



AGENDA
Regular Board of Zoning Appeals Meeting
Tuesday, June 16, 2026 at 6:00PM
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D
Goose Creek, South Carolina

BOARD MEMBERS: LISA ANAGNOSTOPOULOS, DAN GUZMAN, DON MASON, ROBERT SMITH, JEN WISE

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 797-6220.

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. BOARD OF ZONING APPEALS MEETING MINUTES MAY 19, 2026

III. NEW BUSINESS

- a. 2026-001-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO INCREASE THE MAXIMUM AREA ALLOWED FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD
- b. 2026-002-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO INCREASE THE MAXIMUM HEIGHT ALLOWED FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD
- c. 2026-003-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO REDUCE THE MINIMUM SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD

IV. CLOSING REMARKS & ADJOURNMENT



Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS MEMBERS

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to Purchase

Ordinance/Resolution Title

BOARD OF ZONING APPEALS MEETING MINUTES MAY 19, 2026

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
BOARD OF ZONING APPEALS
TUESDAY, MAY 19, 2026, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Lisa Anagnostopoulos (arrived at 6:14pm) Dan Guzman; Robert Smith; Jen Wise

Absent: Don Mason

Staff Present: Kendra Wise, Planning and Zoning Director; Emma Hall, Planner II; John Farrell, Planner II; Lili Ortiz-Ludlum, Administrative Assistant

II. APPROVAL OF MINUTES

a. BOARD OF ZONING APPEALS MEETING NOVEMBER 19, 2024

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Smith; **Seconded by** Board Member Guzman.

Discussion: None.

Vote: All voted in favor (3-0).

III. NEW BUSINESS

a. ELECTION OF CHAIR

Motion: A motion was made to nominate Jen Wise as Chair. **Moved by** Board Member Smith; **Seconded by** Board Member Guzman.

Discussion: None.

Vote: Motion passed (2-0). Chairperson Jen Wise abstained.

b. ELECTION OF VICE CHAIR

Motion: A motion was made to nominate Dan Guzman as Vice Chair. **Moved by** Board Member Smith; **Seconded by** Chairperson Wise.

Discussion: None.

Vote: Motion passed (2-0). Vice Chairperson Guzman abstained.

IV. EXECUTIVE SESSION

- a. EXECUTIVE SESSION IN ACCORDANCE WITH S.C. CODE SECTION 30-4-70 (A)(2) FOR REQUIRED ANNUAL BZA LEGAL TRAINING COVERED BY THE ATTORNEY CLIENT PRIVILEGE.

Motion: A motion was made to go into Executive Session. **Moved by** Board Member Smith; **Seconded by** Board Member Guzman.

Discussion: None.

Vote: All voted in favor (3-0).

The Board enter into Executive Session at 6:04pm. Board Member Anagnostopoulos arrived at 6:14pm.

Motion: A motion was made to come out of Executive Session. **Moved by** Board Member Smith; **Seconded by** Board Member Guzman.

Discussion: None.

Vote: All voted in favor (4-0).

The Board came out of Executive Session at 7:41pm. No votes or action were taken in Executive Session.

V. CLOSING REMARKS & ADJOURNMENT

No closing remarks were made.

Motion: A motion was made to adjourn. **Moved by** Board member Smith; **Seconded by** Board Member Guzman.

Vote: All in favor. The motion carried (4-0).

Chairperson Wise adjourned the meeting at approximately 7:42 p.m.

Jen Wise, Chair

Date: _____



Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS

From: KENDRA WISE, PLANNING DIRECTOR

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to Purchase

Ordinance/Resolution Title

2026-001-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO INCREASE THE MAXIMUM AREA ALLOWED FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



BOARD OF ZONING APPEALS

June 16, 2026, at 6:00 PM

City of Goose Creek Municipal Court, 519 N. Goose Creek Boulevard, Building D

Case Number: 2026-001-VAR

Subject Property:	408 Indigo Road (TMS# 234-06-04-042)
Zoning District:	Residential Mixed (RM)
Applicant:	Jason Matthewes
Property Owner:	Jason Matthewes
Requested Action:	Variance to increase the maximum area allowed for an accessory structure
Applicable Sections	§ 151-4.3(E)(1) Maximum Area for Accessory Structures
Of Zoning Ordinance:	§ 151-2.3(B)(2) Standard criteria for variance
Case History:	N/A

Staff Comments: The applicant is requesting a variance to increase the maximum area of the accessory structure to exceed the area allowed. The ordinance states that “the total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.” The area of the principal structure is 1,641 square feet. The total area permitted for an accessory structure at this location would be a maximum of 820.5 square feet. The total proposed area for the accessory structure is 929 square feet. The applicant is seeking a variance of 108.5 square feet for this request.

The parcel is comprised of approximately .184 acres and fronts Indigo Road. The rear of the parcel is located against Plantation North Boulevard. Zoning maps are included in the packet along with the application, a site survey, and photos provided by the applicant.

As a condition of approval, the applicant is required to demonstrate to the Board of Zoning Appeals (BZA) how the conditions found in § 151-2.3(B)(2) are met (enclosed). Should the Board approve this request, the following items shall be conditions of approval:

- Construction and/or operation to be in substantial conformance with the application and supporting materials submitted by the applicant and shall conform to all relevant development regulations, including but not limited to all fire and building codes;
- Following vacancy, abandonment, or discontinuance of this use for a period of twelve (12) consecutive months, the variance shall be considered completed and shall expire.

4:3 Accessory & Temporary Uses.

- (A) Intent.** This section provides additional regulations for the use of a subordinate structure, building, or use that is customarily associated with, and clearly incidental to, the primary structure, building, or use that is located on the same lot, as well as short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good.
- (B) Applicability.** Unless otherwise specified, the development of an accessory structure or temporary use requires the submittal of a permit application. Accessory structures may not be constructed prior to the construction of a primary building. The Zoning Administrator shall determine when a structure is accessory to the primary building of a lot. To determine that a structure or use is accessory, it must meet the following criteria:
- (1)** Clearly incidental and subordinate to the primary building in terms of area, size, function, use, height, and location.
 - (2)** Operated and maintained under the same ownership and on the same site as the primary building.
 - (3)** Generally found in conjunction with the principal use.
 - (4)** Use the same water, sanitary sewer, gas, and electric utilities as the principal use.
- (C) General Provisions.** Accessory uses, buildings, or structures shall comply with all development standards of the applicable zoning district unless otherwise specifically provided for in this section. Buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards. Construction standards shall meet code, where applicable, and exterior materials shall be sound. The exterior use of felt paper, shiny metal, tarps, and similar material is not permitted. All structures in commercial, industrial, mixed-use, and/or overlay districts shall follow the same development standards as the primary structure, including setbacks. Shipping containers shall not be permitted in residential districts and may only be used in commercial districts if permitted in an overlay district.
- (D) Location.** Unless otherwise specified, accessory structures, including swimming pools, shall not be located in any established front or corner yard or in front of the primary building line. Unless otherwise specified, accessory structures shall comply with all required front, corner, and side building setbacks but may encroach into a required rear setback up to within 5 feet of the rear lot line. Accessory uses, buildings, or structures shall not encroach upon any platted or recorded easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.
- (E) Maximum Area for Accessory Structures.**
- (1)** The total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.

Chapter 151: Zoning

2.3: Board of Zoning Appeals

(A) Establishment. The Board of Zoning Appeals is hereby established in accordance with state law under this Ordinance.

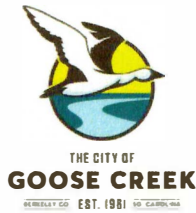
(B) Powers and Duties. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

(2) Variance. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a)** There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b)** These conditions do not generally apply to other property in the vicinity;
- (c)** 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; and
- (d)** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

(1) The board may 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 variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by this Ordinance.

(2) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use 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.



Variance Application

Today's Date 05/15/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

A variance may be granted by the Board of Zoning Appeals if the board finds the applicant demonstrates by competent, substantial evidence that the strict enforcement of any appropriate dimensional, development, design, or performance standard subject to a variance would result in unnecessary hardship.

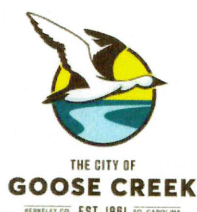
Checklist for All Applications

A complete variance application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	<u>JEM</u>	<u>KCW</u>
Supplemental documents/plans to demonstrate hardship to include a site plan and operations plan.	<u>JEM</u>	<u>KCW</u>
Payment of the required fee	<u>JEM</u>	<u>KCW</u>

An approval by the Board of Zoning Appeals in no way overrides other City development regulations (i.e. land development, building code, fire, stormwater)

Date Received (MM/DD/YYYY): <u>06/01/2026</u>	For staff use only	By: <u>Kendra C. White</u>
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Variance Application

1. Applicant Information

Name Jason Mathewes	
Company (if applicable)	
Address (Street, City, State, Zip) 408 Indigo Road Goose Creek South Carolina 29445	
Phone 843-437-9675	Email Mathewesj@att.net

2. Property Information

Address (including Suite/Unit/Space number, as appropriate) 408 Indigo Road Goose Creek South Carolina 29445	
Tax Map Reference Number(s) 234-06-04-042	
Tenant/Business Name Jason & Heather Mathewes	Current size of property (in acres) 0.184

3. Property Ownership

Does the applicant own the property? ☒ Yes ☐ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No

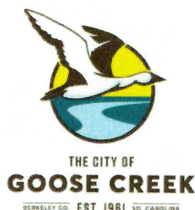
5. Requested Variance

List below each zoning standard from which a variance is requested (e.g. Section 3 RSF: Residential Single-Family District Front Yard Setback, min.), the requirement established in the zoning ordinance (e.g. 20 feet), and the requested varied requirement (e.g. 15 feet). Use additional sheets of paper if necessary.

Zoning Standard	Code Section	Requested Varied Requirement
Maximum Accessory Structure Size / Lot Coverage	Chapter 151, Section 4.3(E)(1)	Allow accessory structure footprint of 929 sq ft where 820.5 sq ft is permitted (108.5 sq ft variance)

519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220
www.cityofgoosecreek.com

Effective Date: 4/4/2024



Variance Application

6. Criteria for Variance

Before granting a variance, the decision making bodies must find that all of the following circumstances are true. Please describe how the requested variance demonstrates compliance with the decision standards in Section 2.3(B)(2) of the zoning ordinance below. (Continue on separate sheet of paper if necessary)

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The subject property is uniquely constrained due to the size, configuration, and existing development conditions of the lot. The lot dimensions and placement of existing improvements limit the ability to reasonably construct or maintain improvements while remaining fully compliant with every dimensional requirement. The requested variances are minor in nature and arise from the practical limitations of the property itself rather than an attempt to intensify use of the site.

2. These conditions do not generally apply to other property in the vicinity.

The specific dimensional constraints affecting this parcel are unique to this property's layout and development pattern. Nearby properties are not similarly impacted by the same combination of lot dimensions, placement limitations, and existing site conditions.

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.

Strict enforcement of the ordinance would create an unnecessary hardship by requiring substantial alteration, reduction, or reconstruction despite the minimal nature of the dimensional deviations requested. The structure remains residential in character and consistent with surrounding development patterns. The requested relief is the minimum necessary to allow reasonable use of the property.

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 district will not be harmed by the granting of the variance.

The requested variances will not negatively impact neighboring properties, public safety, drainage, traffic, visibility, or the general character of the neighborhood. The structure is compatible with surrounding residential development and the requested relief is minimal in scope. Approval of the variance would not create substantial detriment to adjacent property owners or alter the essential character of the district.

7. Signature

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review or scheduling of the application and that incomplete applications may be returned.

Signature of Applicant		<i>Jason E Mathews</i>
Print Name	<i>Jason E Mathews</i>	Date <i>6-01-2026</i>



**CREEK
COMPASS**
City of Goose Creek

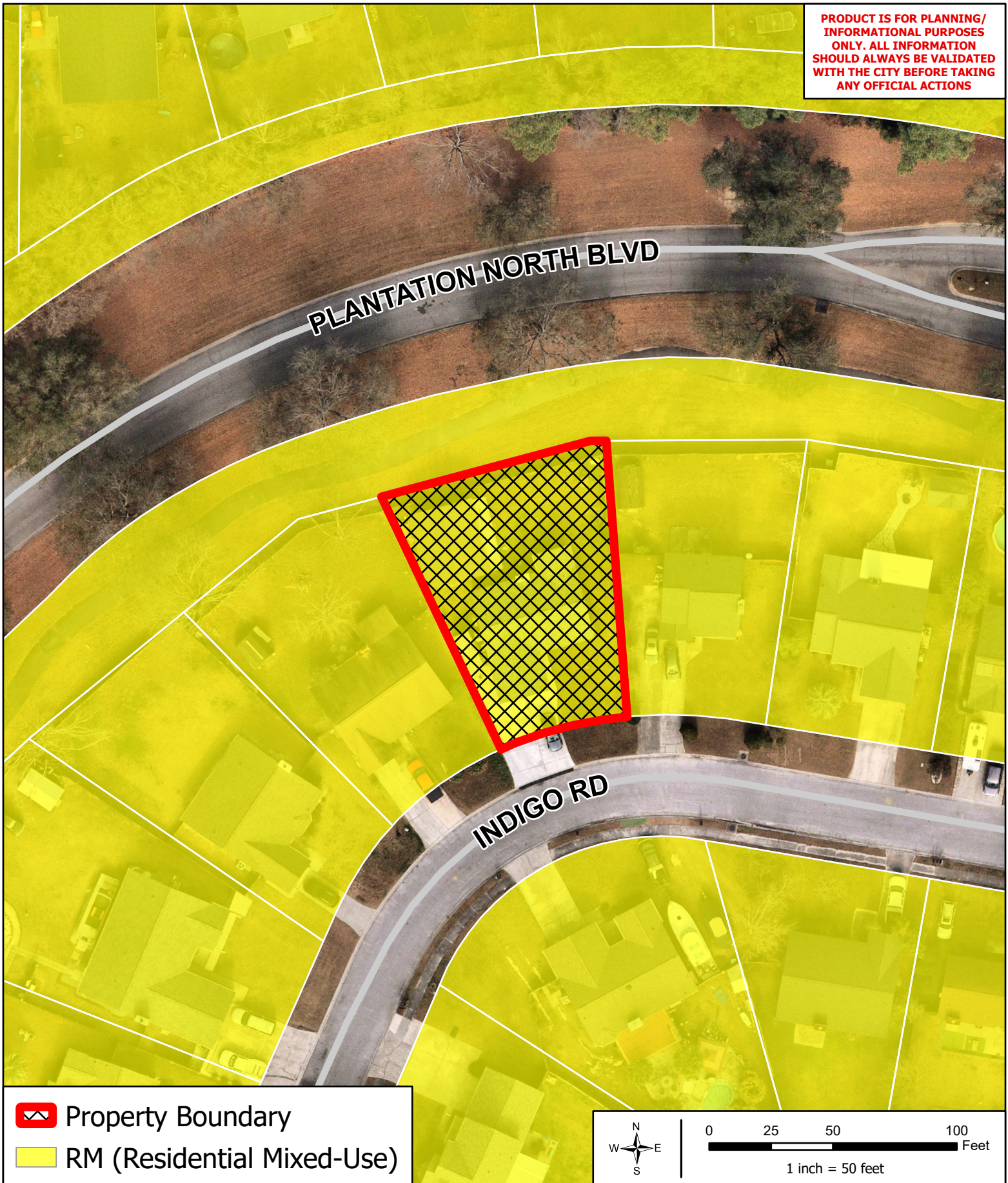
City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

408 Indigo Road

Vicinity Map

13

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WITH THE CITY BEFORE TAKING
ANY OFFICIAL ACTIONS



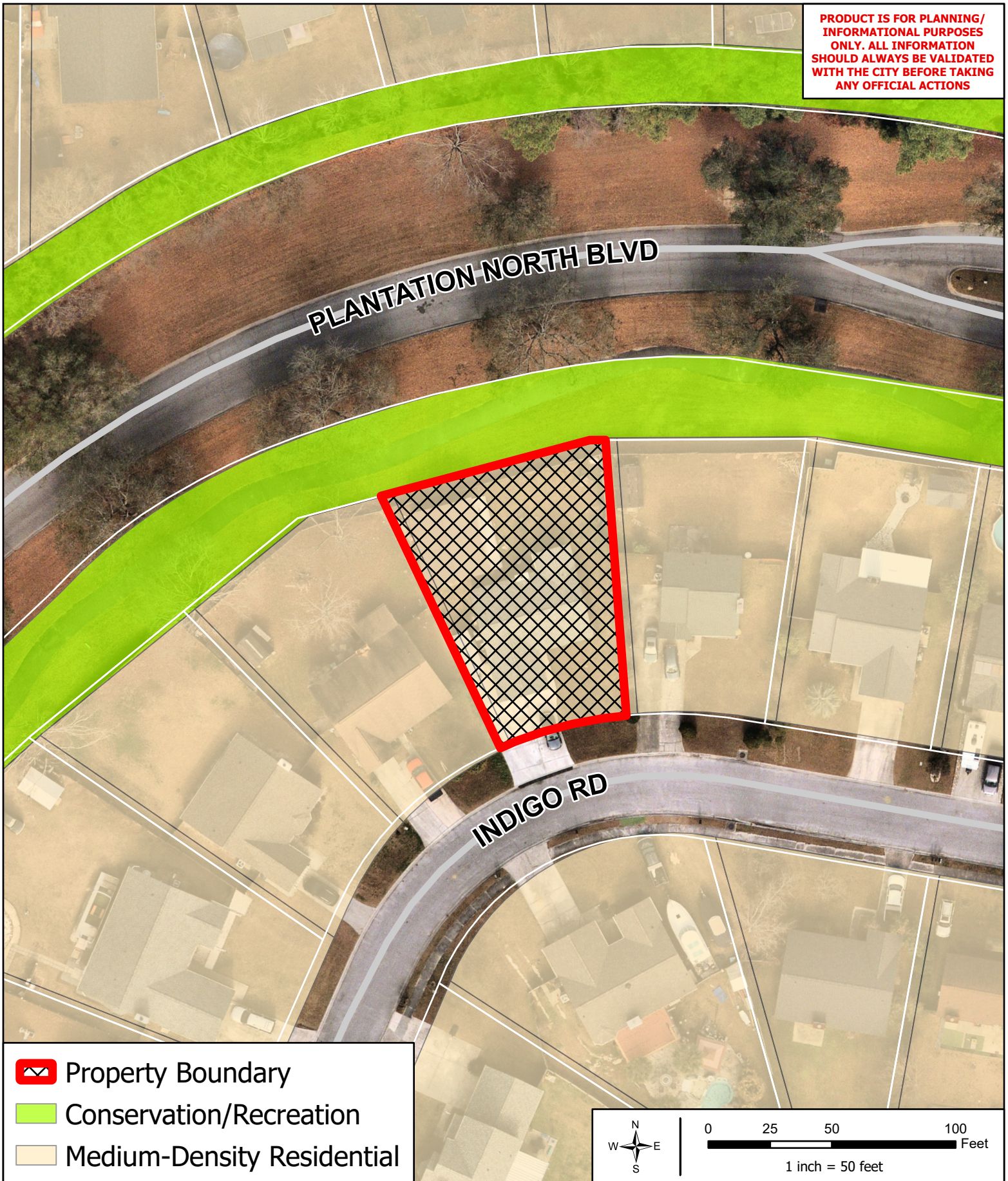
**CREEK
COMPASS**
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

408 Indigo Road

Goose Creek Zoning

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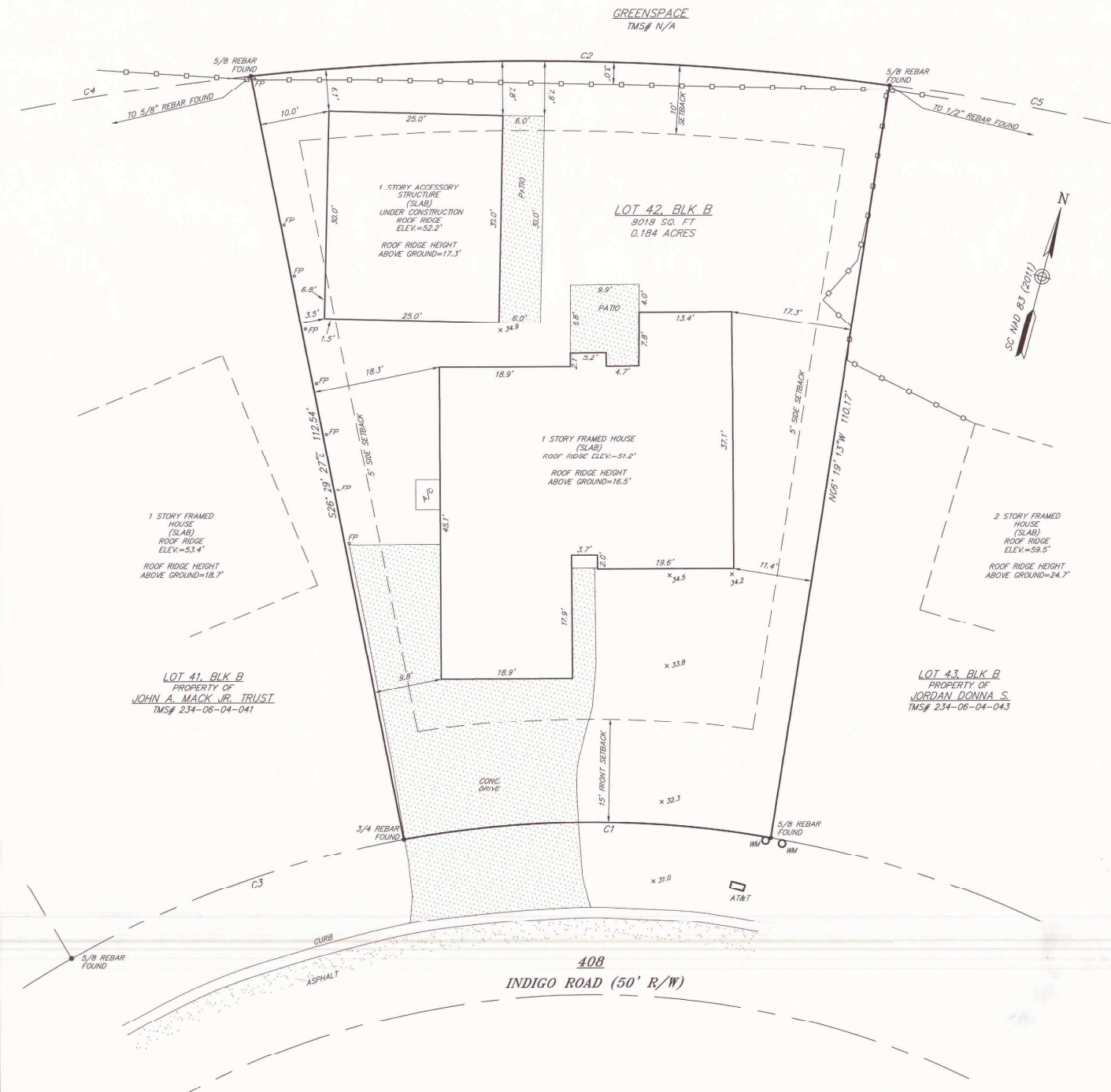
Future Land Use

PROPERTY LINE WITH PROPERTY CORNER,
MONUMENT FOUND (AS DESCRIBED)
CENTER LINE OF RIGHT OF WAY
ADJACENT PROPERTY LINE
RIGHT OF WAY LINE
SETBACK LINE
6' PRIVACY FENCE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	53.14	152.31	26.84	19°59'25"	S74° 30' 56"W	52.87
C2	92.13	390.03	46.26	13°32'03"	S75° 34' 43"W	91.92
C3	51.08	152.31	25.78	19°12'51"	S54° 55' 28"W	50.84
C4	61.93	390.03	46.13	13°20'26"	S61° 58' 43"W	61.62
C5	84.18	390.03	42.26	12°21'59"	S68° 28' 27"W	84.02

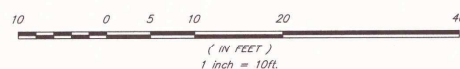
1. PLAT CAB G, PAGE 157, RECORDED IN THE
BERKELEY COUNTY R.O.D. OFFICE.
2. DEED RECORDED IN BOOK 6426, PAGE 208, IN THE
BERKELEY COUNTY ROD OFFICE.
3. BERKELEY COUNTY TAX MAP NO. 234-06-04-042
CURRENT OWNER: JASON MATHEWS

<u>LOT COVERAGE CALCULATIONS</u>	
MAIN HOUSE FOOTPRINT.....	1641 sqft
PATIO.....	107 sqft
PRIMARY DRIVES/WALKS.....	881 sqft
HVAC STAND.....	15 sqft
ACC. STRUCTURE FOOTPRINT.....	750 sqft
ACC. STRUCTURE PATIO.....	179 sqft
<u>TOTAL LOT COVERAGE.....</u>	
HIGHLAND AREA.....	3573 sqft
LOT COVERAGE PERCENTAGE.....	8018 sqft
	44.6 %

[illegible]

SHOWING THE EXISTING CONDITIONS OF INDIGO PLACE
SUBDIVISION PHASE II-B, LOT 42, TMS# 234-06-04-042
(0.184 AC), SURVEYED AT THE REQUEST OF JASON
MATHEWS, LOCATED IN GOOSE CREEK, BERKELEY COUNTY,
SOUTH CAROLINA.

SCALE: 1" = 10'



















Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS

From: KENDRA WISE, PLANNING DIRECTOR

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to Purchase

Ordinance/Resolution Title

2026-002-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO INCREASE THE MAXIMUM HEIGHT ALLOWED FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



BOARD OF ZONING APPEALS

June 16, 2026, at 6:00 PM

City of Goose Creek Municipal Court, 519 N. Goose Creek Boulevard, Building D

Case Number: 2026-002-VAR

Subject Property:	408 Indigo Road (TMS# 234-06-04-042)
Zoning District:	Residential Mixed (RM)
Applicant:	Jason Matthewes
Property Owner:	Jason Matthewes
Requested Action:	Variance to increase the maximum height allowed for an accessory structure
Applicable Sections	§ 151-4.3(C) General Provisions of Accessory and Temporary Uses
Of Zoning Ordinance:	§ 151-2.3(B)(2) Standard criteria for variance
Case History:	N/A

Staff Comments: The applicant is requesting a variance to increase the maximum height of the accessory structure to exceed the height of the principal structure. The ordinance states that “buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards.” The height of the accessory structure is 17 feet three (3) inches, and the height of the principal structure is 16 feet five (5) inches. The applicant is seeking a variance of 10 inches for this request.

The parcel is comprised of approximately .184 acres and fronts Indigo Road. The rear of the parcel is located against Plantation North Boulevard. Zoning maps are included in the packet along with the application, a site survey, and photos provided by the applicant.

As a condition of approval, the applicant is required to demonstrate to the Board of Zoning Appeals (BZA) how the conditions found in § 151-2.3(B)(2) are met (enclosed). Should the Board approve this request, the following items shall be conditions of approval:

- Construction and/or operation to be in substantial conformance with the application and supporting materials submitted by the applicant and shall conform to all relevant development regulations, including but not limited to all fire and building codes;
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4:3 Accessory & Temporary Uses.

- (A) Intent.** This section provides additional regulations for the use of a subordinate structure, building, or use that is customarily associated with, and clearly incidental to, the primary structure, building, or use that is located on the same lot, as well as short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good.
- (B) Applicability.** Unless otherwise specified, the development of an accessory structure or temporary use requires the submittal of a permit application. Accessory structures may not be constructed prior to the construction of a primary building. The Zoning Administrator shall determine when a structure is accessory to the primary building of a lot. To determine that a structure or use is accessory, it must meet the following criteria:
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- (C) General Provisions.** Accessory uses, buildings, or structures shall comply with all development standards of the applicable zoning district unless otherwise specifically provided for in this section. Buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards. Construction standards shall meet code, where applicable, and exterior materials shall be sound. The exterior use of felt paper, shiny metal, tarps, and similar material is not permitted. All structures in commercial, industrial, mixed-use, and/or overlay districts shall follow the same development standards as the primary structure, including setbacks. Shipping containers shall not be permitted in residential districts and may only be used in commercial districts if permitted in an overlay district.
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- (E) Maximum Area for Accessory Structures.**
- (1)** The total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.

Chapter 151: Zoning

2.3: Board of Zoning Appeals

(A) Establishment. The Board of Zoning Appeals is hereby established in accordance with state law under this Ordinance.

(B) Powers and Duties. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

(2) Variance. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a)** There are extraordinary and exceptional conditions pertaining to the particular piece of property;
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- (c)** 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; and
- (d)** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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**CREEK
COMPASS**
City of Goose Creek

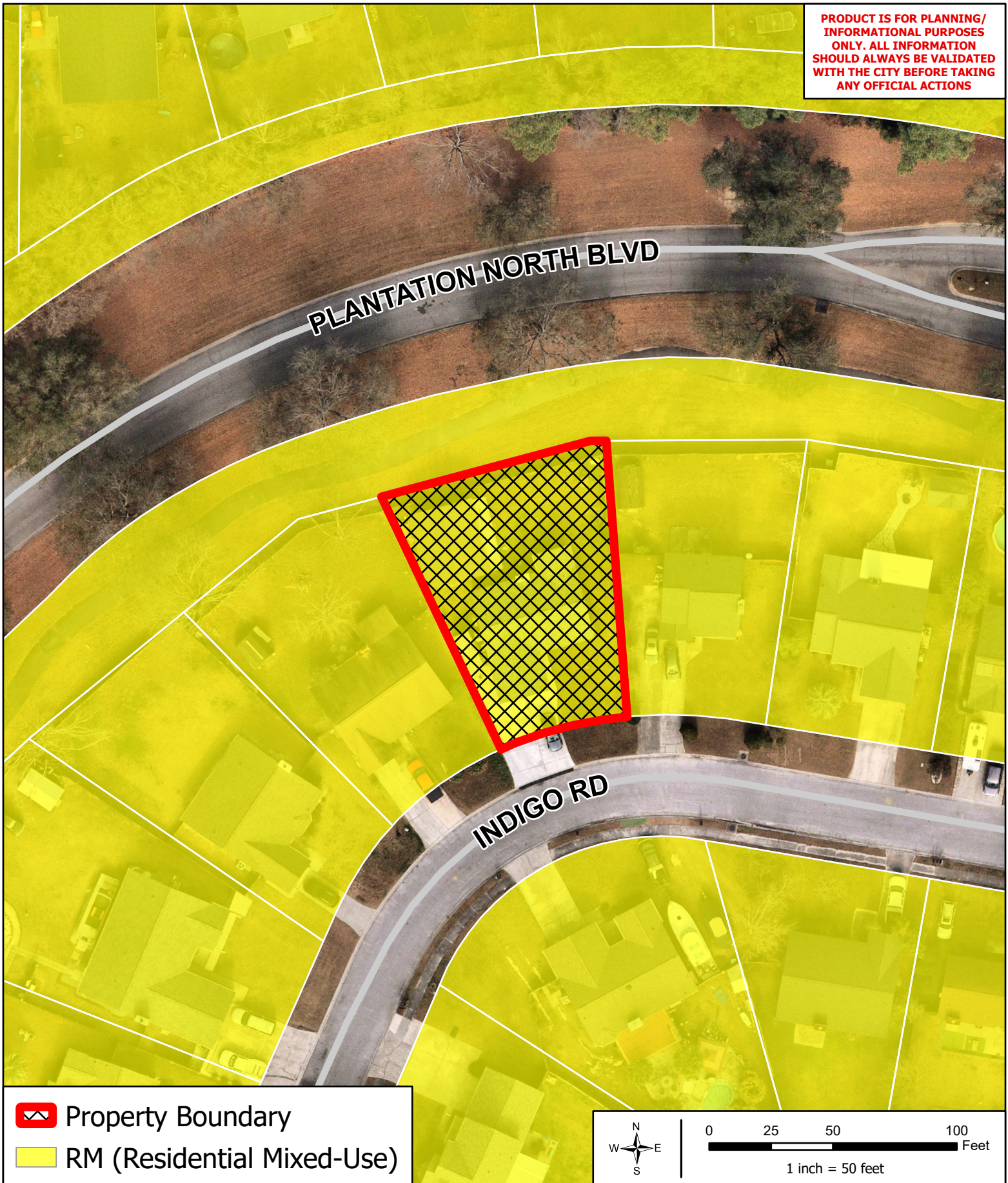
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408 Indigo Road

Vicinity Map

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**CREEK
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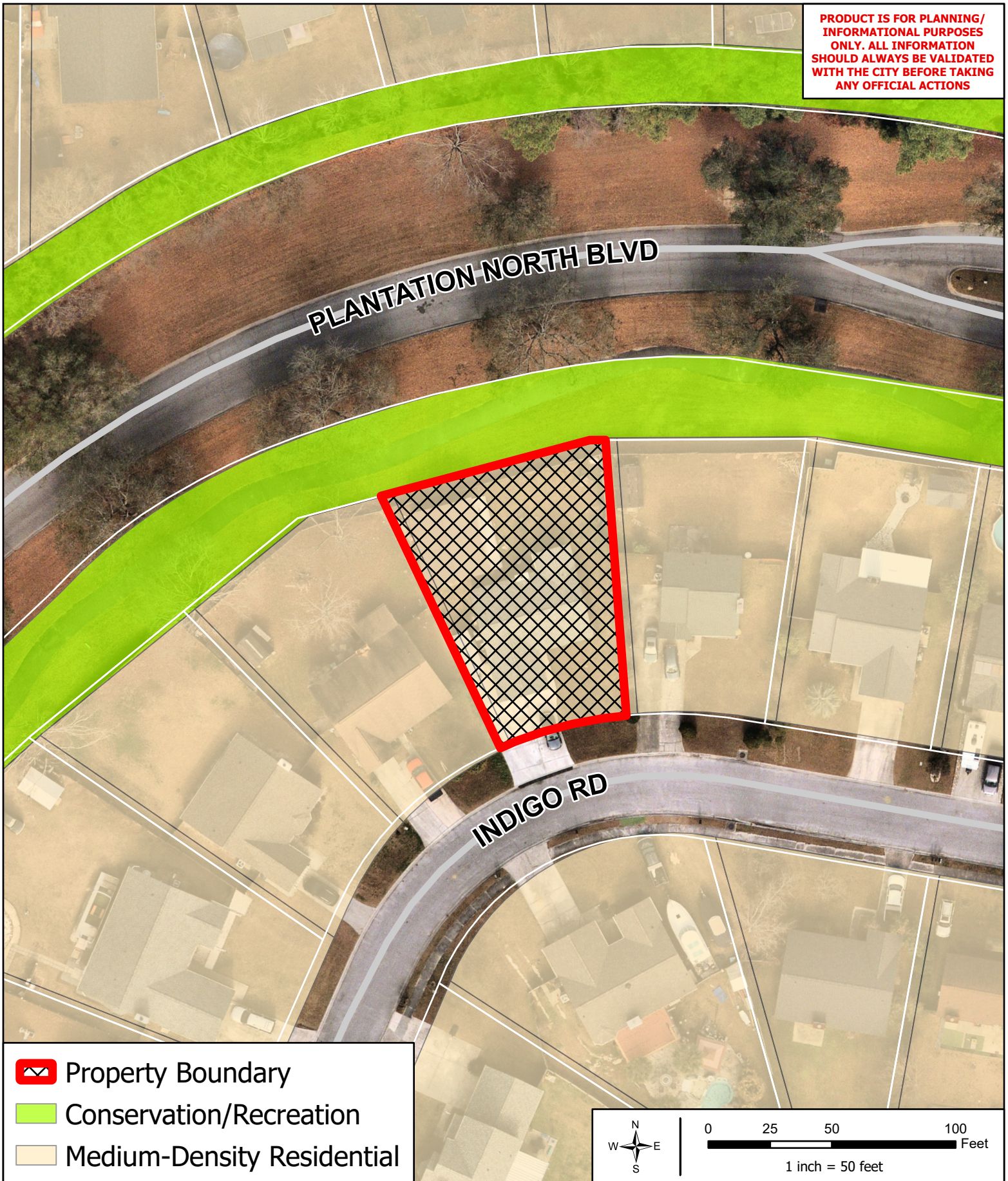
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408 Indigo Road

Goose Creek Zoning

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WITH THE CITY BEFORE TAKING
ANY OFFICIAL ACTIONS

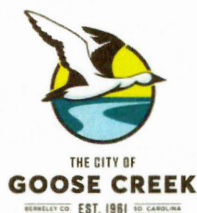


**CREEK
COMPASS**
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

408 Indigo Road

Future Land Use



Variance Application

Today's Date 05/18/2026

Please complete and return to planning-zoning@cityofgoosecreek.com

A variance may be granted by the Board of Zoning Appeals if the board finds the applicant demonstrates by competent, substantial evidence that the strict enforcement of any appropriate dimensional, development, design, or performance standard subject to a variance would result in unnecessary hardship.

Checklist for All Applications

A complete variance application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	<u>JEM</u>	<u>KCW</u>
Supplemental documents/plans to demonstrate hardship to include a site plan and operations plan.	<u>JEM</u>	<u>KCW</u>
Payment of the required fee	<u>JEM</u>	<u>KCW</u>

An approval by the Board of Zoning Appeals in no way overrides other City development regulations (i.e. land development, building code, fire, stormwater)

Date Received (MM/DD/YYYY): <u>06/01/2026</u>	For staff use only	By: <u>Kendra C. W.</u>
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519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220
www.cityofgoosecreek.com

Effective Date: 4/4/2024



Variance Application

1. Applicant Information

Name Jason Mathewes	
Company (if applicable)	
Address (Street, City, State, Zip) 408 Indigo Road Goose Creek South Carolina 29445	
Phone 843-437-9675	Email Mathewesj@att.net

2. Property Information

Address (including Suite/Unit/Space number, as appropriate) 408 Indigo Road Goose Creek South Carolina 29445	
Tax Map Reference Number(s) 234-06-04-042	
Tenant/Business Name Jason & Heather Mathewes	Current size of property (in acres) 0.184

3. Property Ownership

Does the applicant own the property? ☒ Yes ☐ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No

5. Requested Variance

List below each zoning standard from which a variance is requested (e.g. Section 3 RSF: Residential Single-Family District Front Yard Setback, min.), the requirement established in the zoning ordinance (e.g. 20 feet), and the requested varied requirement (e.g. 15 feet). Use additional sheets of paper if necessary.

Zoning Standard	Code Section	Requested Varied Requirement
Maximum Accessory Structure Height	Chapter 151, Section 4.3(C)	Allow accessory structure height of 17' 3" where 16' 5" is permitted (variance 10")



Variance Application

6. Criteria for Variance

Before granting a variance, the decision making bodies must find that all of the following circumstances are true. Please describe how the requested variance demonstrates compliance with the decision standards in Section 2.3(B)(2) of the zoning ordinance below. (Continue on separate sheet of paper if necessary)

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The subject property is uniquely constrained due to the size, configuration, and existing development conditions of the lot. The lot dimensions and placement of existing improvements limit the ability to reasonably construct or maintain improvements while remaining fully compliant with every dimensional requirement. The requested variances are minor in nature and arise from the practical limitations of the property itself rather than an attempt to intensify use of the site.

2. These conditions do not generally apply to other property in the vicinity.

The specific dimensional constraints affecting this parcel are unique to this property's layout and development pattern. Nearby properties are not similarly impacted by the same combination of lot dimensions, placement limitations, and existing site conditions.

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.

Strict enforcement of the ordinance would create an unnecessary hardship by requiring substantial alteration, reduction, or reconstruction despite the minimal nature of the dimensional deviations requested. The structure remains residential in character and consistent with surrounding development patterns. The requested relief is the minimum necessary to allow reasonable use of the property.

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 district will not be harmed by the granting of the variance.

The requested variances will not negatively impact neighboring properties, public safety, drainage, traffic, visibility, or the general character of the neighborhood. The structure is compatible with surrounding residential development and the requested relief is minimal in scope. Approval of the variance would not create substantial detriment to adjacent property owners or alter the essential character of the district.

7. Signature

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review or scheduling of the application and that incomplete applications may be returned.

Signature of Applicant <i>Jason E Mathews</i>	
Print Name Jason E Mathews	Date 6-1-2026

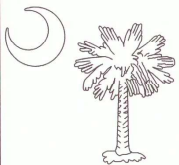
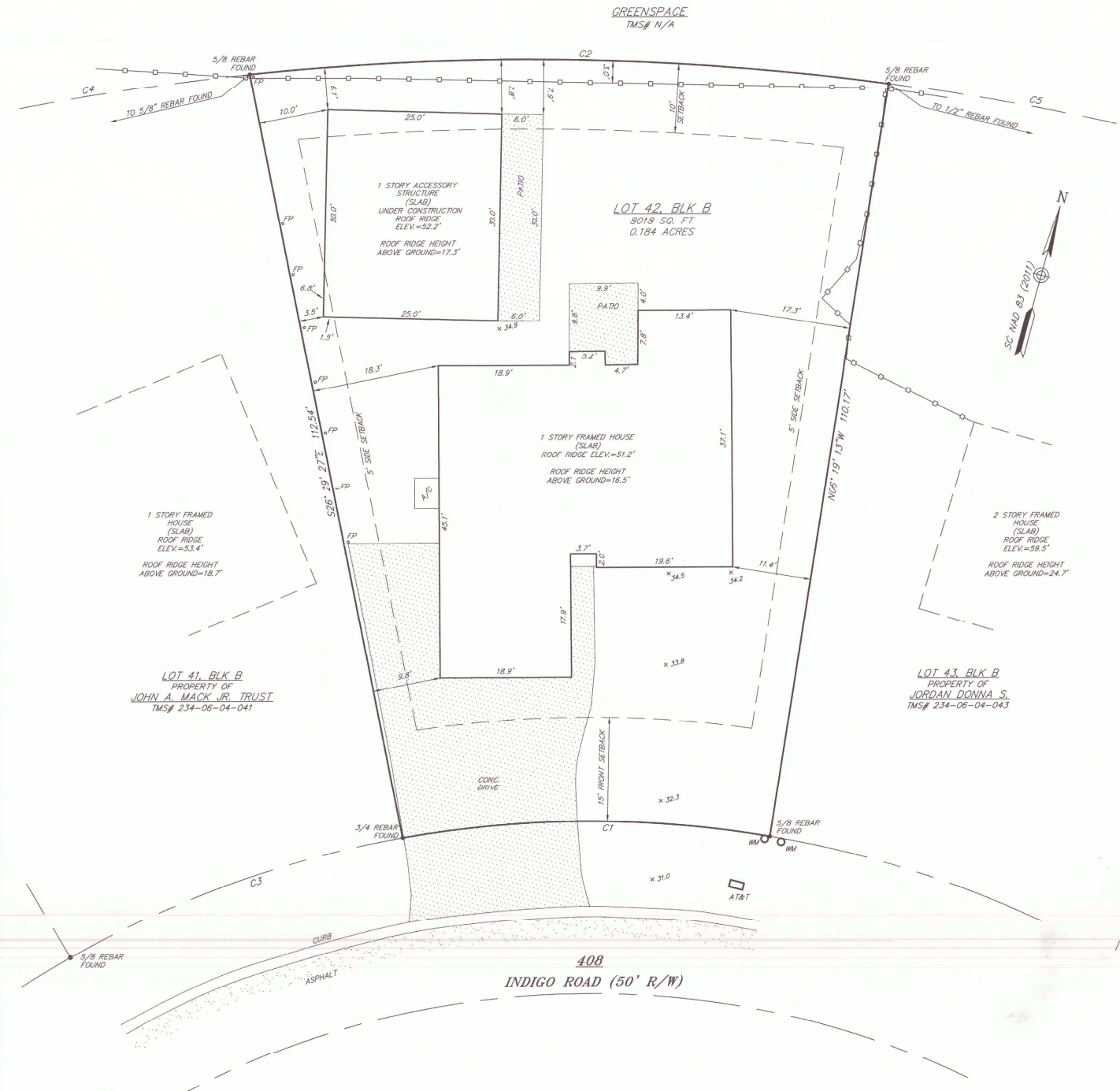
PROPERTY LINE WITH PROPERTY CORNER,
MONUMENT FOUND (AS DESCRIBED.)
CENTER LINE OF RIGHT OF WAY
ADJACENT PROPERTY LINE
RIGHT OF WAY LINE
SETBACK LINE
6' PRIVACY FENCE

CURVE	CURVE DATA				
	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION
C1	53.14	152.31	26.84	19°59'25"	S74° 30' 56"W
C2	92.13	390.03	46.28	13°32'03"	S75° 34' 43"W
C3	51.08	152.31	25.78	19°12'51"	S54° 55' 28"W
C4	91.03	300.03	46.13	13°20'36"	S61° 58' 43"W
C5	84.18	300.03	42.26	12°21'59"	S88° 28' 27"W

1. PLAT C&B G, PAGE 157, RECORDED IN THE
BERKELEY COUNTY R.O.D. OFFICE.
2. DEED RECORDED IN BOOK 6426, PAGE 208, IN THE
BERKELEY COUNTY ROD OFFICE.
3. BERKELEY COUNTY TAX MAP No. 234-06-04-042
CURRENT OWNER: JASON MATHEWS

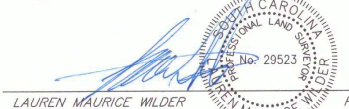
MAIN HOUSE FOOTPRINT.....	1641 sqft
PATIO.....	107 sqft
PRIMARY DRIVES/WALKS.....	881 sqft
HVAC STAND.....	15 sqft
ACC. STRUCTURE FOOTPRINT.....	750 sqft
ACC. STRUCTURE PATIO.....	179 sqft
TOTAL LOT COVERAGE.....	3573 sqft
HIGHLAND AREA.....	8018 sqft
LOT COVERAGE PERCENTAGE.....	44.6 %

1. AS PER F.I.R.M. PANEL NUMBER 450156 0500 E. WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018. BY GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS NOT TO BE CONSIDERED A ZONED PROPERTY AND SHOULD BE VERIFIED BY ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION.
2. THIS PROPERTY IS DETERMINED TO BE A ZONED PROPERTY BY METHOD.
3. ANY PROPERTY CORNER MONUMENTS TO BE SET, SHALL BE 5/8" REBAR UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS BASED ON FIELD MONUMENTATION, REFERENCES, AND LINES OF OCCUPATION OF LONG DURATION.
5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS NOT TO BE CONSIDERED A ZONED PROPERTY.
6. THE PUBLIC RECORDS REFERENCE ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT HAVE ANY CONSEQUENCE.
7. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
8. THE PROPERTY ZONED AREA IS NOT TO BE CONSIDERED A ZONED PROPERTY AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION.
9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATE OR MADE CONDITIONS ARE TO BE CONSIDERED AS PART OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



Wilder Land Surveying, LLC
135 Woodward Road
Goose Creek, SC 29445
Phone: (843) 494-0212
maurice@wlssc.com

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



LAUREN MAURICE WILDER

4-17-26
P.L.S. 29523



SHOWING THE EXISTING CONDITIONS OF INDIGO PLACE
SUBDIVISION PHASE II-B, LOT 42, TMS# 234-06-04-042
(0.184 AC), SURVEYED AT THE REQUEST OF JASON
MATTHEWS, LOCATED IN GOOSE CREEK, BERKELEY COUNTY,
SOUTH CAROLINA.

DATED: APRIL 7, 2026

SCALE: 1" = 10'



















Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS

From: KENDRA WISE, PLANNING DIRECTOR

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to Purchase

Ordinance/Resolution Title

2026-003-VAR (TMS # 234-06-04-042) - REQUEST FROM JASON MATTHEWES FOR A VARIANCE TO REDUCE THE MINIMUM SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE LOCATED AT 408 INDIGO ROAD

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



BOARD OF ZONING APPEALS

June 16, 2026, at 6:00 PM

City of Goose Creek Municipal Court, 519 N. Goose Creek Boulevard, Building D

Case Number: 2026-003-VAR

Subject Property:	408 Indigo Road (TMS# 234-06-04-042)	
Zoning District:	Residential Mixed (RM)	
Applicant:	Jason Matthewes	
Property Owner:	Jason Matthewes	
Requested Action:	Variance to reduce the minimum side yard setback for an accessory structure	
Applicable Sections	§ 151-4.3(D)	Location of Accessory and Temporary Uses
	§ 151-3(A)	RM: Residential Mixed District Standards
Of Zoning Ordinance:	§ 151-2.3(B)(2)	Standard criteria for variance
Case History:	N/A	

Staff Comments: The applicant is requesting a variance to reduce the minimum side yard setback for an accessory structure. The ordinance states that “accessory structures shall comply with all required front, corner, and side building setbacks but may encroach into a required rear setback up to within 5 feet of the rear lot line.” Under the zoning district standards for lots zoned Residential Mixed (RM), the minimum side yard setback is 5 feet from the property line. The proposed side setback for this accessory structure is 3 feet and 6 inches or 3.5 feet from the side of the property line. The applicant is seeking a variance of 1 foot and 6 inches or 1.5 feet.

The parcel is comprised of approximately .184 acres and fronts Indigo Road. The rear of the parcel is located against Plantation North Boulevard. Zoning maps are included in the packet along with the application, a site survey, and photos provided by the applicant.

As a condition of approval, the applicant is required to demonstrate to the Board of Zoning Appeals (BZA) how the conditions found in § 151-2.3(B)(2) are met

(enclosed). Should the Board approve this request, the following items shall be conditions of approval:

- Construction and/or operation to be in substantial conformance with the application and supporting materials submitted by the applicant and shall conform to all relevant development regulations, including but not limited to all fire and building codes;
- Following vacancy, abandonment, or discontinuance of this use for a period of twelve (12) consecutive months, the variance shall be considered completed and shall expire.

4:3 Accessory & Temporary Uses.

- (A) Intent.** This section provides additional regulations for the use of a subordinate structure, building, or use that is customarily associated with, and clearly incidental to, the primary structure, building, or use that is located on the same lot, as well as short term activities that might not meet the normal development or use standards of the applicable zone but may otherwise be acceptable for the public good.
- (B) Applicability.** Unless otherwise specified, the development of an accessory structure or temporary use requires the submittal of a permit application. Accessory structures may not be constructed prior to the construction of a primary building. The Zoning Administrator shall determine when a structure is accessory to the primary building of a lot. To determine that a structure or use is accessory, it must meet the following criteria:
- (1)** Clearly incidental and subordinate to the primary building in terms of area, size, function, use, height, and location.
 - (2)** Operated and maintained under the same ownership and on the same site as the primary building.
 - (3)** Generally found in conjunction with the principal use.
 - (4)** Use the same water, sanitary sewer, gas, and electric utilities as the principal use.
- (C) General Provisions.** Accessory uses, buildings, or structures shall comply with all development standards of the applicable zoning district unless otherwise specifically provided for in this section. Buildings and structures shall maintain the general height and character of the principal dwelling and/or design standards. Construction standards shall meet code, where applicable, and exterior materials shall be sound. The exterior use of felt paper, shiny metal, tarps, and similar material is not permitted. All structures in commercial, industrial, mixed-use, and/or overlay districts shall follow the same development standards as the primary structure, including setbacks. Shipping containers shall not be permitted in residential districts and may only be used in commercial districts if permitted in an overlay district.
- (D) Location.** Unless otherwise specified, accessory structures, including swimming pools, shall not be located in any established front or corner yard or in front of the primary building line. Unless otherwise specified, accessory structures shall comply with all required front, corner, and side building setbacks but may encroach into a required rear setback up to within 5 feet of the rear lot line. Accessory uses, buildings, or structures shall not encroach upon any platted or recorded easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.
- (E) Maximum Area for Accessory Structures.**
- (1)** The total floor area of all residential accessory structures on a lot shall be no greater than 1,000 square feet or 50 percent of the floor area of the principal dwelling unit, whichever is lesser.

RM: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed District is to provide lands that accommodate a walkable, moderate density mix of residential development that allows single-family, two-family, townhouse, scaled multi-family dwellings, parks/recreation, and limited convenience uses.

(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Section 4: Use & Standards.

(3) Intensity and Dimensional Standards

Standard	Single Family	Townhouse	Two-Family	Four Unit	Eight Unit	All Other Uses
Lot Area, min. (sqft)	5,000	10,000[1] 2,000[2]	7,500	12,000	12,000	5,000
Lot Width, min. (ft.)	40	75[1] 20[2]	50	80	80	50
Lot Depth, min. (ft.)	70	100	80	80	80	70
Impervious Surface Ratio, max.	65%	75%	65%	75%	75%	75%
Density, max. (du/acre)	N/A	N/A	8	8	8	N/A
Front Yard Setback, min. (ft.)	15	15	15	15	15	15
Side Yard Setback, min. (ft.)	5	0/5/15[3]	10	15	20	10
Rear Yard Setback, min. (ft.)	10	15	15	15	20	10
Building Height, max. (ft.)	40	40	40	40	40	40

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual townhouse lots under individual units.

[3] Zero (0) feet minimum between internal units / five (5) feet minimum for each end unit / fifteen (15) feet minimum for each unit abutting any right-of-way.

Chapter 151: Zoning

2.3: Board of Zoning Appeals

(A) Establishment. The Board of Zoning Appeals is hereby established in accordance with state law under this Ordinance.

(B) Powers and Duties. The Board of Zoning Appeals shall have the following powers and duties under this Ordinance.

(2) Variance. To hear and decide appeals for variance from the requirements of this Ordinance when strict application of the provisions of this Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a)** There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b)** These conditions do not generally apply to other property in the vicinity;
- (c)** 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; and
- (d)** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

(1) The board may 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 variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by this Ordinance.

(2) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use 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.



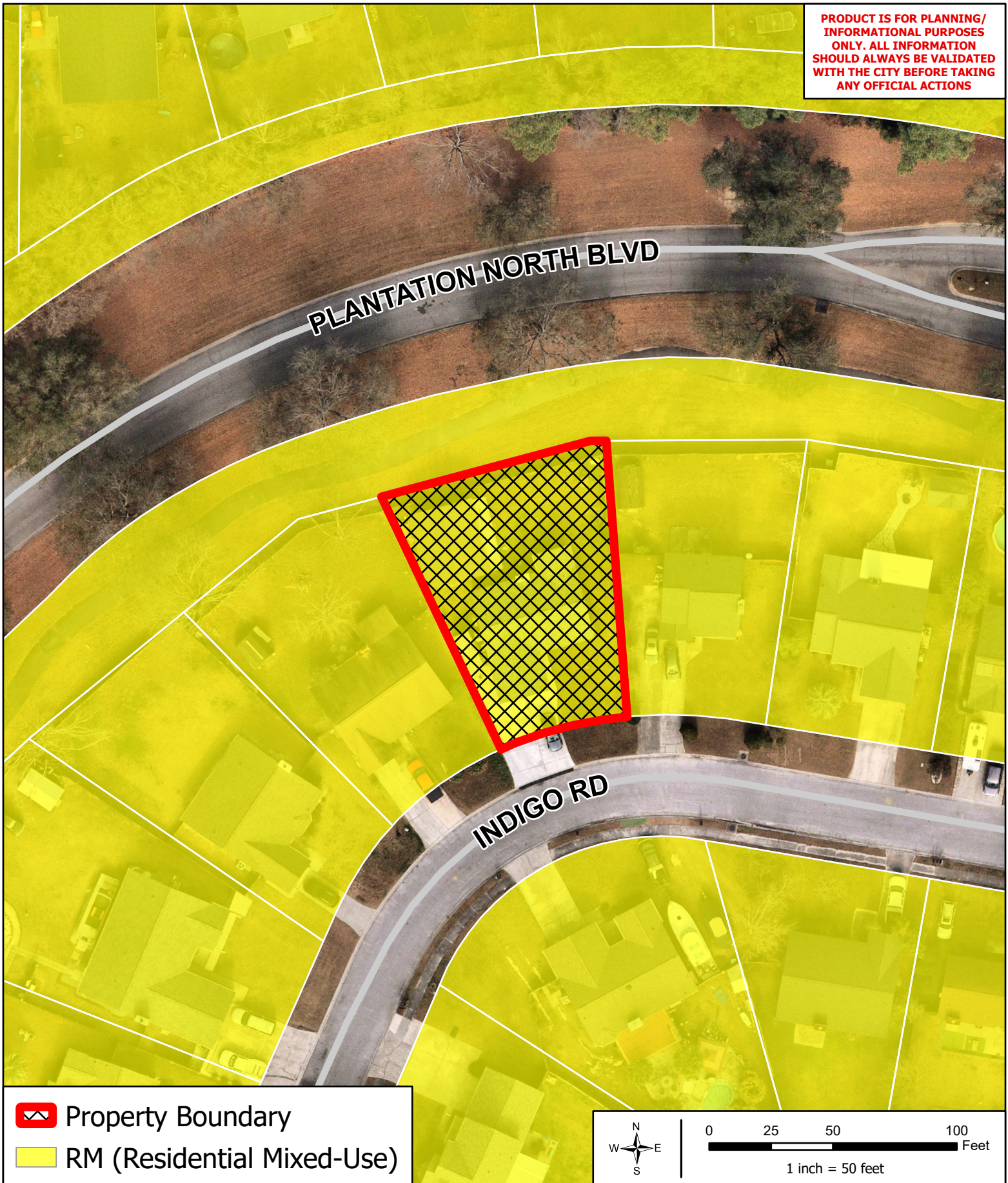
**CREEK
COMPASS**
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

408 Indigo Road

Vicinity Map

PRODUCT IS FOR PLANNING/
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**CREEK
COMPASS**
City of Goose Creek

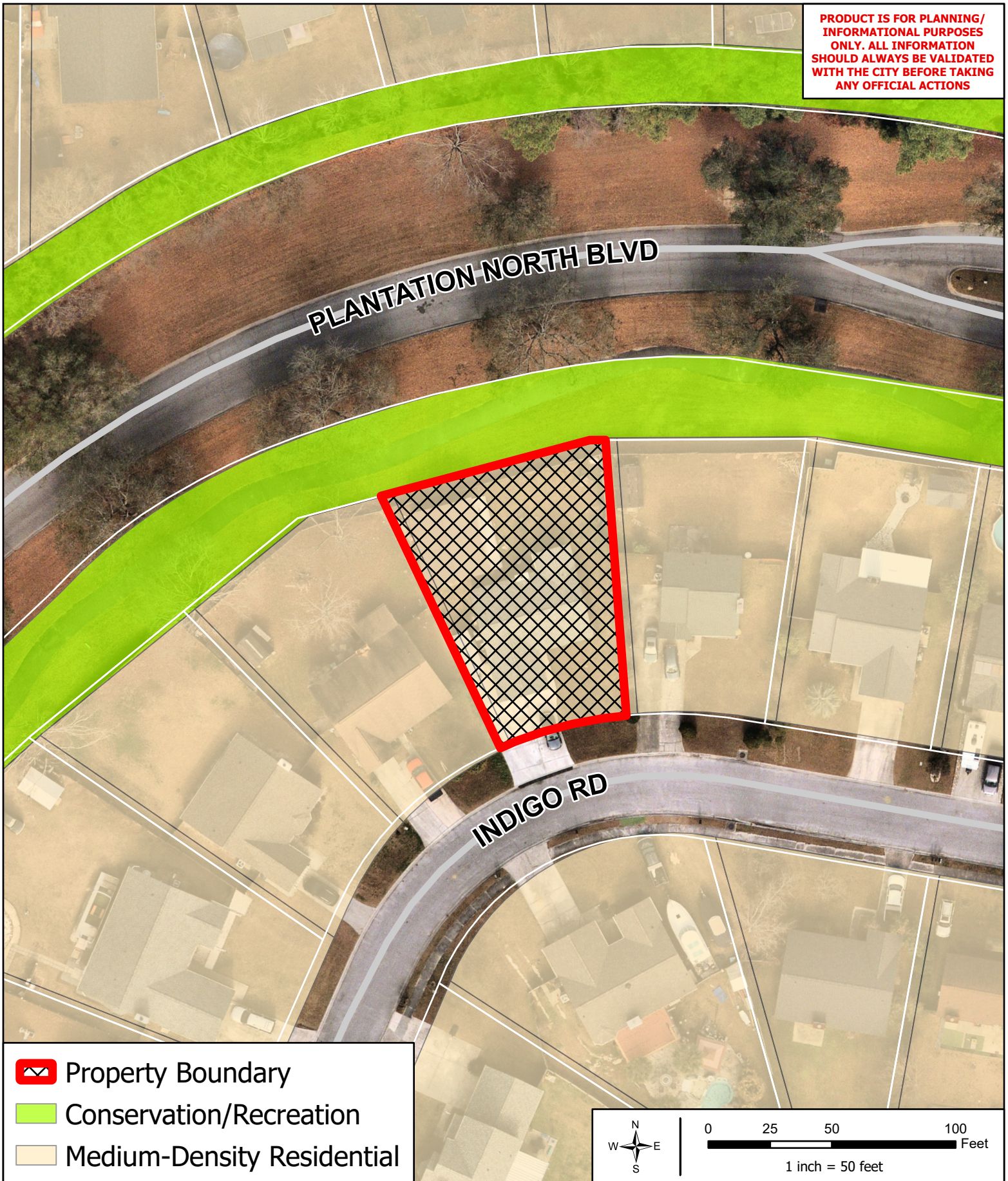
City of Goose Creek GIS Division
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408 Indigo Road

Goose Creek Zoning

50

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**CREEK
COMPASS**
City of Goose Creek

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519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

408 Indigo Road

Future Land Use



Variance Application

Today's Date 05/15/2026Please complete and return to planning-zoning@cityofgoosecreek.com

A variance may be granted by the Board of Zoning Appeals if the board finds the applicant demonstrates by competent, substantial evidence that the strict enforcement of any appropriate dimensional, development, design, or performance standard subject to a variance would result in unnecessary hardship.

Checklist for All Applications

A complete variance application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	<u>Jem</u>	<u>KCW</u>
Supplemental documents/plans to demonstrate hardship to include a site plan and operations plan.	<u>Jem</u>	<u>KCW</u>
Payment of the required fee	<u>Jem</u>	<u>KCW</u>

An approval by the Board of Zoning Appeals in no way overrides other City development regulations (i.e. land development, building code, fire, stormwater)

Date Received (MM/DD/YYYY): 06/01/2026

For staff use only

By: Kendra C. White

519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220
www.cityofgoosecreek.com

Effective Date: 4/4/2024



Variance Application

1. Applicant Information

Name Jason Mathewes	
Company (if applicable)	
Address (Street, City, State, Zip) 408 Indigo Road Goose Creek South Carolina 29445	
Phone 843-437-9675	Email Mathewesj@att.net

2. Property Information

Address (including Suite/Unit/Space number, as appropriate) 408 Indigo Road Goose Creek South Carolina 29445	
Tax Map Reference Number(s) 234-06-04-042	
Tenant/Business Name Jason & Heather Mathewes	Current size of property (in acres) 0.184

3. Property Ownership

Does the applicant own the property? ☒ Yes ☐ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

4. Property Status

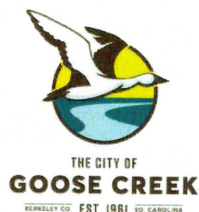
Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No

5. Requested Variance

List below each zoning standard from which a variance is requested (e.g. Section 3 RSF: Residential Single-Family District Front Yard Setback, min.), the requirement established in the zoning ordinance (e.g. 20 feet), and the requested varied requirement (e.g. 15 feet). Use additional sheets of paper if necessary.

Zoning Standard	Code Section	Requested Varied Requirement
Minimum Side Yard Setback	Chapter 151, Section 4.3(D) and Section 3 RM	Allow reduced side setback of 3' 5" where 5' is required(1'5" variance)



Variance Application

6. Criteria for Variance

Before granting a variance, the decision making bodies must find that all of the following circumstances are true. Please describe how the requested variance demonstrates compliance with the decision standards in Section 2.3(B)(2) of the zoning ordinance below. (Continue on separate sheet of paper if necessary)

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The subject property is uniquely constrained due to the size, configuration, and existing development conditions of the lot. The lot dimensions and placement of existing improvements limit the ability to reasonably construct or maintain improvements while remaining fully compliant with every dimensional requirement. The requested variances are minor in nature and arise from the practical limitations of the property itself rather than an attempt to intensify use of the site.

2. These conditions do not generally apply to other property in the vicinity.

The specific dimensional constraints affecting this parcel are unique to this property's layout and development pattern. Nearby properties are not similarly impacted by the same combination of lot dimensions, placement limitations, and existing site conditions.

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.

Strict enforcement of the ordinance would create an unnecessary hardship by requiring substantial alteration, reduction, or reconstruction despite the minimal nature of the dimensional deviations requested. The structure remains residential in character and consistent with surrounding development patterns. The requested relief is the minimum necessary to allow reasonable use of the property.

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 district will not be harmed by the granting of the variance.

The requested variances will not negatively impact neighboring properties, public safety, drainage, traffic, visibility, or the general character of the neighborhood. The structure is compatible with surrounding residential development and the requested relief is minimal in scope. Approval of the variance would not create substantial detriment to adjacent property owners or alter the essential character of the district.

7. Signature

I affirm that the information submitted is correct and complete. I understand that any inconsistencies may cause a delay in the review or scheduling of the application and that incomplete applications may be returned.

Signature of Applicant	
Print Name	Date
Jason E Mathew	6-01-2026

LEGEND

PROPERTY LINE WITH PROPERTY CORNER,
MONUMENT FOUND (AS DESCRIBED)
CENTER LINE OF RIGHT OF WAY
ADJACENT PROPERTY LINE
RIGHT OF WAY LINE
SETBACK LINE
6" PRIVACY FENCE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	53.14	152.31	26.84	19°59'25"	S74° 30' 56"W	52.87
C2	92.13	390.03	46.28	1°32'03"	S79° 34' 43"W	91.92
C3	51.08	152.31	25.78	19°12'51"	S54° 55' 28"W	50.84
C4	91.83	390.03	46.13	1°29'28"	S61° 59' 43"W	91.63
C5	84.18	390.03	42.26	12°21'59"	S88° 28' 27"W	84.02

REFERENCES

1. PLAT C&B 6, PAGE 152, RECORDED IN THE BERKELEY COUNTY A&D OFFICE.
2. DEED RECORDED IN BOOK 6426, PAGE 208, IN THE BERKELEY COUNTY ROD OFFICE.
3. BERKELEY COUNTY TAX MAP No. 234-06-04-042 CURRENT OWNER: JASON MATHEWES

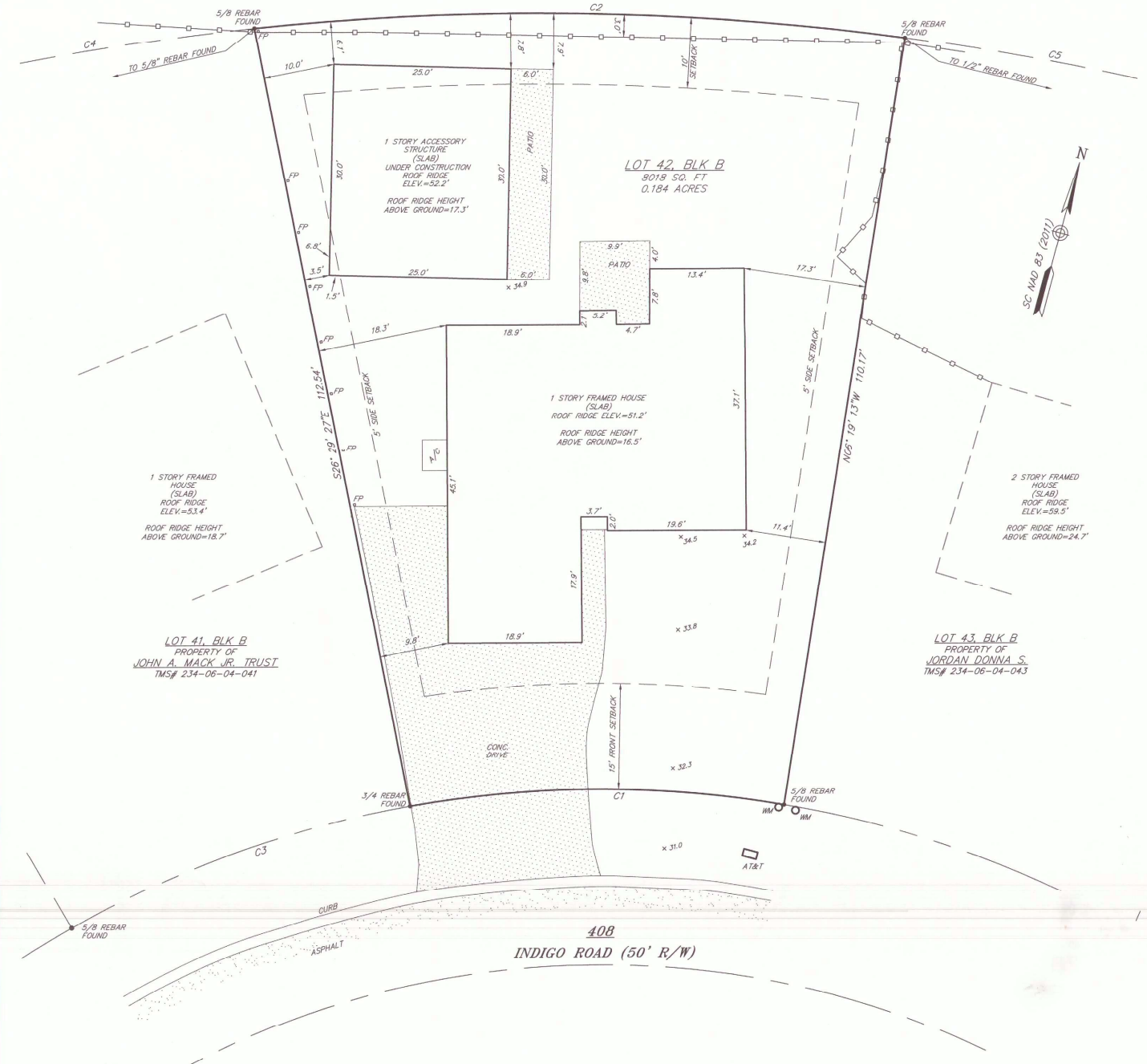
LOT COVERAGE CALCULATIONS

MAIN HOUSE FOOTPRINT	1641 sqft
PATIO	107 sqft
PRIMARY DRIVES/WALKS	881 sqft
HVAC STAND	15 sqft
ACC. STRUCTURE FOOTPRINT	750 sqft
ACC. STRUCTURE PATIO	179 sqft
TOTAL LOT COVERAGE	3573 sqft
HIGHLAND AREA	8018 sqft
LOT COVERAGE PERCENTAGE	44.6 %

NOTES

1. AS PER F.I.R.M. PANEL NUMBER 45015C 0580 E WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND SHOULD BE VERIFIED BY ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION.
2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
3. ANY PROPERTY CORNER MONUMENTS TO BE SET, SHALL BE 5/8" REBAR UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS BASED ON FOUND MONUMENTATION, REFERENCES, AND LINES OF OCCUPATION OF LONG DURATION.
5. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
6. THE PUBLIC RECORDS REFERENCE ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.
7. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
8. PROPERTY IS ZONED "RM", ZONING IS PER CITY OF GOOSE CREEK ZONING MAP AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION.
9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

GREENSPACE TMS# N/A



LOT 41, BLK B

PROPERTY OF
JOHN A. MACK JR. TRUST
TMS# 234-06-04-041

LOT 43, BLK B

PROPERTY OF
JORDAN DONNA S.
TMS# 234-06-04-043

408
INDIGO ROAD (50' R/W)

SITE SURVEY

SHOWING THE EXISTING CONDITIONS OF INDIGO PLACE
SUBDIVISION PHASE II-B, LOT 42, TMS# 234-06-04-042
(0.184 AC), SURVEYED AT THE REQUEST OF JASON
MATHEWES, LOCATED IN GOOSE CREEK, BERKELEY COUNTY,
SOUTH CAROLINA.

DATED: APRIL 7, 2026

SCALE: 1" = 10'



Wilder Land Surveying, LLC
135 Woodward Road
Goose Creek, SC 29445
Phone: (843) 494-0212
maurice@wlssc.com

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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE
ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

LAUREN MAURICE WILDER
P.L.S. 29523
4-17-26
P.L.S. 29523















