



Case # BZA-03-25-00853

Charleston County BZA Meeting of May 5, 2025

Applicant/Property Owner: Sean C. Carey

Additional Property Owners: April Lynn Carey, William Edward Carey, and Denise Rosemarie Carey

Property Location: 5524 Katy Hill Road – Wadmalaw Island

TMS#: 197-00-00-083

Zoning District: Agricultural Residential (AGR) Zoning District

Request:

Variance request to reduce the required 30' rear setback by 13.4' to 16.6' for an existing unpermitted detached accessory structure (16' x 40' 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 30' rear setback.*



## CHAPTER 4 | BASE ZONING DISTRICTS

### ARTICLE 4.9 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

#### Sec. 4.9.1 Purpose and intent

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

#### Sec. 4.9.2 Use Regulations

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

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

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

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

Effective on: 9/10/2017, as amended

#### Sec. 4.9.4 Other Regulations

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

#### Sec. 4.9.5 Settlement Areas

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

AG-15

SUBJECT PROPERTY

GILGRIM RD

AGR

083

KATY HILL RD

DAMON  
AV

DEAS  
ESTATE RD

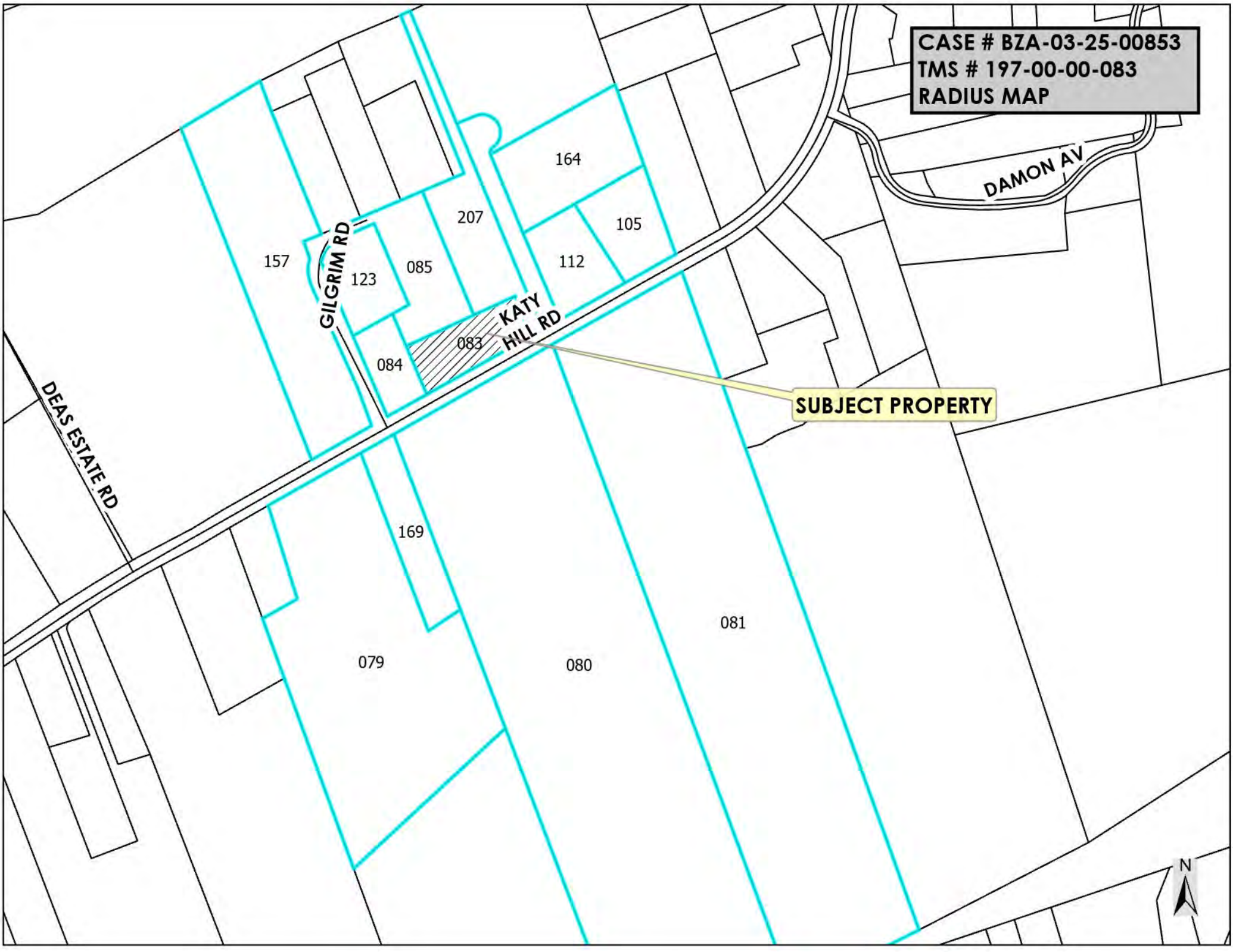


**Legend**

- Parcel Boundaries
- SUBJECT PROPERTY
- Zoning Districts
  - AG-15; AGRICULTURAL PRESERVATION
  - AGR; AGRICULTURAL RESIDENTIAL



CASE # BZA-03-25-00853  
TMS # 197-00-00-083  
RADIUS MAP



SUBJECT PROPERTY





CASE # BZA-03-25-00853  
TMS # 197-00-00-083  
AERIAL MAP

SUBJECT PROPERTY

083

KATY HILL RD

GILGIM RD





CASE # BZA-03-25-00853  
TMS # 197-00-00-083  
AERIAL MAP

SUBJECT PROPERTY

GILGRIM RD

KATY HILL RD

083





**Case # BZA-03-25-00853**

**BZA Meeting of May 5, 2025**

**Subject Property: 5524 Katy Hill Road – Wadmalaw Island**

**Proposal: Variance request to reduce the required 30' rear setback for an existing unpermitted detached accessory structure.**



# Subject Property

## Unpermitted (16' x 40') Shed





# Subject Property

**Unpermitted Shed**



**Single-Family Residence**





Staff Review:

The applicant and property owner, Sean C. Carey, is requesting a variance to reduce the required 30' rear setback by 13.4' to 16.6' for an existing unpermitted detached accessory structure (16' x 40' shed) at 5524 Katy Hill Road (TMS # 197-00-00-083) on Wadmalaw Island in Charleston County. Additional property owners are April Lynn Carey, William Edward Carey, and Denise Rosemarie Carey. The subject property and surrounding properties are located in the Agricultural Residential (AGR) Zoning District.

The property is 1.00 acre and contains a single-family residence that was constructed in 2007 per Charleston County records. The property also contains an unpermitted detached accessory structure (16' x 40' shed) that is located 16.6' from the rear property line. Based on aerial photographs, the shed was constructed sometime between 2021 and 2023. The Carey family has owned the property since March 1, 2022.

Applicable ZLDR requirements:

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

Staff conducted a site visit of the subject property on April 16, 2025. Please review the attachments for further information regarding this request.

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

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

Response: There may be extraordinary and exceptional conditions pertaining to the 1.00-acre subject property because the buildable area is limited. The **applicant's letter of intent** states, **"The property is broad side to the road, with a 326ft roadside. With the 50 ft street set back and the side and back property setbacks, this leaves the buildable property to approximately 40% of the land. With the current house position, well pump location, septic and drain field locations, this leaves limited room for property improvements. **Therefore**, the request may meet this criterion.**

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

Response: These conditions do not generally apply to other properties in the vicinity. **The applicant's letter of intent states, "This condition is unique to this property along Katy Hill Road. All of the adjacent properties have the shortest side of the property to the road, minimizing the amount that the **street side setback restricts on each other 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, Chapter 4 Base Zoning Districts, Article 4.9 AGR, Agricultural Residential District, Sec. 4.9.3 Density/Intensity and Dimensional Standards to 5524 Katy Hill Road would prohibit the accessory structure to remain in the current location. Therefore, the request may meet this criterion.

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

Response: Authorization of this request may not be of substantial detriment to adjacent properties or to the public good, and the character of the Agricultural Residential (AGR) Zoning District may not be harmed if this variance is granted. **The applicant's letter of intent states, "The authorization of a variance will not be a substantial detriment to the adjacent properties. The rear properties are owned by the same individual and both properties have existing 80+ft of wooded buffer to this area. For the public good, it is moving the buildable area further from the street. The character of the zoning district will not be harmed if this variance is granted this area of Katy hill is mostly residential property."** 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 if the structure was constructed after they purchased the property on March 1, 2022. The **applicant's letter of intent** states, "The request for the variance is a result of our want to continue to make improvements to the **property.**" 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. 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).

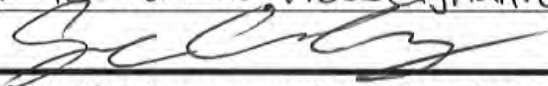

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health,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

The Board of Zoning Appeals may approve, approve with conditions or deny the Case # BZA-03-25-00853 [Variance request to reduce the required 30' rear setback by 13.4' to 16.6' for an existing unpermitted detached accessory structure (16' x 40' shed) at 5524 Katy Hill Road (TMS # 197-00-00-083) on Wadmalaw 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 BZA decides to approve the application, Staff recommends the following condition:

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

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

APPLICATION Pg 1


<b>Property Information</b>			
Subject Property Address: 5524 KATY HILL ROAD			
Tax Map Number(s): 197-00-00-083			
Current Use of Property: RESIDENTIAL			
Proposed Use of Property: RESIDENTIAL			
Zoning Variance Description: REAR SETBACK EXTENSION			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): SEAN C. CARSEY			
Name of Company (if applicable):			
Mailing Address: 5524 KATY HILL ROAD			
City: WADMALAW ISLAND		State: SC	Zip Code: 29487
Email Address: seasidehomeservices@gmail.com		Phone #: 843.696.4296	
Applicant Signature: 			Date: 03/03/25
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:		State:	Zip Code:
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:		State:	Zip Code:
Property Owner(s) Email Address:		Phone #:	
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District: AGR	Flood Zone: X(645K)	Date Filed: 3/24/25	Fee Paid: 250
Application #: BZA-03-25-00853		TMS #: 197-00-00-083	Staff Initials: 



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

<b>Property Information</b>			
Subject Property Address: 5524 Katy Hill Road			
Tax Map Number(s): 197-00-00-083			
Current Use of Property: Residential			
Proposed Use of Property: Residential			
Zoning Variance Description: Rear Setback Extension			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Sean C. Carey			
Name of Company (if applicable):			
Mailing Address: 5524 Katy Hill Road			
City: Wadmalaw Island		State: SC	Zip Code: 29487
Email Address: apn1ncharleston@aol.com		Phone #: 843 460 5566	
Applicant Signature: April Carey		Date: 3/03/25	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:		State:	Zip Code:
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:		State:	Zip Code:
			Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
<b>FOR OFFICE USE ONLY:</b>			
Zoning District:		Flood Zone:	Date Filed:
Application #:		TMS #:	Staff Initials:

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

<b>Property Information</b>			
Subject Property Address: 5524 Katy Hill Road			
Tax Map Number(s): 177-00-00-083			
Current Use of Property: Residential			
Proposed Use of Property: Residential			
Zoning Variance Description: Rear Setback Extension			
<b>Applicant Information</b> (Required)			
Applicant Name (please print): Sean C Carey			
Name of Company (if applicable):			
Mailing Address: 5524 Katy Hill Road			
City: Wadmalaw Island		State: SC	Zip Code: 29487
Email Address: billdeniscarey@gmail.com		Phone #: 352 250 9176	
Applicant Signature: 		Date: 3/03/25	
<b>Representative Information</b> (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent</b> (Complete only if the Applicant is not the owner of the property.)			
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:	Flood Zone:	Date Filed:	
Application #:	TMS #:	Staff Initials:	



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

<b>Property Information</b>			
Subject Property Address: 5524 Katy Hill Road			
Tax Map Number(s): 177-00-00-083			
Current Use of Property: Residential			
Proposed Use of Property: Residential			
Zoning Variance Description: Rear Setback Extension			
<b>Applicant Information</b> <small>(Required)</small>			
Applicant Name (please print): Sean C Carey			
Name of Company (if applicable):			
Mailing Address: 5524 Katy Hill Road			
City: Wadmalaw Island		State: SC	Zip Code: 29487
Email Address: billdenisecarey@gmail.com		Phone #: 352 250 9176	Date: 3/03/25
Applicant Signature: <i>Sean Carey</i>			
<b>Representative Information</b> <small>(Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)</small>			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
<b>Designation of Agent</b> <small>(Designate the person who will represent you in this application.)</small>			
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:	Flood Zone:	Date Filed:	
Application #:	TMS #:	Staff Initials:	

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:

SEE ATTACHMENT

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?

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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.



### **Description of Request**

We propose to extend only the rear setback of the property to 15ft instead of the current 30ft.

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

1. The property is broad side to the road, with a 326ft roadside. With the 50 ft street set back and the side and back property setbacks, this leaves the buildable property to approximately 40% of the land. With the current house position, well pump location, septic and drain field locations, this leaves limited room for property improvements.
2. This condition is unique to this property along Katy Hill Road. All of the adjacent properties have the shortest side of the property to the road, minimizing the amount that the street side setback restricts on each other property.
3. The utilization of the property would increase for its intended residential use.
4. The authorization of a variance will not be a substantial detriment to the adjacent properties. The rear properties are owned by the same individual and both properties have existing 80+ft of wooded buffer to this area. For the public good, it is moving the buildable area further from the street. The character of the zoning district will not be harmed if this variance is granted this area of Katy hill is mostly residential property.
5. This variance does meet this criteria, the intention of this variance is to allow permitted use of a residential property.
6. The request for the variance is a result of our want to continue to make improvements to the property.
7. The variance does not substantially conflict with the Charleston County Comprehensive Plan. The variance is for extended are use of the property not a change in type of use of the property.

SITE PLAN



**A.H. SCHWACKE & ASSOCIATES**  
LAND SURVEYING & CONSTRUCTION LAYOUT  
1075 FRAMPTON AVE. PH. 843-762-7005 FAX 843-762-0109  
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

**REFERENCE:**

PLAT BY: J. O'HEAR SANDERS  
DATED: APRIL 16, 1980  
BOOK: AP PAGE: 132  
RMC CHAS. CO.

PLAT BY: JAMES G. PENNINGTON  
DATED: NOVEMBER 8, 1999  
BOOK: ED PAGE: 634  
RMC CHAS. CO.

PLAT BY: ROBERT L. FRANK  
DATED: JANUARY 31, 2002  
BOOK: DD PAGE: 139  
RMC CHAS. CO.

TAX MAP No. 197-00-00-083  
No. 5524 KATY HILL ROAD  
Requested by: APRIL CAREY,  
SEASIDE HOME SERVICES

**NOTES:**

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE CHARLESTON COUNTY BUILDING & PLANNING DEPARTMENT. THE BUILDING & PLANNING DEPARTMENT RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AS PER FEMA FLOOD MAPS.  
PANEL No. 45019C 00428  
DATED: JANUARY 29, 2021  
COMMUNITY No. 455413

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

**SURVEYOR'S CERTIFICATION**

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

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

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

KM23 / 23228



**KATY HILL ROAD (50' R/W)**  
(S-10-2071)

**LOT AREA**  
42871.1 Sq. Feet  
0.98 Acres

**LEGEND:**

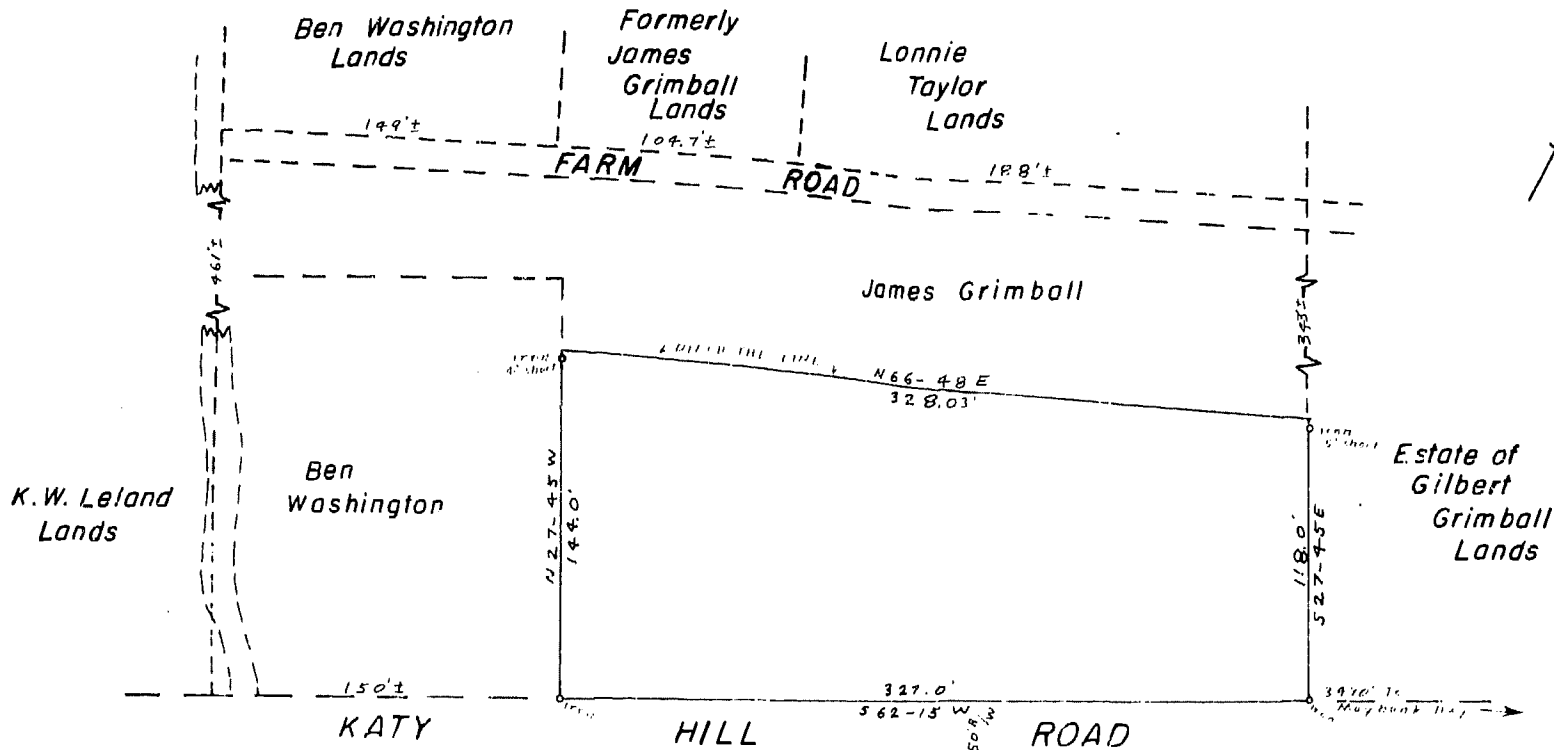
- I.O. IRON OLD (FOUND)
- EBOX ELECTRIC BOX
- FP FIRE PIT
- LP LIGHT POLE
- PP POWER POLE
- PT PROPANE TANK

**AS-BUILT SURVEY**  
**SHOWING GRAND TREES**  
**PART LIBERIA**  
**LOCATED IN WADMALAW**  
**CHARLESTON COUNTY, SOUTH CAROLINA**



DATE: AUGUST 28, 2023 SCALE: 1" = 20'





Charleston, South Carolina  
Office of Register Mesne Conveyance

Plat registered on 25 day of April 1980 at  
1:52 p.m. in AP 132, and tracing cloth  
copy filed in 17 13 Drawing  
No. 17 13 (white print) delivered  
to James Gadsden Jr.

I, J. O'HEAR SANDERS, JR., A REGISTERED SURVEYOR  
IN THE STATE OF S.C., HEREBY CERTIFY THAT I HAVE  
SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS  
PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY  
THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED  
AND THAT THE PRECISION IS 1:3882.

*John Sanders Jr.*  
Surveyor S.C. Reg. 4117

NOTE:  
(1) NO PUBLIC WATER OR SANITARY SEWER AVAILABLE  
TO THIS LAND.  
(2) AREA 1.0 ACRE  
(3) CHARLESTON COUNTY TAX NO. 197-0-0-B

State of South Carolina  
County of Charleston

*Robert R. King*  
Register Mesne Conveyance

Showing 1.0 Acre of land on  
Wadmalaw Island owned by  
James Gadsden

Dec. 1, 1970  
Revised Apr. 16, 1980

*J. O'Heard Sanders Jr.*  
J. O'Heard Sanders, Jr.  
Surveyor S. C. Reg. 499

Scale 1"=60'

IB (2a)  
W. F. Kopsch (Charles Jr.)  
April 25, 1980  
# 8294

PLAT