



Case # BZA-08-25-00892

Charleston County BZA Meeting of October 6, 2025

Applicant/Property Owner: Spavarie Taylor

Property Location: 1418 Ellis Street – St. Andrews Area

TMS#: 351-06-00-069

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

Request: Special Exception request for the placement of two (2) manufactured housing units 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

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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																						
Aquaculture			A	A	A	A	C	C														Sec. 6.4.1
Mariculture			C	C	C	C	C	C														Sec. 6.4.1
Apiculture (Bee Keeping)			A	A	A	A	A	A														
Animal and Insect Production			A	A	A	A	C	C	C													Sec. 6.4.1
Concentrated Animal Feeding Operation			S	S	S	S																
Horticultural Production			A	A	A	A	A	A	A	C				A			C	A	A	A	A	Sec. 6.4.1
Hemp Crop Production and/or Processing			S	S	S	S	S															Sec. 6.4.1
Winery			C	C	C	C	C	C										C	A	C	A	Sec. 6.4.21
Agricultural Processing			C	C	C	C	C	C	S									A	A	A	A	Sec. 6.4.1
Agricultural Sales or Service			A	A	A	A	C											A	A	A	A	Sec. 6.4.44
Roadside Stand; Sweetgrass Basket Stand		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.8
Community Garden		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Farmers Market			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																						
Bona Fide Forestry Operation		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 6.4.23
Lumber Mill, Planing, or Saw Mill			A	A	A	A	S													A	A	
RESIDENTIAL																						
ASSISTED LIVING																						
Assisted Living			S	S	S	S	S	S	S	S	A	S		S	S	A	A	S	A	S	A	
MANUFACTURED HOUSING																						
Manufactured Housing Unit			A	A	A	A	A	C	C	C	C	A	A									Sec. 6.4.24



CHAPTER 6 | USE REGULATIONS

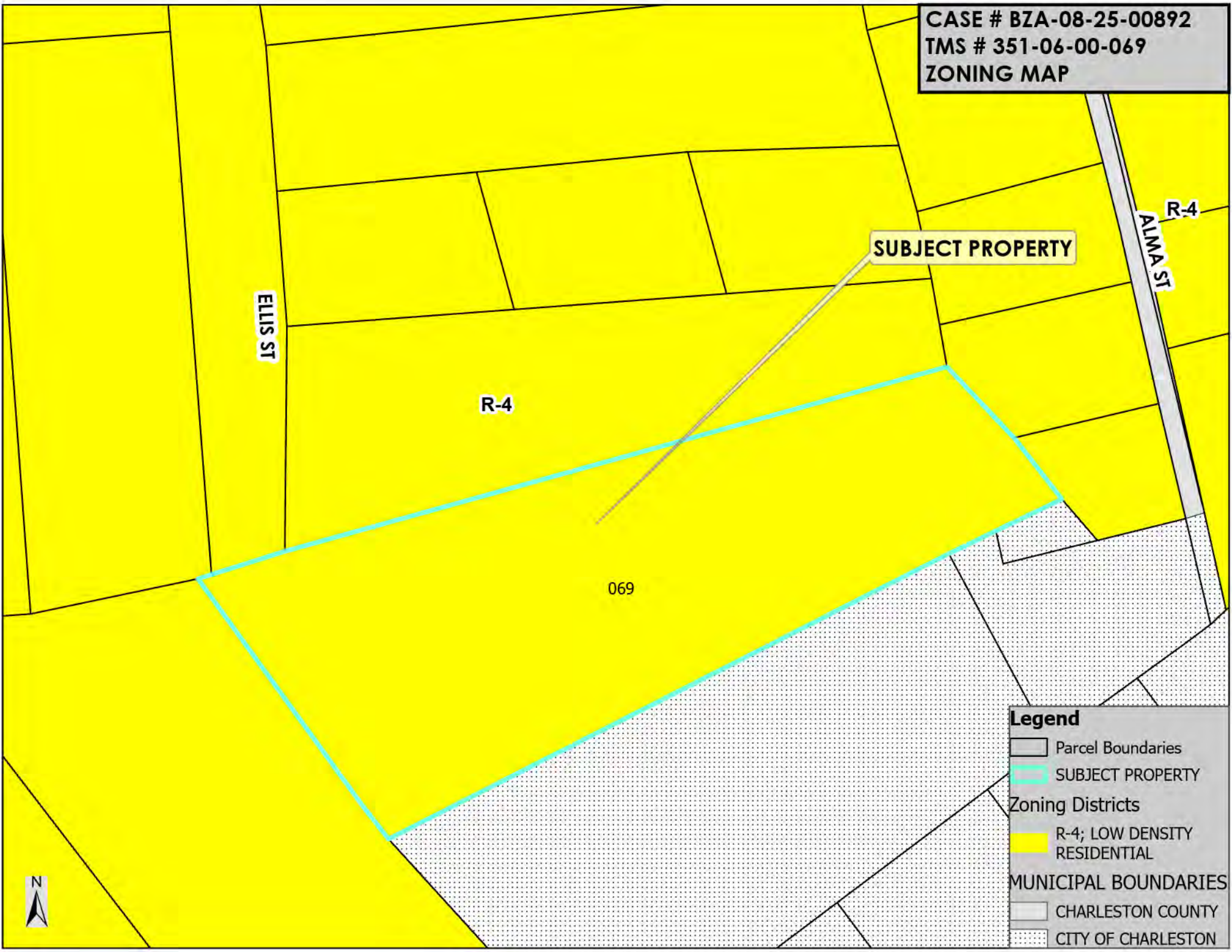
ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

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-08-25-00892
TMS # 351-06-00-069
ZONING MAP



ELLIS ST

R-4

069

SUBJECT PROPERTY

ALMA ST
R-4

Legend

- Parcel Boundaries
- SUBJECT PROPERTY

Zoning Districts

- R-4; LOW DENSITY RESIDENTIAL

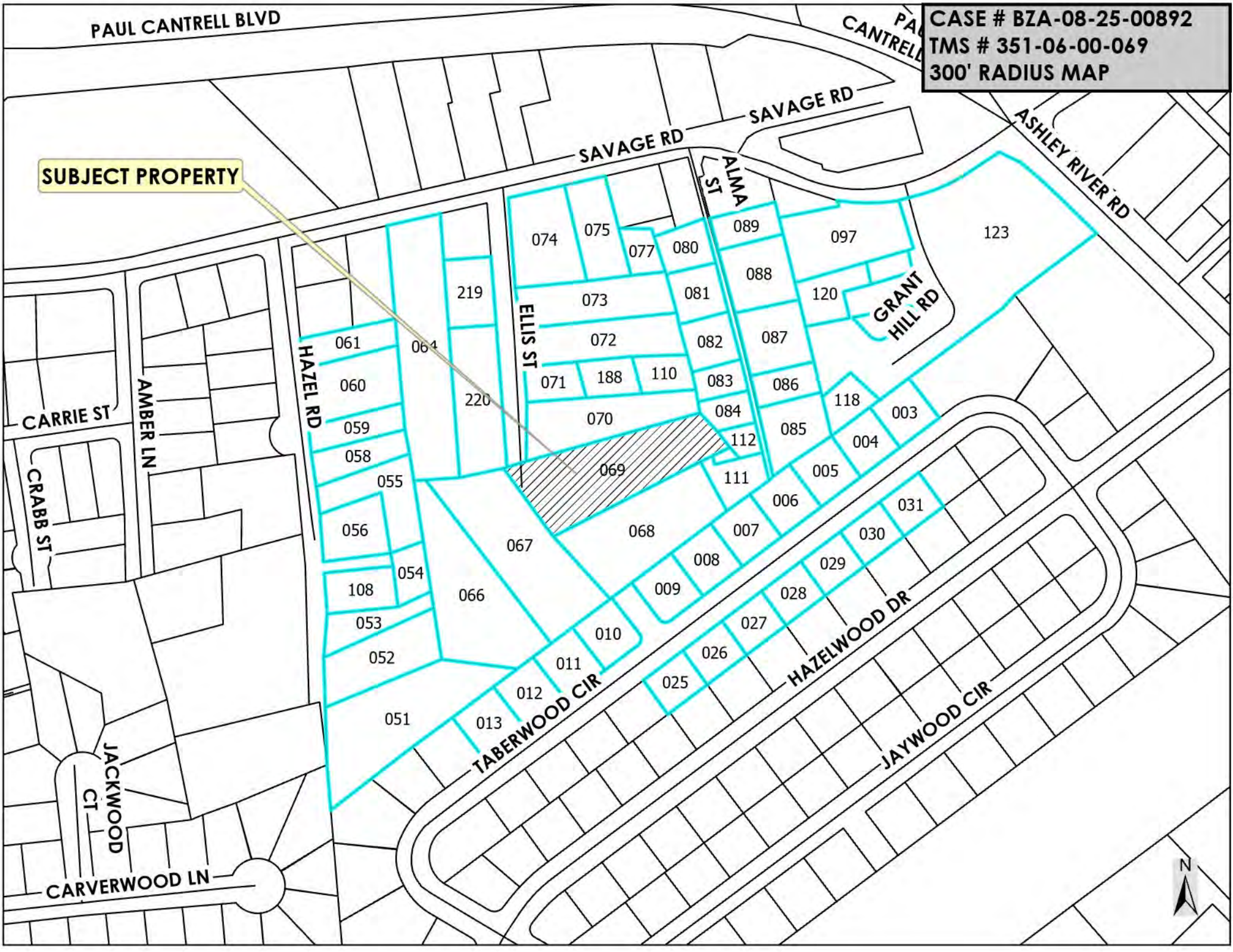
MUNICIPAL BOUNDARIES

- CHARLESTON COUNTY
- CITY OF CHARLESTON



CASE # BZA-08-25-00892
TMS # 351-06-00-069
300' RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-08-25-00892
TMS # 351-06-00-069
AERIAL MAP

SUBJECT PROPERTY

ELLIS ST

ALMA ST

069

TABERWOOD CIR



CASE # BZA-08-25-00892
TMS # 351-06-00-069
AERIAL MAP

SUBJECT PROPERTY

ELLIS ST

ALMA ST

069

TABERWOOD CIR

HAZELWOOD
DR



Case # BZA-08-25-00892

BZA Meeting of October 6, 2025

Subject Property: 1418 Ellis Street – St. Andrews Area

Proposal: Special Exception request for the placement of two (2) manufactured housing units in the Low Density Residential (R-4) Zoning District.



Subject Property



Subject Property



Adjacent Properties

1422 Ellis Street



1423 Ellis Street



1406 Ellis Street



Ellis Street











Staff Review:

The applicant and property owner, Spavarie Taylor, requests a Special Exception for the placement of two (2) manufactured housing units on the property located at 1418 Ellis Street (TMS #351-06-00-069) in the St. Andrews Area of Charleston County. The subject property and adjacent properties to the north, east, and west are located within the Low Density Residential (R-4) Zoning District, while properties to the south are within the jurisdiction of the City of Charleston.

The subject property is approximately 1-acre in size and currently contains an existing single-family residence, which is scheduled for demolition. A demolition permit has already been issued. The property owner/applicant proposes to install two (2) manufactured housing units, each measuring 32 feet by 76 feet, on the site following the removal of the existing structure.

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."

The applicant's letter of intent explains, "This property has been in our family for over 75 years and has served as a long-standing homestead. The existing home on the land is in poor condition and cannot be reasonably restored. Placing manufactured homes will allow us to continue using the property for residential purposes. Preserve it remains well-maintained and in good condition. The mobile homes will provide safe and affordable housing while improving the overall appearance and functionality of the property."

On August 11, 2025, staff conducted an analysis of the properties located within a 300-foot radius of the subject parcel proposed for manufactured home placement. Of the sixty (60) parcels within this area, thirty-six (36) contain existing site-built homes, and one (1) parcel contains a manufactured home, which is located adjacent to the subject property at 1422 Ellis Street. Additionally, eighteen (18) parcels are currently vacant, three (3) parcels are occupied by religious institutions, and two (2) parcels are developed with commercial uses.

Please review the attachments for further details regarding this request. Staff conducted a site visit on September 17, 2025.

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 two (2) manufactured housing units at 1418 Ellis Street is consistent with the goals and policies outlined in the Charleston County Comprehensive Plan. Specifically, a key goal of the Housing Element is: **"Quality housing that is affordable will be encouraged for people of all ages, incomes, and physical abilities."** The proposed plan supports this goal by introducing affordable housing options in a manner that aligns with the surrounding residential character. Furthermore, the Housing Element promotes policies and strategies aimed at expanding affordable housing opportunities 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. Because the manufactured housing ratio (2.7%) in the 300-foot radius is less than the required 25%, the proposal does not meet the zoning requirement for a mix that allows placement of manufactured units by right. Therefore, the applicant is seeking a Special Exception from the Board of Zoning Appeals (BZA). Thus, 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 placement of the manufactured housing units is not anticipated to adversely affect the general welfare or character of the

immediate community, provided it is designed and constructed in compliance with all applicable zoning and building code requirements. 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: **The proposed (32' x 76') manufactured housing units complies with all** applicable setback requirements, including a 20-foot front/street side setback, 5-foot interior side setbacks, and a 10-foot rear setback, as shown on the submitted site plan. Buffering standards are not applicable to manufactured housing units. In addition, the **applicant's letter of intent** states, **"The manufactured home will follow all county setback requirements and be placed on a proper foundation with skirting. Landscaping and fencing will be maintained as needed to protect privacy and appearance. The home will not create noise, odor, traffic, or other disturbances beyond what is normal for residential use."** 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 proposed development will preserve and incorporate existing natural features on the site. 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 proposed manufactured housing units complies with all applicable provisions of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, including zoning district standards, use conditions, and site plan requirements. Specifically, the manufactured home will be skirted in accordance with the requirements outlined in Section 6.4.24.B of the 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: The placement of one manufactured housing unit at 1418 Ellis Street is not expected to hinder or endanger vehicular traffic or pedestrian movement on adjacent roads. Therefore, the request may meet 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-08-25-00892, [Special Exception for the placement of two (2) manufactured housing units in the Low Density Residential (R-4) Zoning District at 1418 Ellis Street (TMS #351-06-00-069) in the St. Andrews 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 Board decides to approve the application, the Board should consider the following condition recommended by Staff:

1. The manufactured homes shall comply with all applicable provisions of Sec. 6.4.24.B of the *Charleston County Zoning and Land Development Regulations Ordinance*.



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

Property Information

Subject Property Address: 1418 Ellis Street

Tax Map Number(s): 3510600069

Current Use of Property: Residential Home

Special Exception Description:

Applicant Information (Required)

Applicant Name (please print): Spencer Taylor

Name of Company (if applicable): N/A

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Email Address: [REDACTED]

Phone #: [REDACTED]

Applicant Signature: [Signature]

Date: 8-18-25

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: X-shaded X (42K)

Date Filed: 8/29/25

Fee Paid: \$250

Application #: BZA-08-25-00892

TMS #: 351-06-00-069

Staff Initials: jjiw

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.)

This property has been in our family for over 75 years and has served as a long-standing homestead. The existing home on the land is in poor condition and cannot be reasonably restored. Placing a manufactured home will allow us to continue using the property for residential purposes.

Applicant's response to Article 3.6 Special Exception, §3.6.5 Approval Criteria to be continued on page 4...

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:

The proposed placement of a manufactured home is consistent with the Charleston County Comprehensive Plan. The proposed use is consistent because the property has always been residential, and placing a new manufactured home continues that same use in line w/ the Comprehensive Plan and zoning district intent.

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.

The proposed use is compatible because the area already includes residential properties, and adding a manufactured home maintains the same character. It will not create any adverse impact on the community's welfare or appearance.

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.

The manufactured home will follow all county setback requirements and be placed on a proper foundation w/ shirting. Landscaping and fencing will be maintained as needed to protect privacy and appearance. The home will not create noise, odor, traffic or other disturbances beyond what is normal for residential use.

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

The property will remain residential, and no natural features will be disturbed. Any trees or landscaping will be preserved where possible to maintain the natural character of the lot.

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.

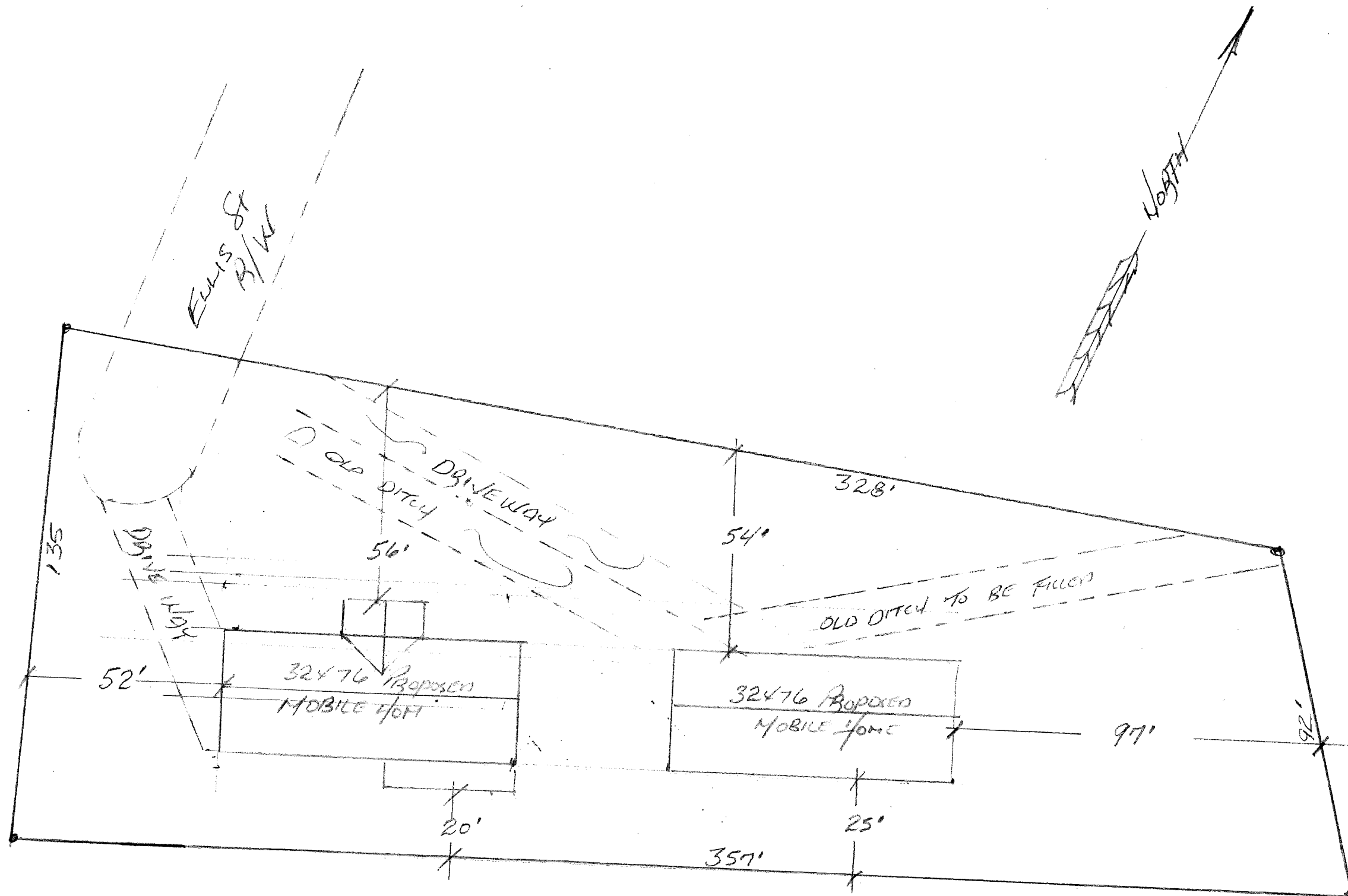
The home will comply w/ all county zoning regulations, building codes, and placement standards, including setbacks, foundation, shirting, and utility connections. All permits and inspections will be completed as required.

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

The proposed use will not hinder or endanger traffic or pedestrians. The home will generate the same level of traffic as a typical single family residence, w/ safe access to the roadway.

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.

preserve it remains well-maintained and in good condition. The mobile home will provide safe and affordable housing while improving the overall appearance and functionality of the property.



SITE PLAN FOR:
 SPAURIE TAYLOR
 1418 ELLIS ST.
 CLAS. S.C. 29407


SITE PLAN

SCALE 1"=30'

TMS-3510600069

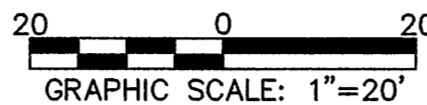
James Andrew Boel Evans
Director of Planning
Charleston County Planning Commission

SCF02173 09-01-2022
Appl# Date

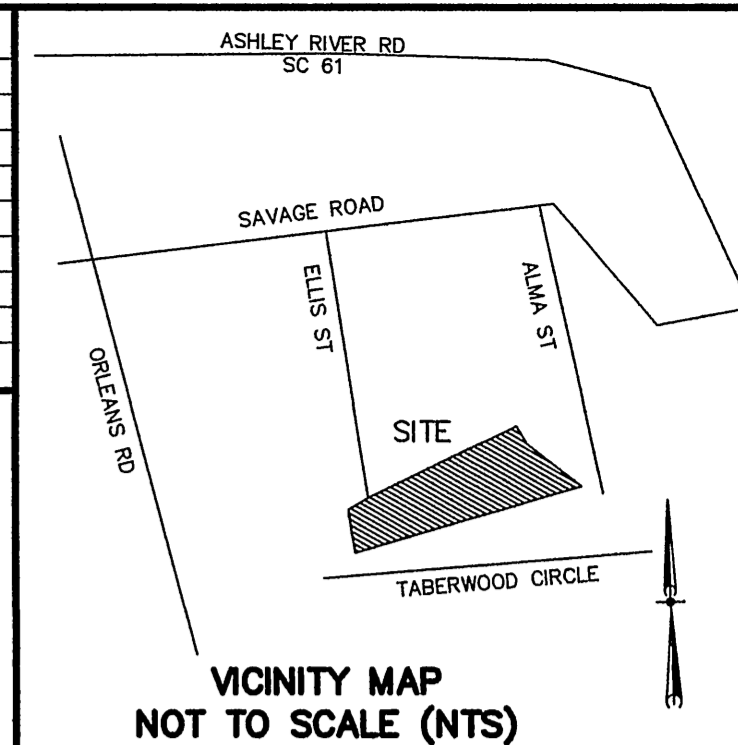
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DATE:	9/2/2002	TIME:	10:21:30 AM
Book-Page	<u>L22</u>	<u>0369</u>	DocType <u>Large Plat</u>
Michael Miller, Register, Charleston County, SC			
			
Record Fee	\$25.00	Filed By: CHARLESTON COUNTY PLANNING	
Postage	\$0.00	0	
TOTAL	\$25.00	0	
Drawer	Drawer 5	0	
Clerk	JWW		

The diagram shows a horizontal line representing a utility line. Above the line, from left to right, are: a circle with a cross inside (Sewer Manhole), a circle with a dot inside (Light Pole), a circle with a cross inside (Iron Rod Found or Set), a circle with a dot inside (Gas Meter), a circle with a cross inside (Electric Meter), a circle with a cross inside (Water Meter), and a circle with a cross inside (Sewer Clean Out). Below the line, from left to right, are: a circle with a cross inside (Iron Rod Found or Set), a circle with a dot inside (Gas Meter), a circle with a cross inside (Electric Meter), a circle with a cross inside (Water Meter), and a circle with a cross inside (Sewer Clean Out). To the right of the diagram is a legend with the following items:

- CURB/PAVEMENT LINE
- CONCRETE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINES
- OVERHEAD POWER/ UTILITY
- CHAIN LINK FENCE
- WOODEN FENCE
- IRRES 5/8" IRON ROD SET
- IRF IRON ROD FOUND
- OPEN TOP PIPE FOUND
- PTPF PINCH TOP PIPE FOUND
- MNLF MAG NAIL FOUND
- [XXX] RECORD DATA



NO.	DATE	REVISION	BY
1	8/29/2022	PLANNING COMMENTS	FLH

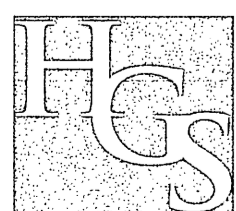
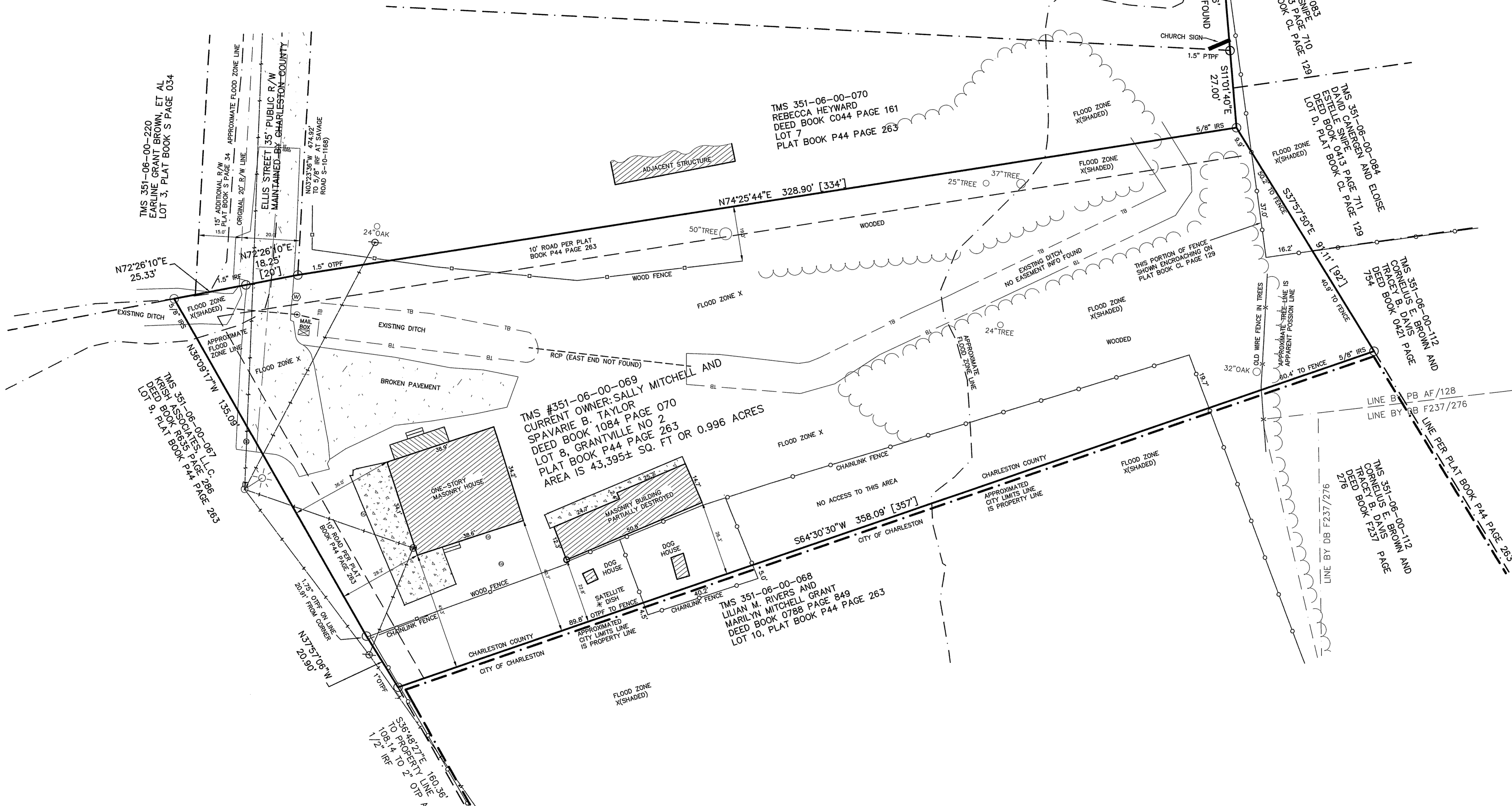


1. NORTH ORIENTATION IS SC GRID (NAD83) USING GPS WITH THE SCVRS AND SURVEY GRADE RECEIVER FROM NGS BENCHMARK 10 094
2. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X AND ZONE X(SHADED), AS DEPICTED ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) 45019C 0492K, WITH A REVISION DATE OF JANUARY 29,2021.
3. ONLY VISIBLE IMPROVEMENTS ARE SHOWN.
4. TITLE REPORT NOT SUPPLIED NOR OBTAINED BY HGS. THIS PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY IS BASED ON REFERENCED PLATS, OCCUPATION AND FOUND CORNERS.
6. ALL PLAT AND DEED REFERENCES ARE TO CHARLESTON COUNTY OFFICE OF REGISTER OF DEEDS.
7. THIS IS A RESURVEY OF AN EXISTING TAX PARCEL OF LAND
8. THIS PLAT IS INVALID UNLESS IT BEARS THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE SURVEYOR

THIS PARCEL IS ZONED R-4 BY CHARLESTON
COUNTY
SETBACKS ARE:
FRONT/STREET SIDE 20 FEET
INTERIOR SIDE 5 FEET
REAR 10 FEET

MINIMUM AREA
WITH PUBLIC WATER AND SEWER 5,000 SQ. FT.
WITH PUBLIC WATER OR SEWER 10,000 SQ. FT.
WITHOUT WATER OR SEWER 14,500 SQ. FT.
MAXIMUM COVER 30%
MAXIMUM BUILDING HEIGHT 35 FEET

TMS #351-06-00-069
CURRENT OWNER: SALLY MITCHELL AND
SPAVARIE B. TAYLOR
DEED BOOK 1084 PAGE 070
LOT 8, GRANTVILLE NO 2
PLAT BOOK P44 PAGE 263
AREA IS 43.395± SQ. FT OR 0.996 ACRES



HOWELL GEOSPATIAL
SURVEYING

191 LARISSA DRIVE
CHARLESTON, SC 29414
OFFICE (843) 647-5563
CELL (843) 819-7496
FAX (843)-647-5563
G-SURVEYING@COMCAST.NET



BOUNDARY SURVEY OF LOT 8, GRANTVILLE NO 2 SUBDIVISION, RECORDED IN THE OFFICE OF REGISTER OF DEEDS IN PLAT BOOK P44 PAGE 263, CURRENTLY BEING CHARLESTON COUNTY TAX PARCEL 351-06-00-069, AND DESCRIBED IN SAID OFFICE IN DEED BOOK 1084 AT PAGE 070 BELONGING TO SALLY MITCHELL AND SPAVRIE B. TAYLOR, CONTAINING 0.996 ACRES, LOCATED NEAR CHARLESTON, CHARLESTON COUNTY, SC,

SURVEY REQUESTED BY TONI JENKINS

CITY: NEAR CHARLESTON

TOWNSHIP / PARISH:

COUNTY: CHARLESTON

STATE: SOUTH CAROLINA

4/26/2021

MAP DATE:


5/6/2022

FIELD BK 15/15

DRAWN BY: FLH

SCALE: 1" = 20'

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

 8/29/2022
F. LEE HOWELL, SC PLS 9316 SIGNATURE DATE

PROJECT \ CLIENT NO.
7745-1

SHEET

1 OF 1

8/29/2022

\\HGS-DATA\HGS-PROJECT\7745-1 JENKINS ELLIS ST\DWG\7745-1 ELLIS ST PLAT R1.DWG Mon Aug 29 09:39:54 2022