



Case # BZA-02-23-00656

Charleston County BZA Meeting of April 3, 2023

Applicants/Property Owners: Baker and Cortney Bishop

Representative: Bridges Williams of Flyway SC, LLC

Property Location: 2592 Bohicket Road – Johns Island

TMS#: 257-00-00-034

Zoning District: Agricultural Residential (AGR) Zoning District

Request:

Variance request for two (2) existing detached accessory structures:

- to reduce the required 50' OCRM Critical Line setback by 44.4' to 5.6' and to reduce the required 35' OCRM Critical Line buffer by 29.4' to 5.6' at the closest point for a barn; and
- to reduce the required 50' OCRM Critical Line setback by 44' to 6' and to reduce the required 35' OCRM Critical Line buffer by 29' to 6' at the closest point for a shed.

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 50' Wetland, Waterway, and OCRM Critical Line Setback and a 35' Wetland, Waterway, and OCRM Critical Line Buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, "The following activities are specifically prohibited in a buffer area: A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or Structures, except for permitted crossings; D. Paved or other impervious surfaces; E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and F. Driveways of any surface type."



Table 4.8.3, AG-8 Density/Intensity and Dimensional Standards

	Non-Waterfront Development Standards	Waterfront Development Standards
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	
Note: Refer to ARTICLE 8.14, <i>Conservation Subdivisions</i> , for alternative Development standards, where applicable.		
[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. 4.8.4 Other Regulations

Development in the AG-8 District shall comply with all other applicable regulations of this Ordinance, including the standards of CHAPTER 9, *Development Standards*.

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



Table 4.9.3, AGR Density/Intensity and Dimensional Standards

	Non-Waterfront Development Standards	Waterfront Development Standards
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:

- A. Parcel size of 30 acres or less (including highland areas and Freshwater Wetlands) on Parcels existing prior to April 21, 1999; and
- B. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
- C. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
- D. Parcels are not located on Wadmalaw Island or Edisto Island.

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.1 Purpose and Intent

The RR, Rural Residential Zoning District implements the Rural Residential policies of the *Comprehensive Plan*.

Sec. 4.10.2 Use Regulations

Uses are allowed in the RR District in accordance with the Use Regulations of CHAPTER 6, *Use Regulations*.

Sec. 4.10.3 Density/Intensity and Dimensional Standards

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

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	



Required OCRM Critical Line buffers and setbacks shall be measured from the OCRM Critical Line, whether the Critical Line or wetland/waterway is located on, adjacent to, or near the subject Parcel.

Sec. 4.24.7 Prohibited Activities

The following activities are specifically prohibited in a buffer area:

- A. Removal, excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides, pesticides, fertilizers, and frequent mowing;
- C. Gardens, fences, or Structures, except for permitted crossings;
- D. Paved or other impervious surfaces;
- E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and
- F. Driveways of any surface type.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

Sec. 4.24.8 Restoration of Buffer

When the Buffer has been disturbed or destroyed, the Buffer shall be replaced utilizing native species plant material suitable for saltwater tolerance and in compliance with the Buffer Depth and Landscaping Standards of Table 9.4.4-3 and Landscape Material Standards of Sec. 9.4.6. A landscape plan shall be submitted to the Zoning and Planning Director for review and approval prior installation.

(Ord. No. 2239, 12/06/2022)

Effective on: 12/6/2022, as amended

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.25.1 Authority

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Sec. 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a "Planned Development" Zoning District. The "Planned Development" Zoning District incorporates provisions of the planning technique called "Planned Development District" referred to in the Planning Act and identified in this ordinance and the additional provisions found in this Article that expands, varies and/or differs from the provisions found in the references to Planned Development districts in the Planning Act. A "Planned Development," as applied herein, is a type of Zoning District (PD) and a type of Development plan. PD Zoning Districts are inextricably linked to Planned Development plans, in that no rights of development apply to a PD zoning designation other than those of the approved Planned Development plan.

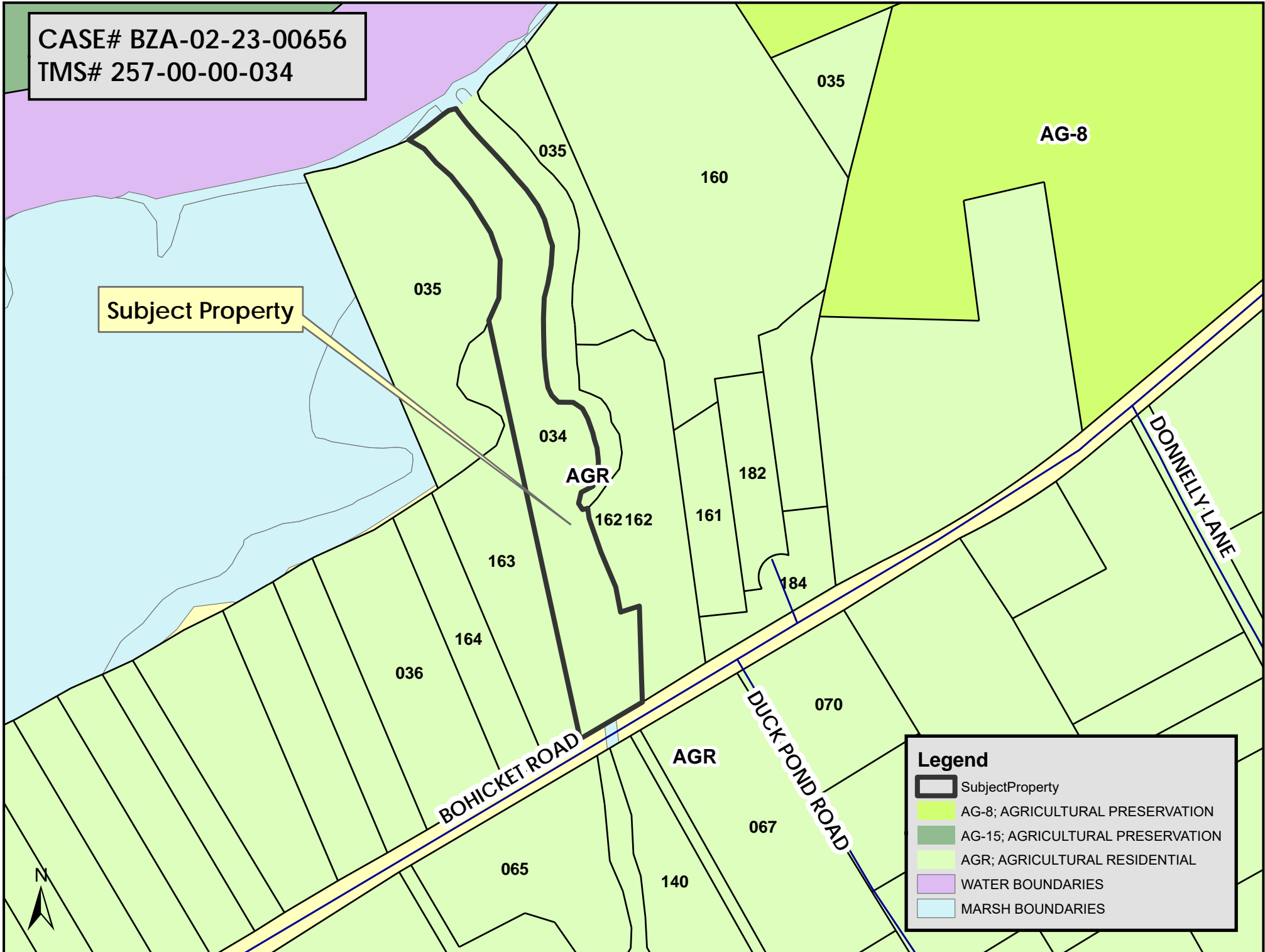
Planned Development provisions are intended to encourage innovative site planning for residential, commercial, institutional, and/or industrial Developments within Planned Developments. Planned Developments may provide for variations from other ordinances and the regulations of other established Zoning Districts concerning use, Setbacks, Lot size, Density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. A Planned Development as used in this ordinance is intended to apply the flexibility and variation provisions of the Planning Act provided in the Planned Development Zoning District provision, along with the additional regulatory and procedural provisions of this Article.

Sec. 4.25.2 Purpose

The purpose of the Planned Development Zoning District is to allow flexible development standards that implement the *Comprehensive Plan* strategies.

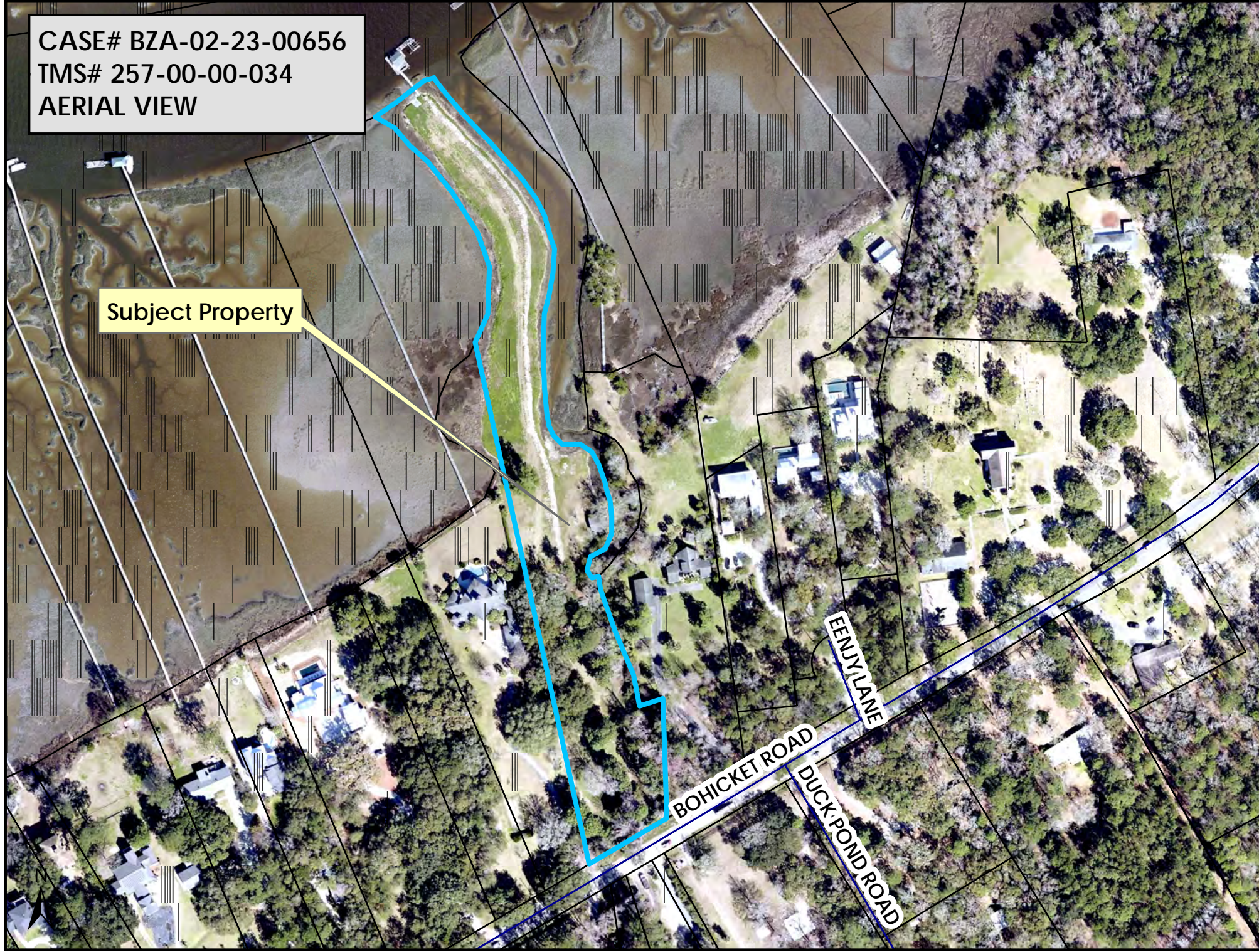
CASE# BZA-02-23-00656
TMS# 257-00-00-034

Subject Property



CASE# BZA-02-23-00656
TMS# 257-00-00-034
AERIAL VIEW

Subject Property



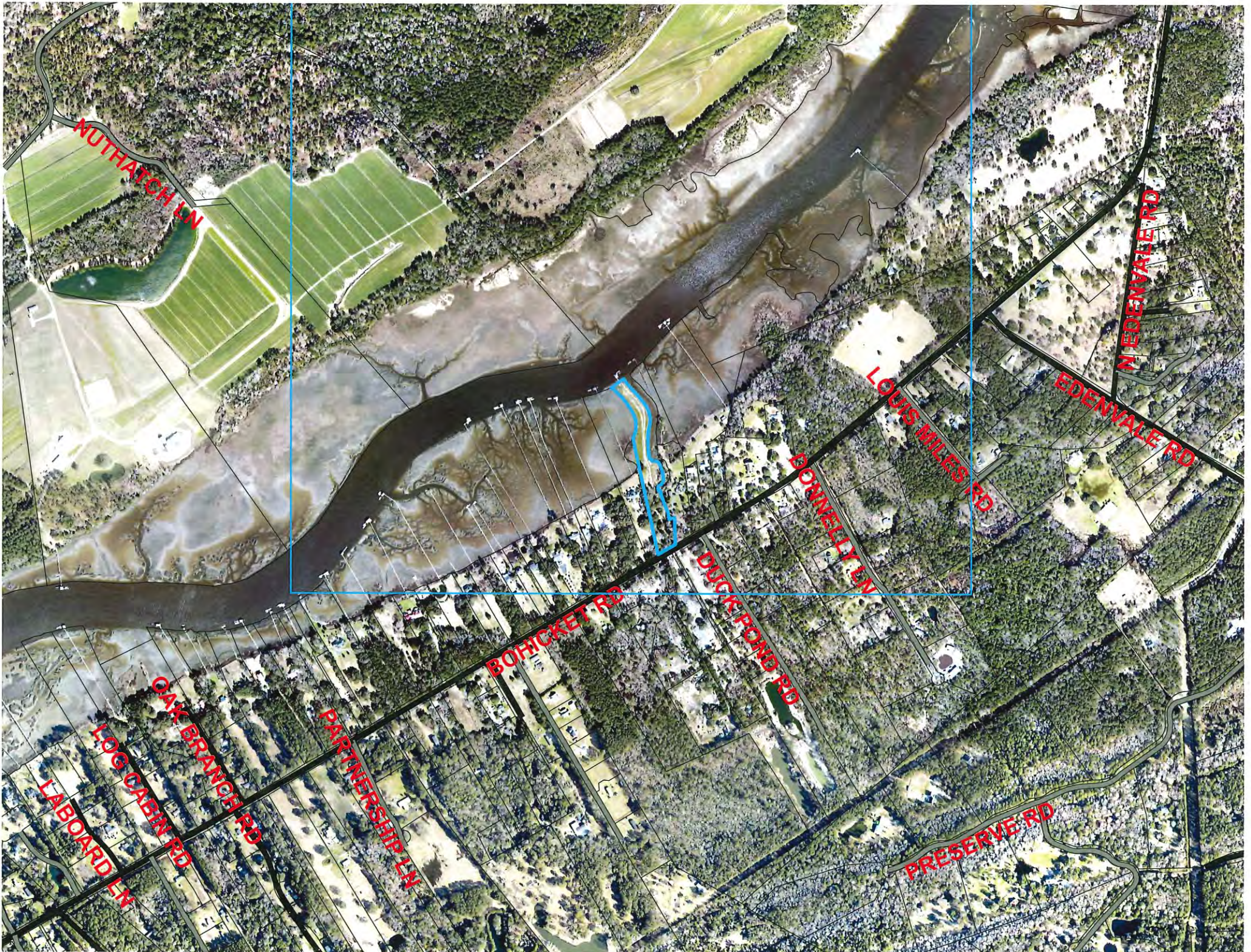


BOHICKET RD

FERRY LN

DUCK POND RD

DONNELLY LN



NUTTHATCH LN

MEDENVALE RD

EDENVALE RD

LOUIS HILLS RD

DONNELLY LN

DUCK POND RD

BOHICKET RD

PARTNERSHIP LN

OAK BRANCH RD

LOG CABIN RD

LABOARD LN

PRESERVE RD

Case # BZA-02-23-00656

BZA Meeting of April 3, 2023

Subject Property: 2592 Bohicket Road – Johns Island

Proposal: Variance request to reduce the required 50' OCRM Critical Line setback and to reduce the required 35' OCRM Critical Line buffer for two (2) existing detached accessory structures.



Subject Property

Barn



Shed



Subject Property

Existing Manufactured Home



Subject Property



Adjacent Properties



Staff Review:

The applicants and property owners, Baker and Cortney Bishop, represented by Bridges Williams of Flyway SC, LLC, is requesting a variance to reduce the required 50' OCRM (Office of Ocean and Coastal Resource Management) Critical Line setback and to reduce the required 35' OCRM Critical Line buffer for two (2) existing detached accessory structures at 2592 Bohicket Road (TMS # 257-00-00-034) on Johns Island in Charleston County. The subject property and surrounding properties are located in the Agricultural Residential (AGR) Zoning District.

More specifically, the applicant is requesting a variance for two (2) existing detached accessory structures:

- to reduce the required 50' OCRM Critical Line setback by 44.4' to 5.6' and to reduce the required 35' OCRM Critical Line buffer by 29.4' to 5.6' at the closest point for a barn; and
- to reduce the required 50' OCRM Critical Line setback by 44' to 6' and to reduce the required 35' OCRM Critical Line buffer by 29' to 6' at the closest point for a shed.

The subject property is 3.49 acres. The property contains a 1,487 sq. ft. manufactured home, an 835 sq. ft. barn, and a 161 sq. ft. shed.

The applicant's letter of intent explains, *"We recently purchased this property only to find the previous owner built a shed and a barn without permits. It's come to our attention these structures may lie within the critical line. We are seeking a variance to keep these structures on site and make our new property code compliant."*

Applicable ZLDR 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 50' Wetland, Waterway, and OCRM Critical Line Setback and a 35' Wetland, Waterway, and OCRM Critical Line Buffer.

Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities states, *"The following activities are specifically prohibited in a buffer area: A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping; B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing; C. Gardens, fences, or Structures, except for permitted crossings; D. Paved or other impervious surfaces; E. Destruction or addition of plant life that would alter the existing pattern of vegetation; and F. Driveways of any surface type."*

Staff conducted a site visit on the subject property on March 14, 2022. 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 3.49-acre subject property. The unusually shaped lot (Lot # 4 on the approved and recorded plat) borders a canal along the northeast property line and contains sixteen (16) Grand Trees. 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 are unique to the subject property and do not generally apply to other properties in the vicinity. Lot # 3 is the only other lot that borders the canal, but not to the extent of the subject property. 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, Article 4.9 AGR, Agricultural Residential District, Sec. 4.9.3 Density/Intensity and Dimensional Standards and Article 4.24 Waterfront Development Standards, Sec. 4.24.7 Prohibited Activities to 2592 Bohicket Road would require the applicant/property owner to demolish or relocate the existing detached accessory structures (barn and shed). 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 AGR Zoning District may not be harmed by the granting of this variance. The applicant's letter of intent states, "**The variance would have no effect on any neighbors or the community. We do not believe the character of the zoning district would be harmed in any way.**" 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 may not be the result of the applicant's own actions. The applicant's letter of intent states, "**These structures were built by a previous owner. We have inherited this issue.**" Therefore, the request may meet this criterion.

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

Response: The AGR Zoning District implements the Rural Area, policies of the Comprehensive Plan: LU1. states: "**Protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the OCRM Critical Line to protect water quality, wildlife habitat, and scenic vistas.**" The applicant's letter of intent states, "**This variance is limited to our property and would not have an effect on Charleston County's Comprehensive Plan.**" The applicant should use stormwater mitigation measures, such as the use of rain barrels or rain gardens, to reduce the flow of stormwater into the marsh. Therefore, if the applicant uses mitigation measures granting of the variance may not substantially conflict with the *Comprehensive Plan* or the purposes of the Ordinance. Thus, 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-02-23-00656 [Variance request to reduce the required 50' OCRM Critical Line setback and to reduce the required 35' OCRM Critical Line buffer for two (2) existing detached accessory structures at 2592 Bohicket Road (TMS # 257-00-00-034) on Johns 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 conditions recommended by Staff:

- 1. The applicant shall coordinate with Public Works Stormwater Division to address stormwater mitigation measures for each structure, such as the use of rain barrels or rain gardens, to reduce the flow of stormwater into the marsh from the roofs. Documentation of the approved measures shall be submitted as part of the Zoning Permit application.**
- 2. The applicant shall obtain all necessary permits for the shed and barn.**
- 3. This variance approval is for the existing shed and existing barn only. Building and Zoning approval is required for any proposed renovations, additions, and and/or other construction onsite.**

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

Property Information			
Subject Property Address: 2592 Bohicket Rd			
Tax Map Number(s): 257-00-00-034			
Current Use of Property: Single family			
Proposed Use of Property: Single family			
Zoning Variance Description:			
Applicant Information (Required)			
Applicant Name (please print): Baker and Cortney Bishop			
Name of Company (if applicable):			
Mailing Address: 2592 Bohicket Rd			
City: John's Island	State: SC	Zip Code: 29455	
Email Address: bakerbishop@hotmail.com		Phone #: 843-754-0276	
Applicant Signature: Baker Bishop 			Date: 1-18-23
<small>baker bishop (Feb 16, 2023 17:24 EST)</small>			
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Bridges Williams. Flyway SC, LLC			
Mailing Address: 1640 Meeting St. Rd. Suite 302.			
City: Charleston	State: SC	Zip Code: 29405	
Email Address: bridges@flywaysc.com		Phone #: 706-799-3953	
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: <u>AKR</u>	Flood Zone: <u>AE-8/9(b65E)</u>	Date Filed: <u>2/17/13</u>	Fee Paid: <u>\$250</u>
Application #: <u>BZA-02-23-00656</u>	TMS #: <u>257-00-00-034</u>	Staff Initials: <u>JW</u>	

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.)

We recently purchased this property only to find the previous owner built a shed and a barn without permits. It's come to our attention these structures may lie within the critical line. We are seeking a variance to keep these structures on site and make our new property code-compliant.

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:

The 2 structures may lie within the critical line.

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

These conditions generally apply to properties within the vicinity.

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

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:

The variance would have no affect on any neighbors or the community. We do not believe the character of the zoning district would be harmed in any way.

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?

Yes.

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

No. These structures were built by a previous owner. We have inherited this issue.

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

This variance is limited to our property and would not have an effect on Charleston County's Comprehensive Plan.

~~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.~~

NOTES

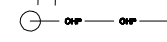


- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- 2.) AREA CALCULATED BY THE COORDINATE METHOD.
- 3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID
- 4.) THIS PLAT IS INTENDED ONLY TO SHOW THE TOPOGRAPHIC SURVEY OF LOT 4 AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED COUNTY OFFICIAL
- 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- 7.) NO SUBSURFACE INVESTIGATION DONE
- 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
- 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR PARCEL; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-OCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
- 10.) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "AE-B,AE-9, X SHADED" PER PANEL #450019C 0665K, DATED JANUARY 29, 2021
- 11.) THIS SURVEY IS FOR CLIENT AND CURRENT LENDING INSTITUTION AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR LENDING INSTITUTIONS

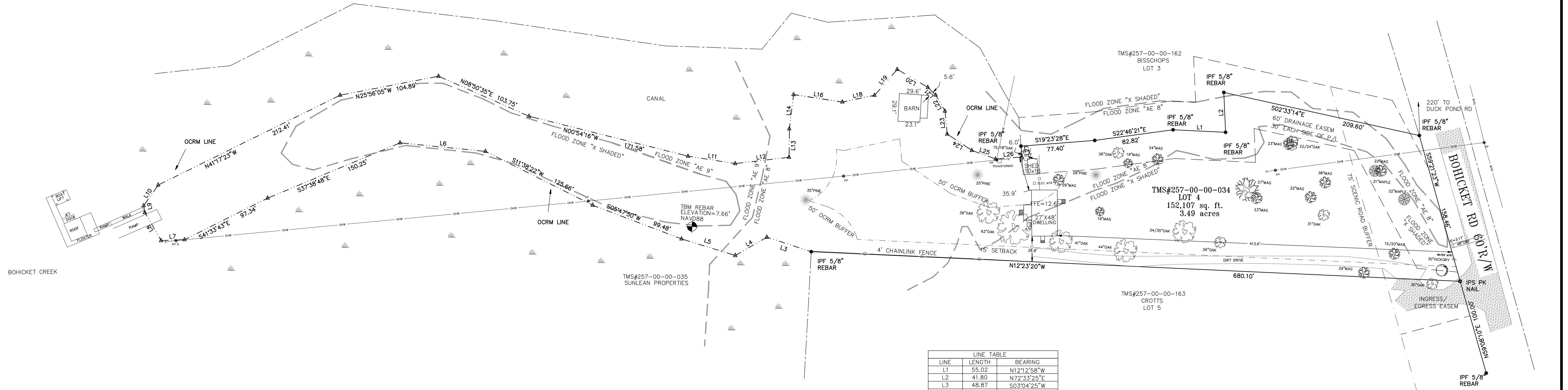
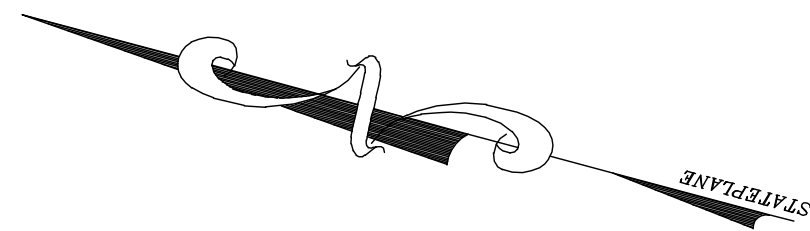
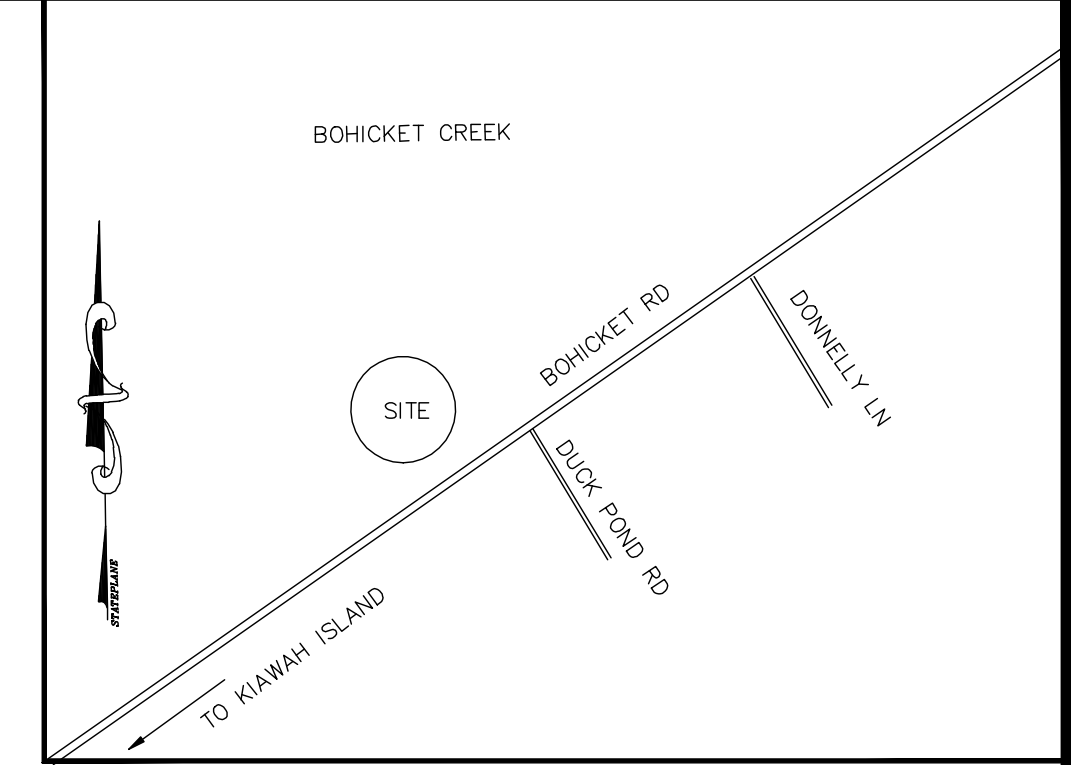
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY SARAH REED SIGNED 4/1/2021
 SIGNATURE DATE

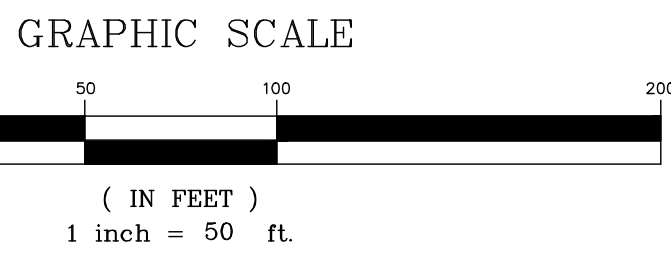
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

LEGEND

- IRON PIPE FOUND ●
- IRON PIPE SET ○
- POWER LINES 
- SPOT ELEVATION 
- CONTOUR 



LINE	LENGTH	BEARING
L1	55.02	N121'25"88"W
L2	41.80	N72'33"25"E
L3	48.87	S03'04"25"W
L4	38.19	S45'04"13"E
L5	58.87	S02'06"59"W
L6	89.80	S09'16"05"E
L7	24.56	S17'19"38"E
L8	33.94	S44'54"42"W
L9	7.33	S65'05"39"W
L10	26.45	N69'39'05"W
L11	50.01	N06'01'23"W
L12	56.75	N21'44'06"W
L13	29.81	S75'36'33"W
L14	36.06	S81'58'17"W
L16	51.73	N06'21'10"W
L18	34.42	N26'44'53"W
L19	36.07	N63'50'44"W
L20	37.12	N15'25'37"E
L21	11.56	N29'24'22"E
L22	19.39	N44'45'04"E
L23	24.17	N69'38'27"E
L24	30.95	N18'33'29"E
L25	26.49	N04'49'28"E
L26	27.50	N191'7'03"W
L27	11.46	N70'18'53"E

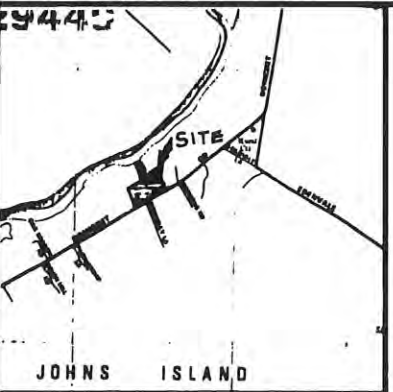


I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class - A - survey as specified therein; also, there are no visible encroachments, projections, or setbacks affecting the property other than those shown.



2/13/2023
 MICHAEL S. SHULSE, S.C. P.L.S. No. 18268
 1210 RIVERS REACH DR
 WANDO, S.C. 29492
 PHONE: (843) 296-1607

TOPOGRAPHIC SURVEY OF TMS#257-00-00-034
 LOT 4
 OWNED BY BAKER BISHOP
 LOCATED ON
 JOHNS ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA
 DATE SURVEYED: OCTOBER 28, 2020



LOCATION MAP
NCT TO SCALE

- LEGEND:
- CMF - CONCRETE MONUMENT FOUND
 - RBF - REBAR FOUND
 - IPF, OT - IRON PIPE FOUND, OPEN TOP
 - RBS - 5/8" REBAR SET
 - OP - OVERHEAD POWER LINE

REFERENCE PLATS RECORDED IN CHARLESTON COUNTY R.M.C. OFFICE

PLAY BY	DATE	BOOK	PAGE
H.A. MOORE	SEPTEMBER 1941	F56	389
KEITH RUDDY	AUGUST 10, 1987	80	114
MARK S. BUSEY	JANUARY 28, 1988	NOT RECORDED	

NOTES:
THE PROPERTIES BEING SUBDIVIDED ARE TMS No 257-00-00-034, 035, & 036 CONTAINING A TOTAL OF 18,966 ACRES ABOVE CRITICAL LINE AND ±6.6 ACRES OF MARSH

ACREAGE FIGURES SHOWN INDICATE LAND ABOVE THE DHEC-OCRM CRITICAL LINE.

ONLY LOT 3 WILL REQUIRE A NEW DRIVEWAY ON BOHICKET ROAD. THREE EXISTING DRIVES WITH INGRESS-EGRESS EASEMENTS AS SHOWN WILL SERVE THE REMAINING LOTS. NO OTHER CURB CUTS OR DRIVEWAYS ON BOHICKET ROAD WILL BE ALLOWED.

APPROVAL OF THIS PLAT IN NO WAY OBLIGATES CHARLESTON COUNTY TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT SHOWN.

BY THE RECORDING OF THIS PLAT I HEREBY DEDICATE THE 60' DRAINAGE EASEMENT TO THE USE OF THE PUBLIC FOREVER.

James F. Schaffer
JAMES SCHAFER, LOWCOUNTRY PARTNERS

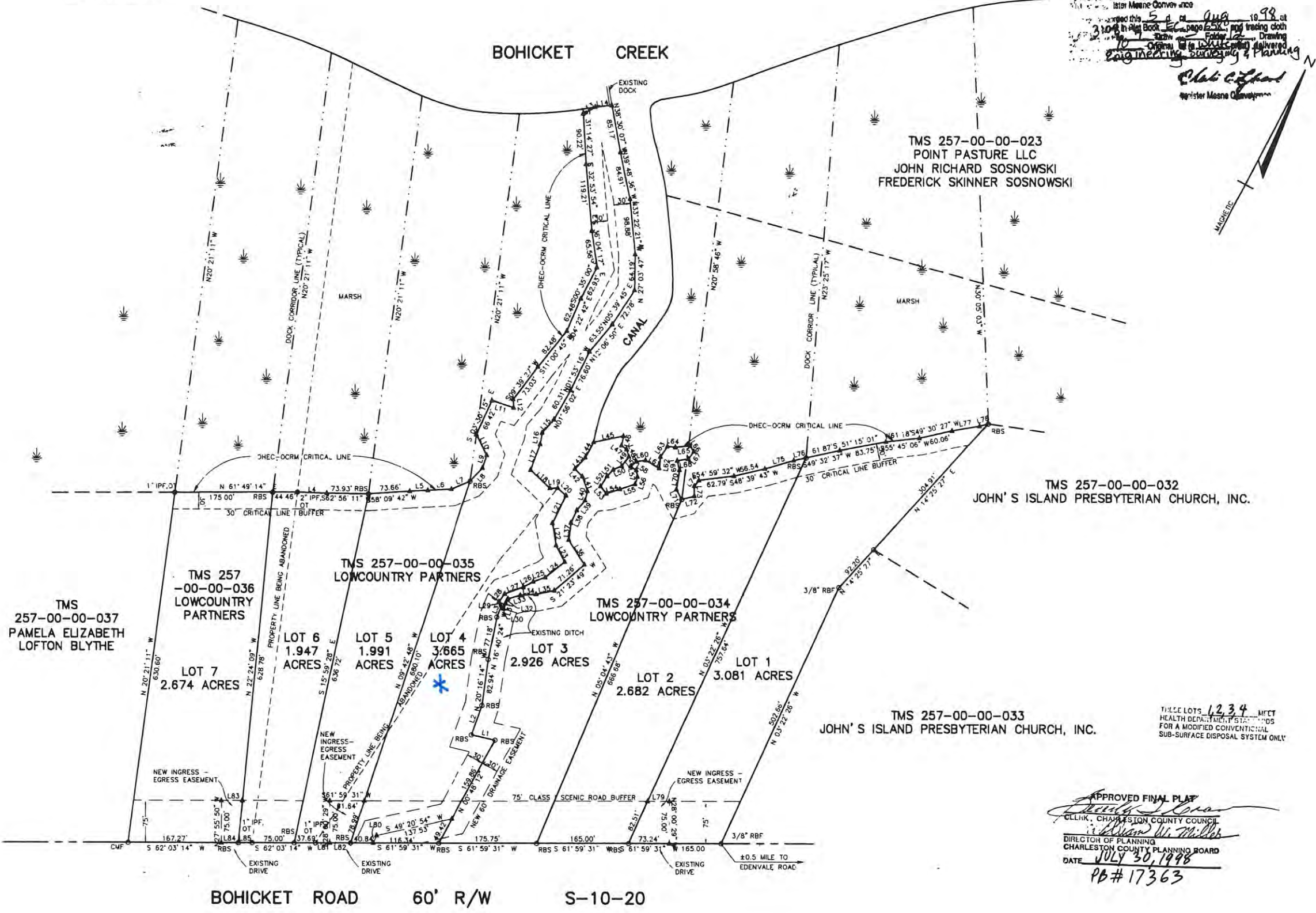


I, THOMAS V. BESSEANT, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

Thomas V. Besseant
THOMAS V. BESSEANT
LAND SURVEYOR
S.C. Reg. No. 10778

BK E 308pg 778

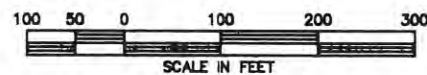
LINE	BEARING	DISTANCE
L1	S74° 42' 36" W	42.91
L2	N08° 43' 17" W	58.56
L3	N08° 49' 04" W	22.83
L4	S84° 12' 12" W	52.81
L5	S58° 54' 37" W	32.21
L6	S58° 54' 37" W	42.29
L7	S39° 28' 54" W	36.54
L8	S14° 46' 59" W	32.90
L9	S09° 14' 47" E	23.92
L10	S54° 23' 21" E	41.62
L11	S80° 12' 38" W	40.62
L12	S31° 26' 33" E	15.00
L13	S33° 52' 46" W	24.90
L14	S55° 51' 17" W	29.46
L15	N13° 43' 15" E	31.80
L16	N17° 44' 46" W	20.85
L17	N07° 39' 18" W	49.01
L18	N74° 35' 26" W	47.74
L19	S60° 28' 22" W	14.11
L20	N75° 22' 52" W	19.84
L21	N01° 51' 03" W	54.77
L22	N37° 12' 05" W	40.34
L23	N55° 26' 39" W	33.49
L24	N23° 40' 51" E	44.71
L25	N42° 24' 47" E	22.48
L26	N33° 34' 24" E	20.60
L27	N41° 29' 19" E	35.24
L28	N08° 32' 30" E	17.07
L29	N61° 19' 48" W	8.13
L30	N61° 19' 48" W	7.23
L31	S09° 41' 43" E	10.09
L32	S02° 31' 40" E	9.20
L33	S45° 35' 29" W	23.11
L34	S58° 22' 29" W	28.43
L35	S50° 24' 12" W	33.13
L36	S60° 23' 17" E	52.67
L37	S20° 22' 35" E	30.96
L38	S02° 23' 25" E	24.77
L39	S11° 49' 45" W	22.83
L40	S13° 35' 38" E	17.09
L41	S47° 21' 25" E	27.38
L42	S71° 50' 41" E	19.20
L43	S14° 43' 27" W	27.48
L44	S00° 35' 12" W	31.27
L45	S50° 17' 24" W	58.12
L46	N15° 17' 34" E	17.31
L47	N81° 38' 35" W	11.63
L48	N44° 27' 02" W	13.72
L49	N10° 17' 05" E	20.95
L50	N38° 24' 50" E	16.89
L51	N14° 48' 45" E	15.80
L52	N05° 59' 29" E	21.91
L53	N67° 36' 15" W	17.22
L54	S43° 56' 30" W	25.59
L55	S43° 14' 31" W	28.87
L56	S09° 01' 40" E	13.76
L57	S38° 59' 14" E	12.10
L58	S84° 37' 11" E	12.42
L59	S23° 51' 12" W	13.58
L60	S53° 24' 17" W	16.78
L61	N87° 32' 01" W	27.85
L62	S21° 44' 35" E	20.53
L63	S05° 51' 38" W	22.19
L64	S67° 57' 50" W	14.28
L65	S56° 08' 08" W	26.27
L66	N61° 30' 47" W	12.00
L67	N07° 45' 27" E	16.63
L68	N53° 36' 18" E	19.96
L69	N41° 50' 17" W	16.90
L70	N19° 03' 17" W	35.48
L71	N56° 03' 51" W	20.09
L72	S47° 15' 10" W	23.18
L73	S28° 05' 47" E	17.97
L74	S10° 13' 25" W	13.09
L75	S45° 43' 07" W	53.74
L76	S49° 32' 37" W	22.18
L77	S52° 20' 04" W	50.34
L78	S45° 52' 01" W	15.48
L79	S61° 59' 31" W	38.85
L80	N03° 41' 05" W	14.48
L81	S61° 59' 31" W	25.47
L82	S61° 59' 31" W	36.84
L83	S62° 04' 10" W	37.57
L84	S62° 04' 10" W	30.31
L85	S62° 04' 10" W	25.00



later Meane Conveyance
this 5th day of Aug 1998 at
3:00 PM in the Book of page 6520 and tracing cloth
of the Charleston County Planning Board
Drawing
Engineering, Surveying & Planning
Chas. C. Schaffer
Register Meane Conveyance

APPROVED FINAL PLAT
Thomas V. Besseant
CLERK, CHARLESTON COUNTY COUNCIL
William W. Muller
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
DATE JULY 30, 1998
PB# 17363

SUBDIVISION PLAT
SHOWING PROPERTY OF LOWCOUNTRY PARTNERS
18.966 ACRES BEING SUBDIVIDED INTO 7 LOTS
BOHICKET ROAD
JOHNS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
SCALE: 1" = 100'
MARCH 4, 1998



ENGINEERING, SURVEYING, & PLANNING, INC.
(803)577-4926 990 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

Fred [Signature] 7-7-98
SIGNATURE DATE

The critical line shown on this plat is valid for three years from the date of this signature, subject to the cautionary language above.