



Case # BZA-11-22-00622

Charleston County BZA Meeting of December 5, 2022

Applicant/Property Owner: Angela Barnette of Charleston County School District

Representative: Margie Longshore of SMHa, Inc.

Property Location: 3321 Ladson Road – North Area

TMS#: 390-00-00-079

Zoning District: General Office (GO) Zoning District

Request: Variance request to exceed the maximum height requirement in the General Office (GO) Zoning District. The maximum height is 35 feet or 2.5 stories, whichever is less. The proposed height of the new Ladson Elementary School is approximately 41 feet.

Requirement:

*The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.18 GO, General Office District, Sec. 4.18.3 Density/Intensity and Dimensional Standards states that the maximum height is 35 feet/2.5 stories, whichever is less.*

**Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:**

**Building Height** The vertical distance between the base flood elevation, or ground level if the Structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

1. The average height level between the eaves and the ridge line of a gable, hip or gambrel roof; or
2. The highest point of a mansard roof; or
3. The highest point of the coping of a flat roof.



**Table 4.17.3 , CI Density/Intensity and Dimensional Standards**

	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM BUILDING COVER	30% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

**Sec. 4.17.4 Other Regulations**

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

**ARTICLE 4.18 GO, GENERAL OFFICE DISTRICT**

**Sec. 4.18.1 Purpose and intent**

The GO, General Office Zoning District implements the Urban/Suburban Mixed Use and Office policies of the *Comprehensive Plan*.

**Sec. 4.18.2 Use Regulations**

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

**Sec. 4.18.3 Density/Intensity and Dimensional Standards**

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

Tab4.18.3, GO Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	2,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	40% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

Effective on: 9/10/2017, as amended

**Sec. 4.18.4 Other Regulations**

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

**Sec. 4.18.5 Residential Uses**

Single-Family Detached Dwellings in the GO District shall be subject to Sec. 6.4.25, *Single-Family Detached Dwelling Units*, of this Ordinance.

**ARTICLE 4.19 NC, NEIGHBORHOOD COMMERCIAL DISTRICT**



**Boat Slip** A docking space alongside a pier, wharf, or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of Boat Slips by state or federal regulating agencies, a Boat Slip shall be considered a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

**Boat Yard** A land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired.

**Bona Fide Forestry Operation** The property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Sec. 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules and regulations.

**Botanical Garden** A place, generally open to the public for a fee, where a wide variety of Plants are cultivated for scientific, educational, or ornamental purposes.

**Brewbar** A Bar, Lounge, or Restaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.

**Bridge** A Structure, including supports, erected over a depression or an obstruction, as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.

**Buffer, Landscape** A vegetated area of varying width designed exclusively to provide screening between adjoining properties, Rights-of-Way, Parking Lots and Structures, as described in Article 9.4, *Landscaping, Screening, and Buffers*, of this Ordinance.

**Buffer, Wetland** An area of varying width , providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and land Development. The Wetland Buffer is designed to protect water quality and wildlife habitat.

**Building** Any Structure having a roof supported by columns or Walls and intended for the shelter, housing, or enclosure of any individual, Animal, Plant, process, equipment, goods, or materials of any kind. When a portion thereof is completely separated from every other portion by a dividing Wall (or firewall when applicable) without openings, then each such portion shall be deemed to be a separate Building.

**Building Code** The Building Code of Charleston County.

**Building Coverage** The proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside Wall at ground level, and including all projections, other than fire escapes, canopies, and the first two feet of a roof overhang. Swimming Pools (excluding the pool decking) shall be included in Building Coverage.

**Building Height** The vertical distance between the base flood elevation, or ground level if the Structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

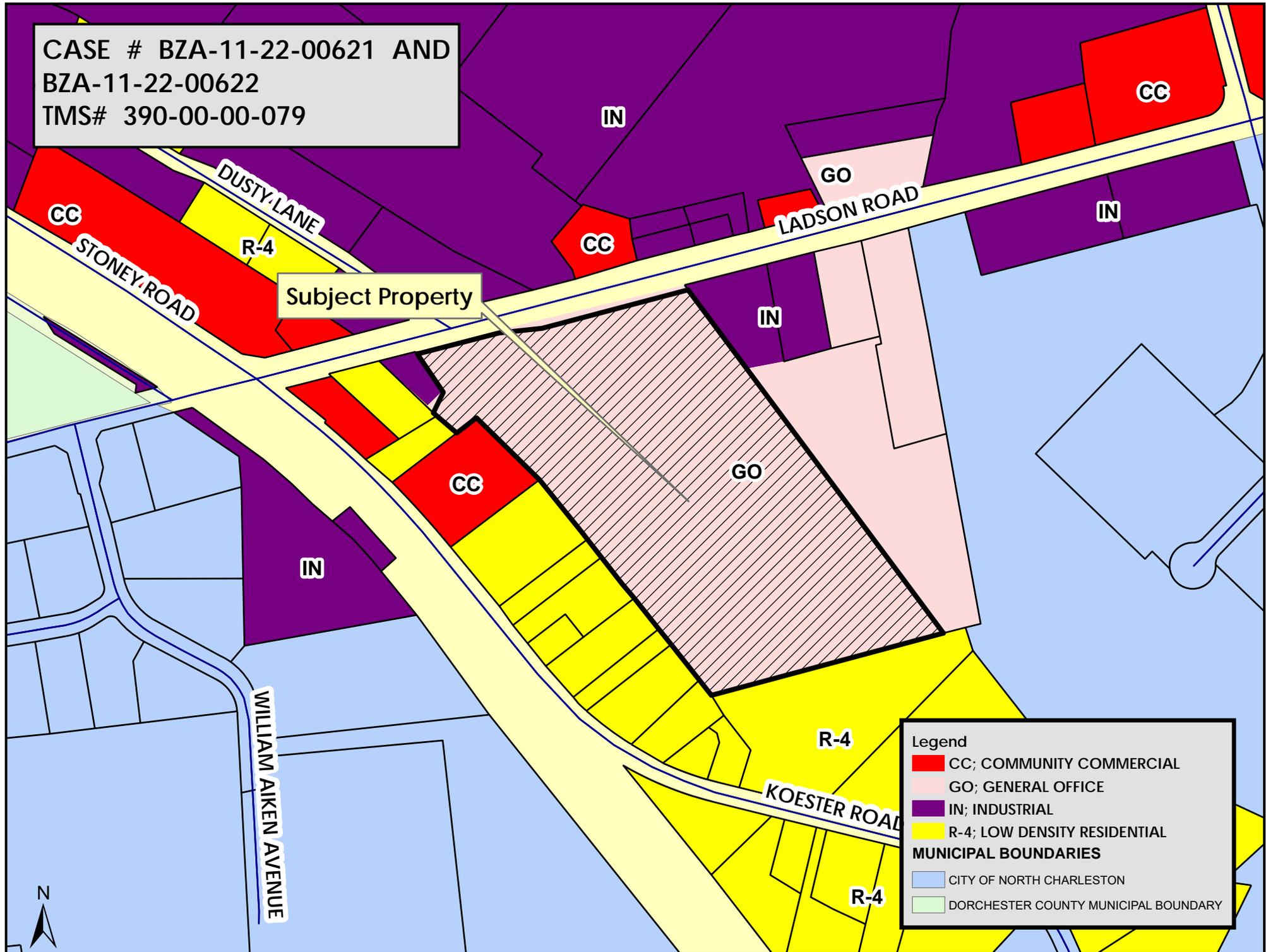
1. The average height level between the eaves and ridge line of a gable, hip or gambrel roof; or
2. The highest point of a mansard roof; or
3. The highest point of the coping of a flat roof.

**Building Height**



Gable, Hip, or Gambrel Roof Mansard Roof Flat Roof

CASE # BZA-11-22-00621 AND  
BZA-11-22-00622  
TMS# 390-00-00-079



Subject Property

**Legend**

- CC; COMMUNITY COMMERCIAL
- GO; GENERAL OFFICE
- IN; INDUSTRIAL
- R-4; LOW DENSITY RESIDENTIAL

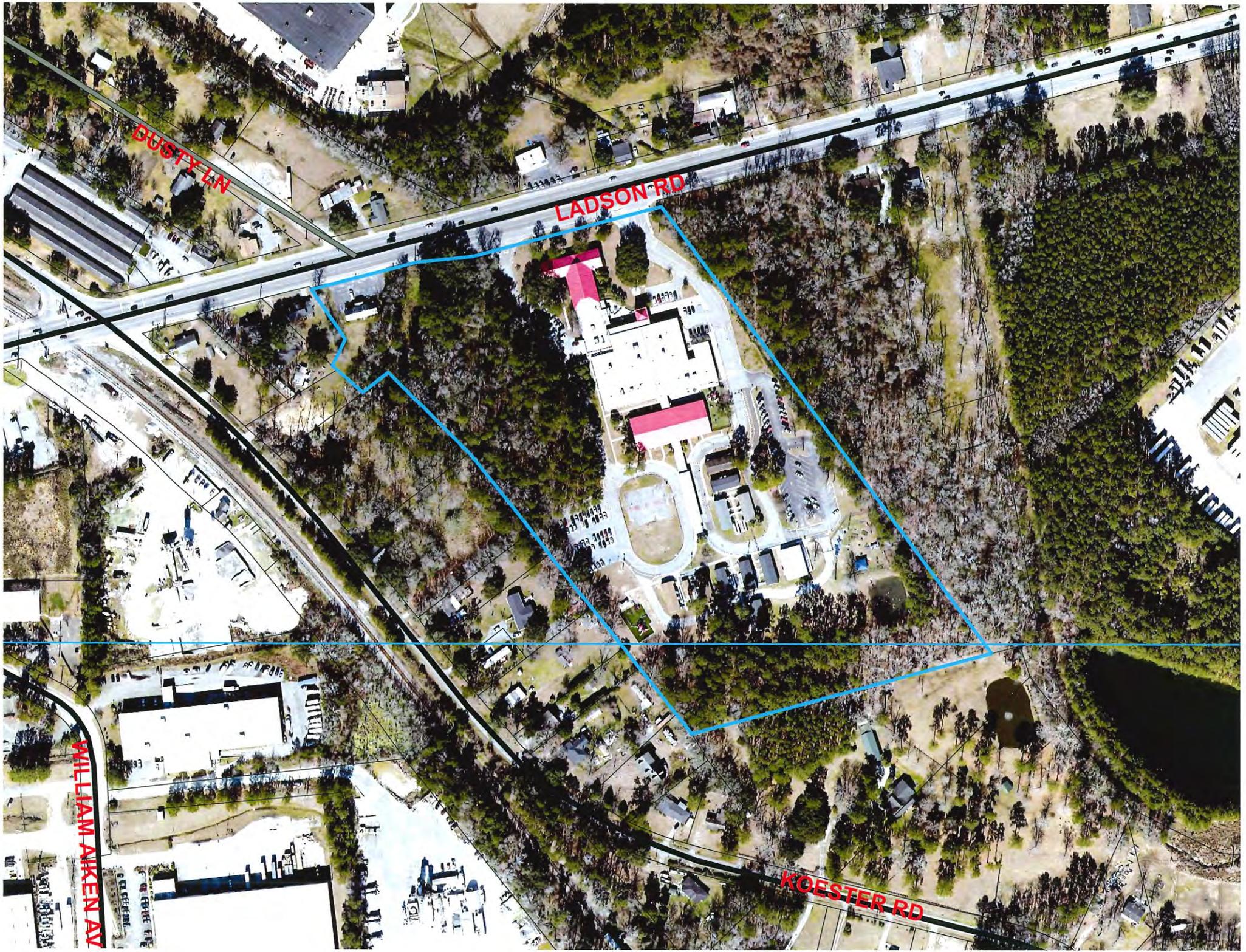
**MUNICIPAL BOUNDARIES**

- CITY OF NORTH CHARLESTON
- DORCHESTER COUNTY MUNICIPAL BOUNDARY

CASE # BZA-11-22-00621  
AND BZA-11-22-00622  
TMS# 390-00-00-079  
AERIAL VIEW

Subject Property





BUSTY LN

LADSON RD

KOESTER RD

WILLIAM AIKEN AV



LADSON INDUSTRY DR

COMMERCE CENTER RD

HIGHWAY 78

ANGLUM RD

STONEY RD

LINCOLNVILLE RD

DUSTY LN

LADSON RD

INDUSTRIAL CENTER DR

IRON HORSE RD

WILLIAM AIKEN AV

KOESTER RD

HAMBURG RD

SPENCETT WOODS RD

DOWNY BOG CT

AGAPE CT

GALAXY RD

# Case # BZA-11-22-00622

## BZA Meeting of December 5, 2022

### Subject Property: 3321 Ladson Road – North Area

**Proposal: Variance request to exceed the maximum height requirement for the new Ladson Elementary School.**





# Subject Property



# Subject Property



# Ladson Road



**Staff Review:**

The applicant and property owner, Angela Barnette of Charleston County School District, represented by Margie Longshore of SMHa, Inc., is requesting a variance to exceed the maximum height requirement in the General Office (GO) Zoning District for the new Ladson Elementary School at 3321 Ladson Road (TMS # 390-00-00-079) in the North Area of Charleston County. The maximum height in the GO Zoning District is 35 feet or 2.5 stories, whichever is less. The proposed height of the new Ladson Elementary School is approximately 41 feet.

The 19.13-acre subject property is located in the General Office (GO) Zoning District. Adjacent properties to the east are located in the GO Zoning District and the Industrial (IN) Zoning District. Adjacent properties to the south are located in the Low Density Residential (R-4) Zoning District. Adjacent properties to the west are located in the R-4, IN, and Community Commercial (CC) Zoning Districts.

The proposed school project is currently in the Site Plan Review process (ZSPR-06-22-00740). The site contains the existing Ladson Elementary School building. The proposed plan is to add a new school building. The existing building will remain. Staff parking will be added to the north and west of the existing building, in an area that is heavily wooded.

The applicant's letter of intent explains, *"Request for Variance to Charleston County Zoning Ordinance Article 4.18 GO Maximum Height limit. For construction of a New Ladson Elementary School, the majority of the new structure falls under the 35' height limit. A small portion of the new 2-story school would exceed the allowable height of 35' (13% of the building footprint area exceeds the 35' height limit). The majority of the new building that exceeds the height limit is 37'-3" high, and a small portion (highest point of a sloped roof) is 41'-4" high. The new building is set to the rear of the existing school (which will remain in place) and will be over 570' off of Ladson Road. Exhibit drawings are attached (sheets A302.1 and A302.2)."*

The applicant is requesting a total of two (2) variances:

**1. Case # BZA-11-22-00621:** Variance request to remove four (4) Grand Trees and to encroach more than twenty-five percent (25%) of the protected area of two (2) Grand Trees.

**2. Case # BZA-11-22-00622:** Variance request to exceed the maximum height requirement in the General Office (GO) Zoning District. The maximum height is 35 feet or 2.5 stories, whichever is less. The proposed height of the new Ladson Elementary School is approximately 41 feet.

**Applicable ZLDR requirement Case # BZA-11-22-00622:**

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.18 GO, General Office District, Sec. 4.18.3 Density/Intensity and Dimensional Standards states that the maximum height is 35 feet/2.5 stories, whichever is less.

**Applicable ZLDR Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:**

**Building Height** The vertical distance between the base flood elevation, or ground level if the Structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

1. The average height level between the eaves and the ridge line of a gable, hip or gambrel roof; or
2. The highest point of a mansard roof; or
3. The highest point of the coping of a flat roof.

Staff conducted a site visit on the subject property on November 14, 2022. Please review the attachments for further information regarding this request.

**BZA-11-22-00622: 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 19.13-acre property. The applicant's letter of intent states, "The Ladson school parcels are zoned GO, which includes a 35' height limit, or 2.5 stories (whichever is less). Surrounding parcels along Ladson Road are primarily zoned CC or IN, which allow a 55' height limit. For the school use, the 35' height limit creates coordination issues with the building's structural, mechanical, electrical, and fire protection systems in certain areas of the building." 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 may not generally apply to other property in the vicinity. The applicant's letter of intent states, "The conditions are unique to this property due to its educational use. Designing school buildings to meet current building codes increases the size of structural & mechanical systems (due to seismic/wind structural design & fresh air/ductwork requirements) and vertical clearance is required above ceilings for these systems to be installed in a coordinated manner." Therefore, the request may meet this criterion.**

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

**Response:** **The application of this Ordinance, Chapter 4 Base Zoning Districts, Article 4.18 GO, General Office District, Sec. 4.18.3 Density/Intensity and Dimensional Standards, may unreasonably restrict the utilization of the property. The applicant's letter of intent states, "For the school use, the 35' height limit creates coordination issues with the building's structural, mechanical, electrical, and fire protection systems for a new 2-story building. The school district is committed to providing equitable facilities for schools around the district, and the additional building height is needed to meet that goal." 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:** **The authorization of this variance request may not be of substantial detriment to the adjacent properties and to the public good, and the character of the OG Zoning District may not be harmed if the variance is granted. The applicant's letter of intent states, "The new 2-story building will be of significant benefit to the public good, by providing a new elementary school building for the Ladson community and will be designed to an equitable level with other new elementary schools throughout the district. The additional height requested provides additional height and space for building systems in the Media Center and along a central corridor - both areas will be utilized by the students on a daily basis and are integral to the performance of the school. The new building is set to the rear of the existing school (which will remain in place) and over 570' off Ladson Road." Therefore, the request may meet this criterion.**

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

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

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

**Response:** **The need for the variance may be the result of the applicant's own actions. However, the applicant's letter of intent contends, "The variance request**

*will allow for adequate vertical space within the building for coordination and installation of the new school building's structural, mechanical, electrical, and fire protection systems. Designing school buildings to meet current codes increases the size of structural & mechanical systems (due to seismic/wind structural design & fresh air/ductwork requirements) and vertical clearance is required above ceilings for these systems to be installed in a coordinated manner."* **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:** **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an unnecessary hardship. In addition, the applicant's letter of intent states, "The area of the building for which the height increase requested is minimal, and the variance request does not conflict with other zoning requirements."** Therefore, the request may meet this criterion.

**Board of Zoning Appeals' Action:**

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

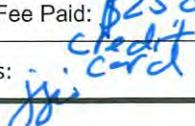
In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health,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

The Board of Zoning Appeals may approve, approve with conditions or deny Case BZA-11-22-00622 [Variance request to exceed the maximum height requirement in the General Office (GO) Zoning District for the new Ladson Elementary School at 3321 Ladson Road (TMS # 390-00-00-079) in the North Area of Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following condition:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**



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

<b>Property Information</b>			
Subject Property Address: 3321 Ladson Road, Ladson, SC 29456			
Tax Map Number(s): 390-00-00-079			
Current Use of Property: Educational (Elementary School)			
Proposed Use of Property: Educational (Elementary School)			
<b>Applicant Information (Required)</b>			
Applicant Name (please print): Angela Barnette			
Name of Company (if applicable): Charleston County School District			
Mailing Address: 3999 Bridge View Drive			
City: Charleston	State: SC	Zip Code: 29405	
Email Address: angela_barnette@charleston.k12.sc.us		Phone #: 843-566-1995	
Applicant Signature: 		Date: 10/26/2022	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Margie Longshore, SMHa, Inc.			
Mailing Address: 400 Hibben Street			
City: Mount Pleasant	State: SC	Zip Code: 29464	
Email Address: m.longshore@smha.com		Phone #: 843-972-6070	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: 60	Flood Zone: X (280K)	Date Filed: 11/3/2022	Fee Paid: \$250
Application #: BZA-11-22-00622	TMS #: 390-00-00-079	Staff Initials: 	



**Description of Request**

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

Request for Variance to Charleston County Zoning Ordinance Article 4.18 GO Maximum Height limit. For construction of a New Ladson Elementary School, the majority of the new structure falls under the 35' height limit. A small portion of the new 2-story school would exceed the allowable height of 35' (13% of the building footprint area exceeds the 35' height limit). The majority of the new building that exceeds the height limit is 37'-3" high, and a small portion (highest point of a sloped roof) is 41'-4" high. The new building is set to the rear of the existing school (which will remain in place) and will be over 570' off of Ladson Road. Exhibit drawings are attached (sheets A302.1 and A302.2).

**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 Ladson school parcels are zoned GO, which includes a 35' height limit, or 2.5 stories (whichever is less). Surrounding parcels along Ladson road are primarily zoned CC or IN, which allow a 55' height limit. For the school use, the 35' height limit creates coordination issues with the building's structural, mechanical, electrical, and fire protection systems in certain areas of the building.

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

The conditions are unique to this property due to its educational use. Designing school buildings to meet current building codes increases the size of structural & mechanical systems (due to seismic/wind structural design & fresh air / ductwork requirements) and vertical clearance is required above ceilings for these systems to be installed in a coordinated manner.

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

For the school use, the 35' height limit creates coordination issues with the building's structural, mechanical, electrical, and fire protection systems for a new 2-story building. The school district is committed to providing equitable facilities for schools around the district, and the additional building height is needed to meet that goal.

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 new 2-story building will be of significant benefit to the public good, by providing a new elementary school building for the Ladson community, and will be designed to an equitable level with other new elementary schools throughout the district. The additional height requested provides additional height and space for building systems in the Media Center and along a central corridor -- both areas will be utilized by the students on a daily basis and are integral to the performance of the school. The new building is set to the rear of the existing school (which will remain in place) and over 570' off Ladson Road.

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. The property use will remain the same - Institutional / Educational, does not extend a Nonconforming Use, and does not change the zoning district boundaries.

6. Is the need for the variance the result of applicant's own actions? Explain:

The variance request will allow for adequate vertical space within the building for coordination and installation of the new school building's structural, mechanical, electrical, and fire protection systems. Designing school buildings to meet current codes increases the size of structural & mechanical systems (due to seismic/wind structural design & fresh air / ductwork requirements) and vertical clearance is required above ceilings for these systems to be installed in a coordinated manner.

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

No. The area of the building for which the height increase requested is minimal, and the variance request does not conflict with other zoning requirements.

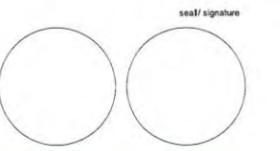
In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health,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

project number **2132.00**

**NEW LADSON  
ELEMENTARY  
SCHOOL**

PHASE 2  
BUILDING 0602

3321 Ladson Rd  
Ladson, SC 29456



phase	date of issue
CONSTRUCTION DOCUMENTS	05.20.22

rev no.	description	revisions	date

key plan  
sheet 01b  
**OVERALL ELEVATIONS -  
HEIGHT VARIANCE**

sheet number  
**A301.2**

G  
F  
E  
D  
C  
B  
A



1 BUILDING ELEVATION - NORTH



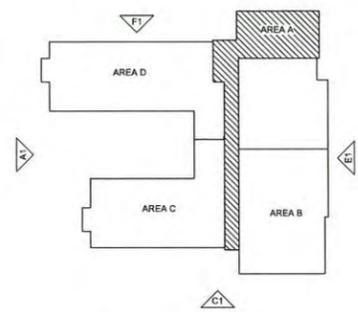
2 BUILDING ELEVATION - EAST



3 BUILDING ELEVATION - SOUTH



4 BUILDING ELEVATION - WEST



**ROOF DIAGRAM**  
HATCHED AREA INDICATES ROOF ABOVE 35' (13%)

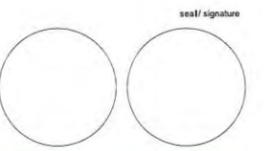
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION  
ALL RIGHTS RESERVED  
MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
401 HIBBEN STREET MOUNT PLEASANT SOUTH CAROLINA  
SMHA, Inc.  
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project number **2132.00**

**NEW LADSON  
ELEMENTARY  
SCHOOL**

PHASE 2  
BUILDING 0602

3321 Ladson Rd  
Ladson, SC 29456



phase **CONSTRUCTION DOCUMENTS** date of issue **05.20.22**

rev no.	description	revisions date

key plan  
sheet 01b  
**3D VIEWS - HEIGHT  
VARIANCE**

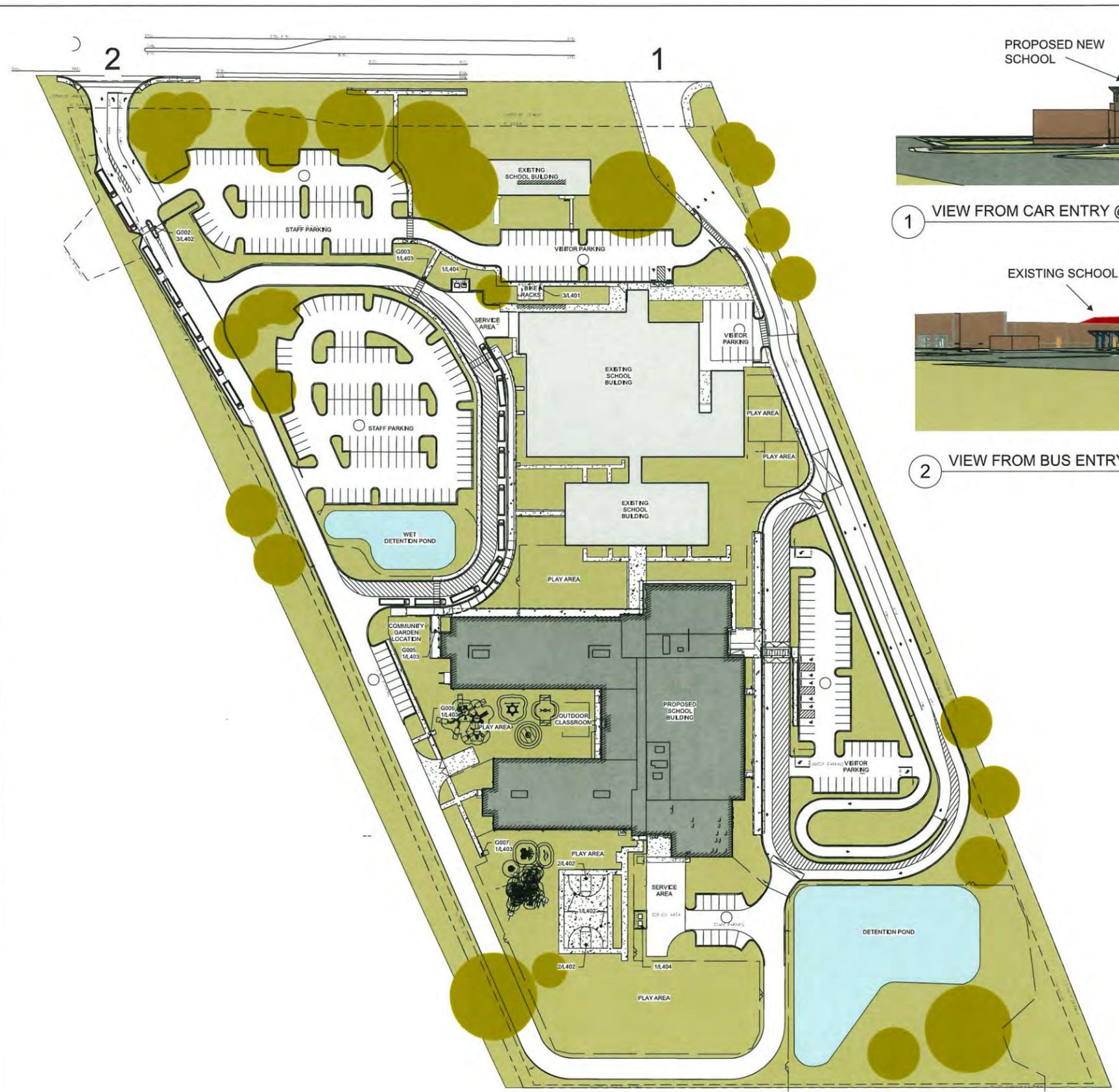
sheet number  
**A302.2**



1 VIEW FROM CAR ENTRY @ LADSON ROAD



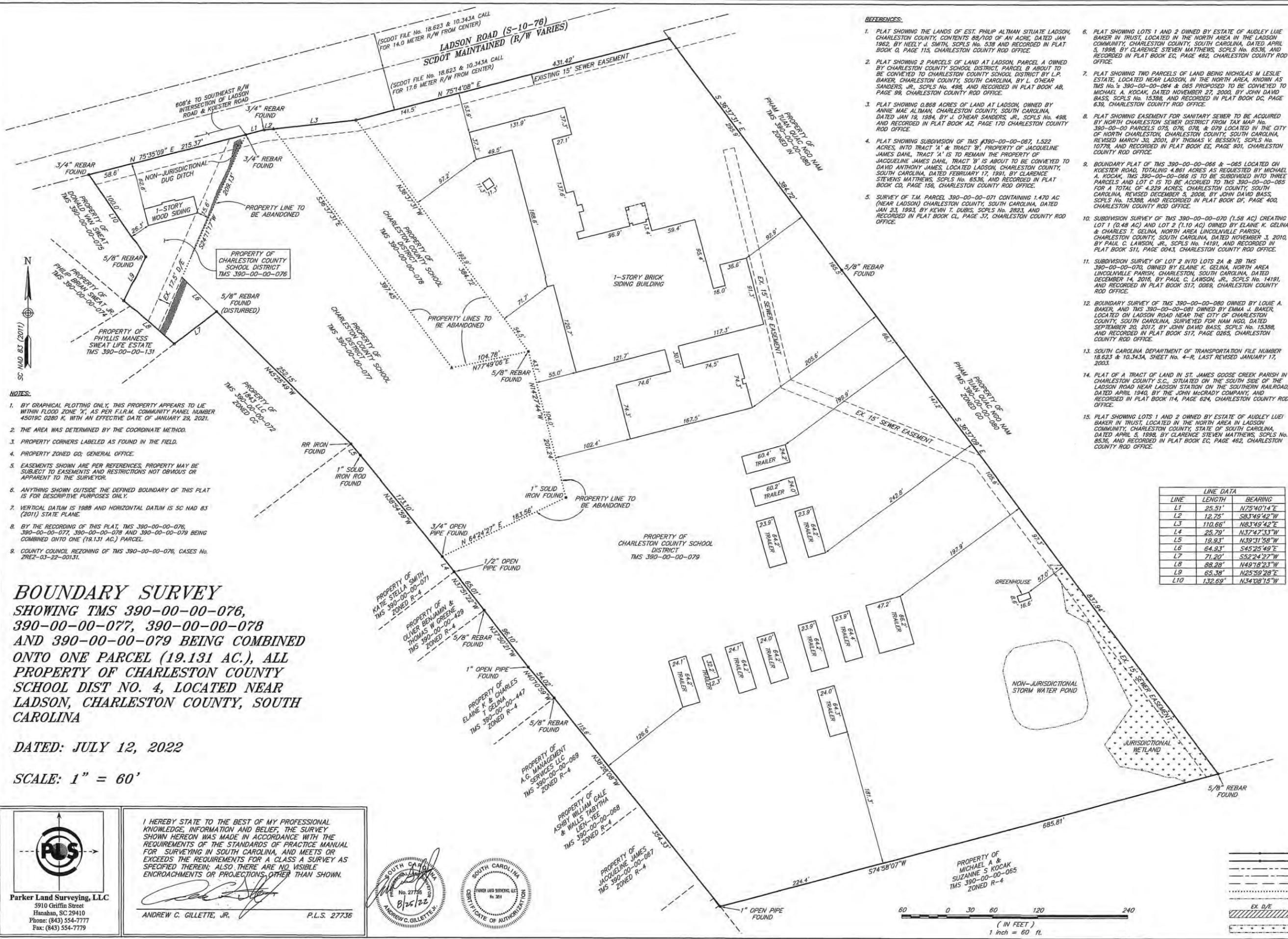
2 VIEW FROM BUS ENTRY @ LADSON ROAD



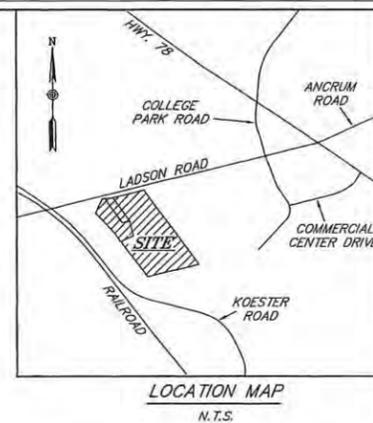
**A1** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'-0"

G  
F  
E  
D  
C  
B  
A

DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION  
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SMHA, INC.  
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- REFERENCES:**
- PLAT SHOWING THE LANDS OF EST. PHILIP ALTMAN SITUATE LADSON, CHARLESTON COUNTY, CONTAINS 88/100 OF AN ACRE, DATED JAN 1962, BY NEELY J. SMITH, SCPLS No. 538 AND RECORDED IN PLAT BOOK Q, PAGE 115, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING 2 PARCELS OF LAND AT LADSON, PARCEL A OWNED BY CHARLESTON COUNTY SCHOOL DISTRICT, PARCEL B ABOUT TO BE CONVEYED TO CHARLESTON COUNTY SCHOOL DISTRICT BY L.P. BAKER, CHARLESTON COUNTY, SOUTH CAROLINA, BY L. O'HEAR SANDERS, JR., SCPLS No. 498, AND RECORDED IN PLAT BOOK AB, PAGE 99, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING 0.888 ACRES OF LAND AT LADSON, OWNED BY ANNIE MAE ALTMAN, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JAN 19, 1984, BY L. O'HEAR SANDERS, JR., SCPLS No. 498, AND RECORDED IN PLAT BOOK AZ, PAGE 170 CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING SUBDIVISION OF TMS #390-00-00-087, 1.522 ACRES, INTO TRACT 'A' & TRACT 'B', PROPERTY OF JACQUELINE JAMES DAHL, TRACT 'A' IS TO REMAIN THE PROPERTY OF JACQUELINE JAMES DAHL, TRACT 'B' IS ABOUT TO BE CONVEYED TO DAVID ANTHONY JAMES, LOCATED LADSON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED FEBRUARY 17, 1991, BY CLARENCE STEVENS MATTHEWS, SCPLS No. 8536, AND RECORDED IN PLAT BOOK CD, PAGE 156, CHARLESTON COUNTY ROD OFFICE.
  - SURVEY OF T.M. PARCEL 390-00-00-071 CONTAINING 1.470 AC (NEAR LADSON) CHARLESTON COUNTY, SOUTH CAROLINA, DATED JAN 23, 1993, BY KEVIN T. DUBIS, SCPLS No. 2823, AND RECORDED IN PLAT BOOK CL, PAGE 37, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING LOTS 1 AND 2 OWNED BY ESTATE OF AUDLEY LUIE BAKER IN TRUST, LOCATED IN THE NORTH AREA IN THE LADSON COMMUNITY, CHARLESTON COUNTY, SOUTH CAROLINA, DATED APRIL 5, 1998, BY CLARENCE STEVEN MATTHEWS, SCPLS No. 8536, AND RECORDED IN PLAT BOOK EC, PAGE 462, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING TWO PARCELS OF LAND BEING NICHOLAS M LESLIE ESTATE, LOCATED NEAR LADSON, IN THE NORTH AREA, KNOWN AS TMS No. 390-00-00-064 & 065 PROPOSED TO BE CONVEYED TO MICHAEL A. KOCAK, DATED NOVEMBER 27, 2000, BY JOHN DAVID BASS, SCPLS No. 15398, AND RECORDED IN PLAT BOOK DC, PAGE 639, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING EASEMENT FOR SANITARY SEWER TO BE ACQUIRED BY NORTH CHARLESTON SEWER DISTRICT FROM TAX MAP No. 390-00-00 PARCELS 075, 076, 078, & 079 LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, REVISED MARCH 30, 2001, BY THOMAS V. BESSER, SCPLS No. 10778, AND RECORDED IN PLAT BOOK EE, PAGE 901, CHARLESTON COUNTY ROD OFFICE.
  - BOUNDARY PLAT OF TMS 390-00-00-086 & -085 LOCATED ON KOESTER ROAD, TOTALING 4.861 ACRES AS REQUESTED BY MICHAEL A. KOCAK, TMS 390-00-00-086 IS TO BE SUBDIVIDED INTO THREE PARCELS AND LOT C IS TO BE ACCRUED TO TMS 390-00-00-085 FOR A TOTAL OF 4.229 ACRES, CHARLESTON COUNTY, SOUTH CAROLINA, REVISED DECEMBER 5, 2008, BY JOHN DAVID BASS, SCPLS No. 15398, AND RECORDED IN PLAT BOOK DF, PAGE 400, CHARLESTON COUNTY ROD OFFICE.
  - SUBDIVISION SURVEY OF TMS 390-00-00-070 (1.58 AC) CREATING LOT 1 (0.49 AC) AND LOT 2 (1.10 AC) OWNED BY ELAINE K. GELINA & CHARLES T. GELINA, NORTH AREA LINCOLNVILLE PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED NOVEMBER 3, 2010, BY PAUL C. LAWSON, JR., SCPLS No. 14191, AND RECORDED IN PLAT BOOK SI1, PAGE 0043, CHARLESTON COUNTY ROD OFFICE.
  - SUBDIVISION SURVEY OF LOT 2 INTO LOTS 2A & 2B TMS 390-00-00-070, OWNED BY ELAINE K. GELINA, NORTH AREA LINCOLNVILLE PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED DECEMBER 14, 2016, BY PAUL C. LAWSON, JR., SCPLS No. 14191, AND RECORDED IN PLAT BOOK SI7, PAGE 0265, CHARLESTON COUNTY ROD OFFICE.
  - BOUNDARY SURVEY OF TMS 390-00-00-080 OWNED BY LOUIE A. BAKER, AND TMS 390-00-00-081 OWNED BY EMMA J. BAKER, LOCATED ON LADSON ROAD NEAR THE CITY OF CHARLESTON COUNTY, SOUTH CAROLINA, SURVEYED FOR MAM NGO, DATED SEPTEMBER 20, 2017, BY JOHN DAVID BASS, SCPLS No. 16398, AND RECORDED IN PLAT BOOK SI7, PAGE 0265, CHARLESTON COUNTY ROD OFFICE.
  - SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FILE NUMBER 18.623 & 10.343A, SHEET No. 4-R, LAST REVISED JANUARY 17, 2003.
  - PLAT OF A TRACT OF LAND IN ST. JAMES GOOSE CREEK PARISH IN CHARLESTON COUNTY S.C., SITUATED ON THE SOUTH SIDE OF THE LADSON ROAD NEAR LADSON STATION ON THE SOUTHERN RAILROAD, DATED APRIL 1940, BY THE JOHN McCRAID COMPANY, AND RECORDED IN PLAT BOOK I14, PAGE 624, CHARLESTON COUNTY ROD OFFICE.
  - PLAT SHOWING LOTS 1 AND 2 OWNED BY ESTATE OF AUDLEY LUIE BAKER IN TRUST, LOCATED IN THE NORTH AREA IN LADSON COMMUNITY, CHARLESTON COUNTY, STATE OF SOUTH CAROLINA, DATED APRIL 5, 1998, BY CLARENCE STEVEN MATTHEWS, SCPLS No. 8536, AND RECORDED IN PLAT BOOK EC, PAGE 462, CHARLESTON COUNTY ROD OFFICE.



**APPROVED PLAT**  
*James A. Miller*  
 Director of Planning  
 Charleston County Planning Commission  
 8E-02081 09-01-2022  
 Appl# Date

**RECORDED**  
 DATE: 9/22/2022 TIME: 10:23:53 AM  
 Book+Page: L22 0870 Decl#Type: Large Plat  
 Michael Miller, Register, Charleston County, SC

Record Fee: \$25.00  
 Postage: \$0.00  
 TOTAL: \$25.00  
 Drawer: Clerk

Location: LADSON RD

LINE	LENGTH	BEARING
L1	25.51'	N75°40'14"E
L2	12.75'	S83°49'42"W
L3	110.66'	N83°49'42"W
L4	25.79'	N37°47'33"W
L5	19.93'	N39°31'58"W
L6	84.93'	S45°25'49"E
L7	71.20'	S52°24'27"W
L8	88.28'	N49°18'23"W
L9	65.38'	N25°59'28"E
L10	132.69'	N34°08'15"W

- NOTES:**
- BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'X', AS PER F.L.R.M. COMMUNITY PANEL NUMBER 45019C 0280 K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
  - THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
  - PROPERTY CORNERS LABELED AS FOUND IN THE FIELD.
  - PROPERTY ZONED G0; GENERAL OFFICE.
  - EASEMENTS SHOWN ARE PER REFERENCES, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  - VERTICAL DATUM IS 1988 AND HORIZONTAL DATUM IS SC NAD 83 (2011) STATE PLANE.
  - BY THE RECORDING OF THIS PLAT, TMS 390-00-00-076, 390-00-00-077, 390-00-00-078 AND 390-00-00-079 BEING COMBINED ONTO ONE (19.131 AC.) PARCEL.
  - COUNTY COUNCIL REZONING OF TMS 390-00-00-076, CASES No. ZRE2-03-22-00131.

**BOUNDARY SURVEY**  
 SHOWING TMS 390-00-00-076,  
 390-00-00-077, 390-00-00-078  
 AND 390-00-00-079 BEING COMBINED  
 ONTO ONE PARCEL (19.131 AC.), ALL  
 PROPERTY OF CHARLESTON COUNTY  
 SCHOOL DIST NO. 4, LOCATED NEAR  
 LADSON, CHARLESTON COUNTY, SOUTH  
 CAROLINA

DATED: JULY 12, 2022  
 SCALE: 1" = 60'

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Andrew C. Gillette, Jr.*  
 ANDREW C. GILLETTE, JR. P.L.S. 27736

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