ventilated. Skirting placed on Manufactured Housing Units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.
- C. Placement in R-4, and UR Zoning Districts.** Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that:
1. The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and
 2. If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance.

CASE # BZA-11-24-00819
TMS # 340-07-00-068
ZONING MAP

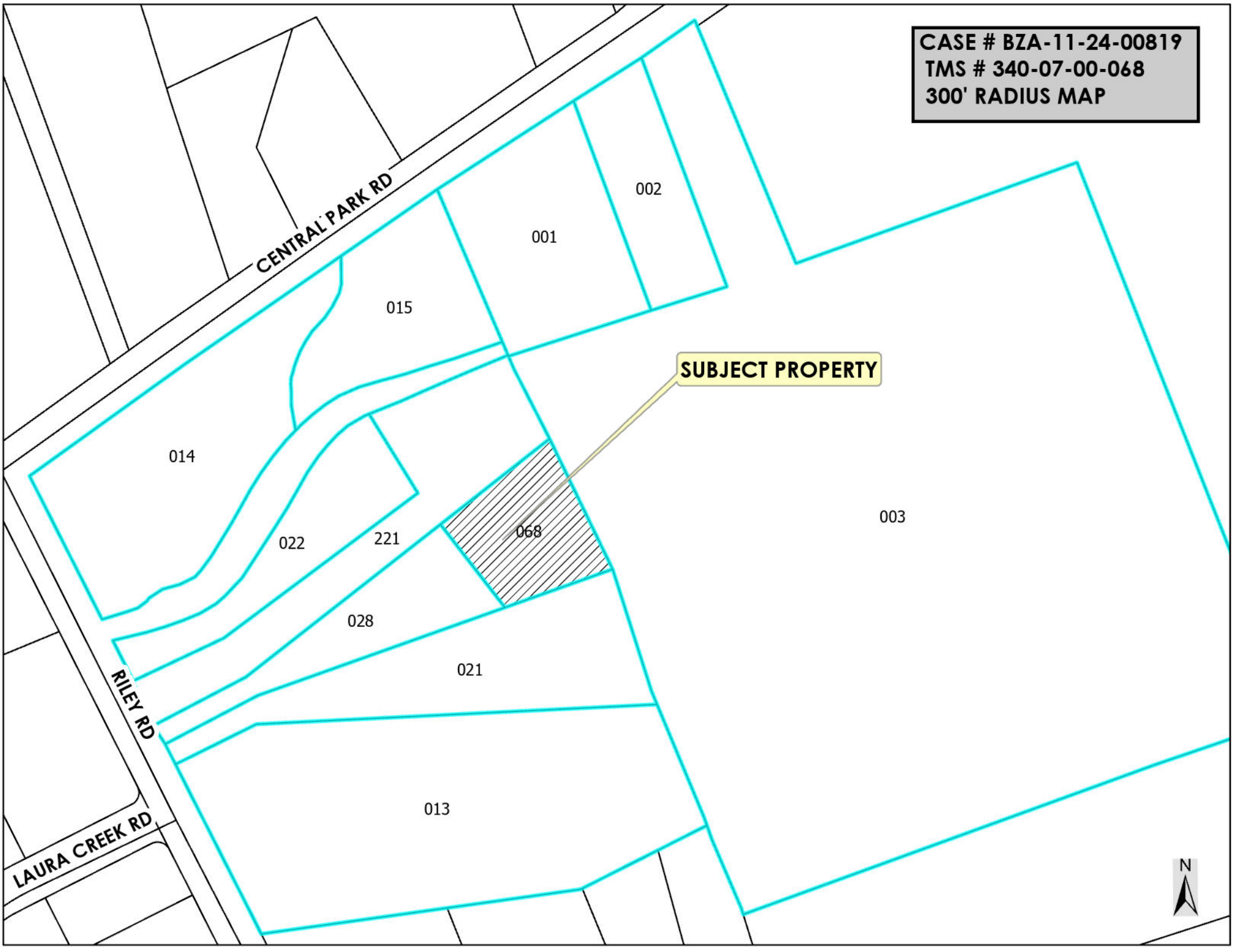
SUBJECT PROPERTY



Legend

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
 - R-4; LOW DENSITY RESIDENTIAL
- MUNICIPAL BOUNDARIES
 - CHARLESTON COUNTY
 - CITY OF CHARLESTON

CASE # BZA-11-24-00819
TMS # 340-07-00-068
300' RADIUS MAP



CENTRAL PARK RD

RILEY RD

LAURA CREEK RD

SUBJECT PROPERTY



CASE # BZA-11-24-00819
TMS # 340-07-00-068
AERIAL MAP



SUBJECT PROPERTY

221

022

003

068

028

021



CASE # BZA-11-24-00819
TMS # 340-07-00-068
AERIAL MAP

CENTRAL PARK RD

SUBJECT PROPERTY

RILEY RD

LAURA CREEK RD



014

022

221

028

021

013

015

001

002

068

003



Case # BZA-11-24-00819

BZA Meeting of January 6, 2025

Subject Property: 652 Riley Road – James Island

Proposal: Special Exception request for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District.



Subject Property



Adjacent Properties

654 Riley Road



648 Riley Road



Adjacent Properties

650 Riley Road



658 Riley Road



Riley Road



Staff Review:

The applicant and property owner, Linda Tupe, is requesting a Special Exception for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District at 652 Riley Road (TMS # 340-07-00-068) on James Island in Charleston County. Adjacent properties to the north, south, and west are located in the Low Density Residential (R-4) Zoning District. The adjacent property to the east is located in the City of Charleston's jurisdiction. The subject property is approximately 0.5 acres and is vacant. The applicant/property owner would like to install a 16' x 76' manufactured home on the property.

Applicable ZLDR requirements:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 6 Use Regulations, Article 6.1 Use Types and Use Table, Sec. 6.1.2 Uses Subject to Conditions states, "A 'C' indicates that a use type is allowed in the respective Zoning District only if it complies with use-specific conditions and all other applicable regulations of this Ordinance." Sec. 6.1.6 Table 6.1-1 Use Table, indicates that a Manufactured Housing Unit in the R-4 Zoning District is a use subject to conditions of Sec. 6.4.24.

Article 6.4 Use Conditions, Sec. 6.4.24 Manufactured Housing Units, C. Placement in R-4 and UR Zoning Districts: "Placement of a Manufactured Housing Unit within the R-4 and UR Zoning Districts is conditional upon determination by the Zoning and Planning Director that: (1) The area within 300 feet of the Parcel proposed for Manufactured Housing Unit placement is characterized either entirely of Manufactured Housing Units or a mix of site built and Manufactured Housing Units. (The mix shall contain a minimum number of Manufactured Housing Units equivalent to 25 percent of the number of existing Principal Dwelling Units located on Parcels within 300 feet of the Subject Property); and

(2) If the Zoning and Planning Director determines that the area is not characterized either entirely of Manufactured Housing Units or by a mix of site built and Manufactured Housing Units, the use shall comply with the Special Exception procedures of this Ordinance."

Staff analyzed the properties within 300' of the parcel proposed for manufactured home placement on September 10, 2024 and determined that of the eleven (11) parcels within the 300' subject area there were seven (7) existing site-built homes and no manufactured homes within the 300' subject area. In addition, two (2) of the properties within the 300' radius are vacant, one property contains a church, and the property located in the City of Charleston's jurisdiction contains multi-family apartments.

Please review the attachments for further details regarding this request. Staff conducted a site visit on December 12, 2024.

Planning Director Review and Report regarding Approval Criteria of §3.6.5:

§3.6.5(1): *Is consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district, as indicated in the zoning district "Description";*

Response: **The proposed placement of a manufactured housing unit at 652 Riley Road is consistent with the Comprehensive Plan. The primary goal of the Comprehensive Plan—Housing Element is, "Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities." Additionally, the Housing Element focuses on the promotion of policies and strategies that encourage affordable housing options throughout Charleston County. Placement of a manufactured home within the R-4 Zoning District is conditional if Planning Staff determines that the area within 300 feet of the parcel proposed for manufactured housing unit placement is characterized either entirely of manufactured housing units or a mix of site built and manufactured housing units. The mix shall contain a minimum number of manufactured housing units equivalent to 25% of the number of existing principal dwelling units located within the 300-foot radius. In this case, there are no manufactured homes located within the 300' subject area equating to a 0% manufactured home ratio for the subject area requiring BZA Special Exception approval. Therefore, the request may meet this criterion.**

§3.6.5(2): *Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;*

Response: **The proposed structure will not adversely affect the general welfare or the character of the immediate community if it is adequately designed to meet current zoning and building code regulations. Therefore, the request may meet this criterion.**

§3.6.5(3): *Adequate provision is made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;*

Response: **A 20' front/street side setback, 5' interior side setbacks, and 10' rear setback are required. The (16' x 76') manufactured home meets the required setbacks as depicted on the proposed site plan. Buffer standards are not required for manufactured housing units. Therefore, the request meets this criterion.**

§3.6.5(4): *Where applicable, will be developed in a way that will preserve and incorporate any important natural features;*

Response: **The property will be developed in a way that will preserve and incorporate important natural features. Therefore, the request meets this criterion.**

§3.6.5(5): *Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance; and*

Response: **The manufactured home shall be skirted as described in Sec. 6.4.24.B of the Charleston County Zoning and Land Development Regulations Ordinance. Therefore, the request meets this criterion.**

§3.6.5(6): *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

Response: **Placing one manufactured housing unit at 652 Riley Road should not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads. Therefore, the request meets this criterion.**

Board of Zoning Appeals' Action:

According to Article 3.6 Special Exceptions, Section §3.6.5 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all of the Approval Criteria of §3.6.5A.

In granting a Special Exception, 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 (§3.6.5B).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-11-24-00819, [Special Exception for the placement of a manufactured housing unit in the Low Density Residential (R-4) Zoning District at 652 Riley Road (TMS # 340-07-00-068) on James Island in 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 Board decides to approve the application, the Board should consider the following condition recommended by Staff:

- 1. The manufactured home shall comply with Sec. 6.4.24.B of the Charleston County Zoning and Land Development Regulations Ordinance.**



Description of Request

Please describe your proposal in detail. You may attach a separate sheet of paper with supporting information.



SPECIAL EXCEPTION APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information

Subject Property Address: 652 RILEY ROAD
Tax Map Number(s): 340-07-00-068
Current Use of Property: NOT OCCUPIED
Special Exception Description: Place a manufactured home in an R4 zone

Applicant Information (Required)

Applicant Name (please print): LINDA TUPE
Name of Company (if applicable):
Mailing Address: 132 Cathleen
City: EAST STROUDSBURG State: PA Zip Code: 18302
Email Address: Phone #:
Applicant Signature: Linda Tupe Date: 10/16/24

Representative Information (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 #:

Designation of Agent (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:

FOR OFFICE USE ONLY:

Zoning District: R-4 Flood Zone: AE-10(676K) Date Filed: 11/13/24 Fee Paid: 10/250
Application #: BZA11.24.00819 TMS #: 340-07-00-068 Staff Initials: jt

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

Request for a manufactured home in R4 zone

Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria

Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 6 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. Is the proposed use consistent with the recommendations contained in the Charleston County Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"? Explain:

yes

2. Describe how the proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

Request for manufactured home

3. Describe what adequate provisions have been or will be made for such items as: setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

Site plan previously submitted

4. If applicable, will the property be developed in a way that will preserve and incorporate historic features? Explain:

YES

5. Explain how the proposed use complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements of this Ordinance.

Proposed use will comply with rules & ordinance

6. Will the proposed use hinder or endanger vehicular traffic and pedestrian movement on adjacent roads? Explain:

NO

NO

When granting a special exception, the Board of Zoning Appeals may attach to it such conditions regarding the local 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.

REFERENCE:
 PLAT BY: ROBERT L. FRANK
 DATED: SEPTEMBER 8, 1981
 BOOK: AT PAGE: 135
 RMC CHAS. CO.

ZONING:
 R-4, SINGLE FAMILY RESIDENTIAL

MAXIMUM DENSITY: 4 DWELLING UNITS PER ACRE

MINIMUM LOT AREA:
 WITH PUBLIC WATER AND SEWER: 7250 Sq. Ft.
 WITH PUBLIC WATER OR SEWER: 10000 Sq. Ft.
 WITHOUT PUBLIC WATER AND SEWER: 14500 Sq. Ft.

MINIMUM LOT WIDTH: 60 Ft.

MINIMUM SETBACKS:
 FRONT/SIDE STREET: 25 Ft.
 INTERIOR SIDE: 5 Ft.
 REAR: 15 Ft.
 OCRM CRITICAL LINE: 35 Ft.

TAX MAP No. 340-07-00-028
 No. 854 RILEY ROAD CHARLESTON, SC

Current Owner: MARGARET SMALLS
Requested by: LINDA SMALLS

LINE BEARING	DISTANCE
L1 S 28°55'31" E 112.50'	
L2 N 28°55'31" W 112.50'	
L3 N 28°55'31" W 25.00'	
L4 N 33°48'17" W 20.00'	

PRIVATE GENERAL UTILITY EASEMENT:
 I/WE HERBY DEDICATE THE 25' INGRESS/EGRESS AND GENERAL UTILITY EASEMENT TO THE USE OF THE PROPERTY OWNERS OF LOT B-1B FOREVER. THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS GARANTEE ITS MAINTNANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTNANCE SYSTEM.

Janie Aiken
 OWNER OF LOT A: JANIE AIKEN

Margaret Smalls
 OWNER OF LOT B-1A: MARGARET SMALLS

PRIVATE ROAD NOTES:
 ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ORDINANCES, BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM. THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.

IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNERS, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTNANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.

BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTNANCE OF THE ROADS SHOWN ON THE PLAT.

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 50-FOOT RIGHT-OF-WAY UNTIL IT HAD BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTNANCE BY CHARLESTON COUNTY COUNCIL.

NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAV 83.

AREA DETERMINED BY COORDINATE METHOD.

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 UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.

CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THOSE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.

NO GRAND TREES ARE LOCATED ON LOT A, LOT B-1A, OR LOT B-1B.

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 AE (EL. 12') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0576J
 DATED: NOVEMBER 17, 2004
 COMMUNITY No. 455412

PUBLIC WATER IS AVAILABLE THROUGH CHARLESTON WATER SYSTEM.
 PUBLIC SEWER IS AVAILABLE THROUGH JAMES ISLAND PUBLIC SERVICE DISTRICT.

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 violations 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. 17302 LOT B-1 RILEY ROAD

APPROVED PLAT
James A. Myers, Joel Evans
 Director of Planning
 Charleston County Planning Commission
 SBM: 00735 01 21 2019
 Appl# Date

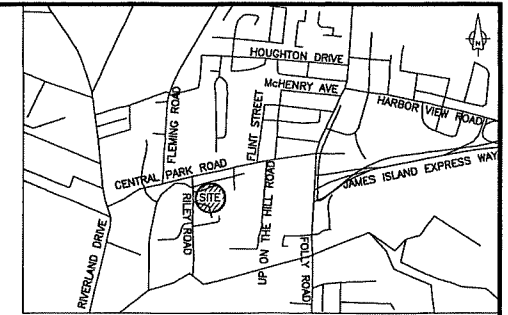
Required by Ches Co RMC

RECORDED

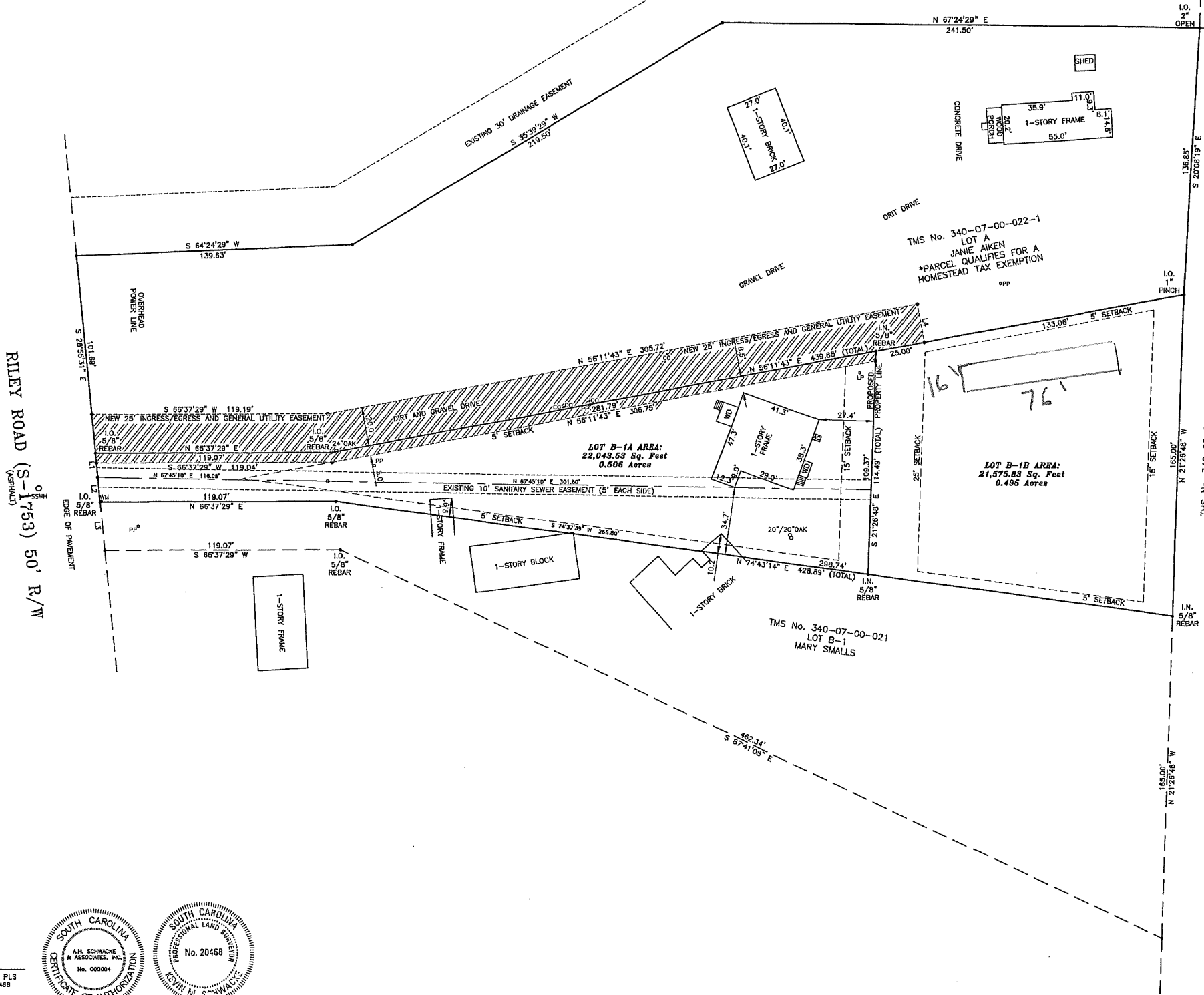
DATE: 2/1/2019 TIME: 3:08:36 PM
 Book-Page: L19 0036 DocType: Large Plat
 Michael Miller, Register, Charleston County, SC

Record Fee: \$10.00
 Postage: \$0.00
 TOTAL: \$10.00
 Drawer: 0
 Clerk: 0

Location: RILEY RD



- LEGEND:**
- I.O. IRON OLD (FOUND)
 - I.N. IRON NEW (SET)
 - CMO CONCRETE MONUMENT OLD
 - CO CLEAN OUT
 - WM WATER METER
 - PP POWER POLE
 - SSMH SANITARY SEWER MANHOLE



TMS No. 340-07-00-003
 LOT C
 EMANUEL MORRIS BROWN EBENEZER APT INC.

1" = 60'

SUBDIVISION PLAT
 OF LOT B-1
 TMS No. 340-07-00-028
 INTO LOT B-1A (25,008.00 Sq Ft)
 AND LOT B-1B (18,611.36 Sq Ft)
 CHARLESTON COUNTY, SOUTH CAROLINA

0 30 60 90

DATE: NOVEMBER 10, 2017 SCALE: 1" = 30'
 REVISED: MARCH 22, 2018
 REVISED: APRIL 16, 2018
 REVISED: OCTOBER 23, 2018

REFERENCE:
 PLAT BY: ROBERT L. FRANK
 DATED: SEPTEMBER 8, 1981
 BOOK: AT PAGE: 135
 RMC CHAS. CO.

ZONING:
 R-4, SINGLE FAMILY RESIDENTIAL
 MAXIMUM DENSITY: 4 DWELLING UNITS PER ACRE
 MINIMUM LOT AREA:
 WITH PUBLIC WATER AND SEWER: 7250 Sq. Ft.
 WITH PUBLIC WATER OR SEWER: 10000 Sq. Ft.
 WITHOUT PUBLIC WATER AND SEWER: 14500 Sq. Ft.

PLAT BY: W. L. GALLARD
 DATED: SEPTEMBER 27, 1971
 BOOK: AA PAGE: 075
 RMC CHAS. CO.

TAX MAP No. 340-07-00-028
 No. 654 RILEY ROAD CHARLESTON, SC
 Current Owner: MARGARET SMALLS
 Requested by: LINDA SMALLS

LINE	BEARING	DISTANCE
L1	S 28°55'31" E	112.50'
L2	N 28°55'31" W	112.50'
L3	N 28°55'31" W	25.00'
L4	N 33°48'17" W	120.00'

PRIVATE GENERAL UTILITY EASEMENT:
 1/4" HEREBY DEDICATE THE 25' INGRESS/EGRESS AND GENERAL UTILITY EASEMENT TO THE USE OF THE PROPERTY OWNERS OF LOT B-1B FOREVER. THE OWNERS OF THESE LOTS AND THEIR HEIRS AND ASSIGNS WARRANTS ITS MAINTENANCE UNTIL SUCH TIME AS IT IS ACCEPTED INTO A PUBLIC MAINTENANCE SYSTEM.

Janie Aiken
 OWNER OF LOT A: JANIE AIKEN

Margaret Smalls
 OWNER OF LOT B-1A: MARGARET SMALLS

PRIVATE ROAD NOTES:
 ANY FUTURE SUBDIVISION OF THIS PARCEL, OR ROAD CONSTRUCTION OR EXTENSION OF THE EXISTING ROADS SHOWN HEREON SHALL REQUIRE COMPLIANCE WITH THE CHARLESTON COUNTY ORDINANCES. BEFORE CHARLESTON COUNTY WILL CONSIDER ACCEPTANCE OF ANY DEDICATION OF ROADS INTO THE COUNTY ROAD SYSTEM, THE PROPERTY OWNER(S) SHALL CONSTRUCT THE ROADS TO COUNTY OF CHARLESTON ROAD CONSTRUCTION STANDARDS.

IT IS HEREBY EXPRESSLY UNDERSTOOD BY THE PROPERTY OWNERS, DEVELOPER OR ANY SUBSEQUENT PURCHASER OF ANY LOTS SHOWN ON THE PLAT THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, ROADS, COMMON AREAS, DRAINAGE SYSTEMS AND ANY OTHER MUNICIPAL SERVICES WHICH INCLUDE, BUT ARE NOT LIMITED TO, GARBAGE DISPOSAL, PUBLIC SEWAGE, FIRE PROTECTION OR EMERGENCY MEDICAL SERVICE.

BE AWARE THAT THE COUNTY OF CHARLESTON IS NOT RESPONSIBLE FOR DRAINAGE AND FLOODING PROBLEMS RELEVANT TO THE REAL PROPERTY, AND THAT EMERGENCY VEHICLES MAY HAVE DIFFICULTY ACCESSING THE PROPERTY.

NO PUBLIC FUNDS SHALL BE USED FOR THE MAINTENANCE OF THE ROADS SHOWN ON THE PLAT.

THIS APPROVAL IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO MAINTAIN THE 50'-FOOT RIGHT-OF-WAY UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL.

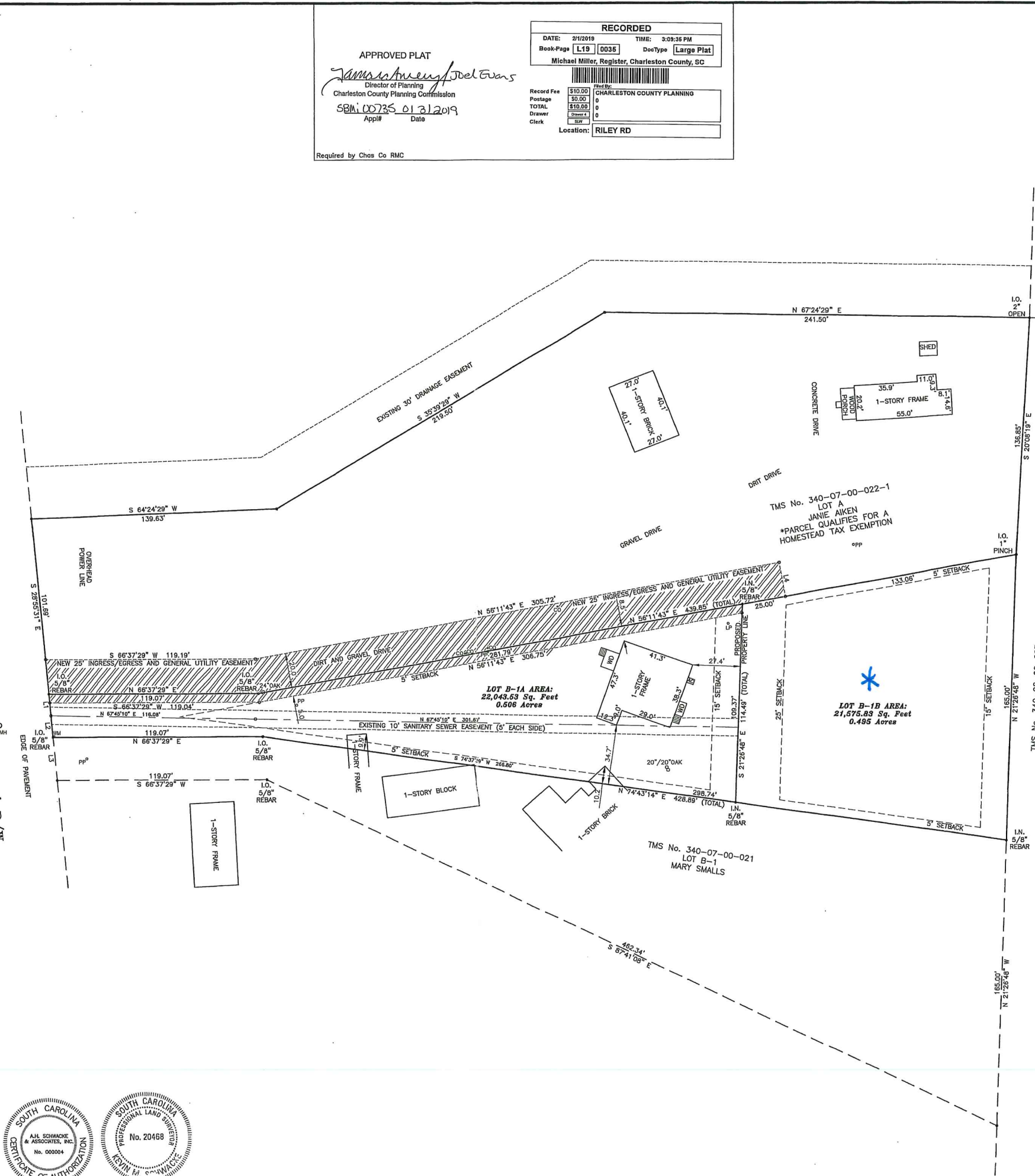
NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAV 83.
 AREA DETERMINED BY COORDINATE METHOD.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
 CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THOSE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
 TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.
 NO GRAND TREES ARE LOCATED ON LOT A, LOT B-1A, OR LOT B-1B.
 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 AE (EL 12') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0676J
 DATED: NOVEMBER 17, 2004
 COMMUNITY No. 455412
 PUBLIC WATER IS AVAILABLE THROUGH CHARLESTON WATER SYSTEM.
 PUBLIC SEWER IS AVAILABLE THROUGH JAMES ISLAND PUBLIC SERVICE DISTRICT.

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 objections 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. 17302 LOT B-1 RILEY ROAD

RILEY ROAD (S-1753) 50' R/W



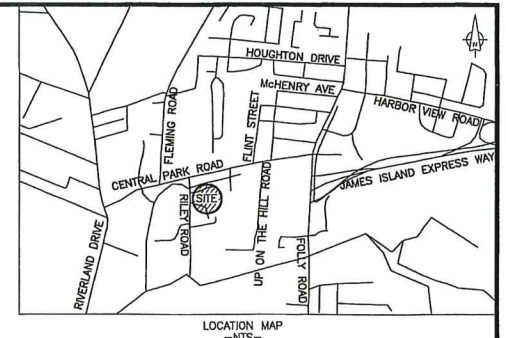
RECORDED
 DATE: 2/1/2019 TIME: 3:09:36 PM
 Book Page: L19 0035 DocType: Large Plat
 Michael Miller, Register, Charleston County, SC

APPROVED PLAT
James A. Evans
 Director of Planning
 Charleston County Planning Commission
 SB# 00735 01 21 2019
 Appl# Date

Record Fee: \$10.00
 Postage: \$30.00
 TOTAL: \$40.00
 Drawer: 0
 Clerk: 0

Location: RILEY RD

Required by Chas Co RMC



LEGEND:
 I.O. IRON OLD (FOUND)
 I.N. IRON NEW (SET)
 C.M. CONCRETE MONUMENT OLD
 C.O. CLEAN OUT
 W.M. WATER METER
 P.P. POWER POLE
 S.M.H. SANITARY SEWER MANHOLE

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 OF LOT B-1
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