

# TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

June 29, 2021 – 2:30 PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

***Consistent with recommendations from the U.S. Centers for Disease Control and Prevention related to “social distancing,” this meeting will be conducted virtually via Zoom.***

***Participate in the Virtual Meeting:*** Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:** [Click here to access Zoom Meeting](#)
- **To join by phone:** Call (646) 558-8656 *\*Please note that long distance rates may apply\**
- **Meeting ID:** 872 0962 7302    **Passcode:** 981205

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: June 11, 2021 *[Pages 3–13]*

### PENDING VARIANCE REQUESTS

1. Variance # 175 *[Pages 14–26]*

<b>APPLICANT:</b>	Reynolds-Williams at Marshwood LLC (Owner) Keith Murphy (Applicant)
<b>ADDRESS:</b>	N/A Marshwalk Trace
<b>TAX MAP NUMBER:</b>	149-01-00-092
<b>ZONING DISTRICT:</b>	PUD / MF Multi-Family Residential
<b>CODE SECTION:</b>	§ 7.60.50. Marsh Setbacks (25 feet required) § 9.40.10. Marsh Area Requirements (Natural or planted ground cover required within 25 feet of marsh) § 10.30. Buffering of Incompatible Land Uses (50 feet required)
<b>VARIANCE REQUEST:</b>	To reduce the marsh setback from 25 feet to 10 feet (15-foot encroachment) to allow for construction of a driveway and vehicular parking area;

To reduce the marsh setback from 25 feet to approximately 18 feet (7-foot encroachment) to allow for construction of an attached multi-family residence ("Unit 8");

To reduce the marsh setback for open decks from 15 feet to 7 feet (8-foot encroachment) to allow for the encroachment of an open deck ("Unit 8"); and

To eliminate the required 50-foot landscaped buffer along the shared property line with TM # 149-01-00-093 (Seabrook Island Racquet Club tennis courts)

#### **ITEMS FOR INFORMATION / DISCUSSION**

*There are no Items for Information / Discussion*

#### **ADJOURN**

# TOWN OF SEABROOK ISLAND

## Board of Zoning Appeals Meeting

June 11, 2021 – 2:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

### MINUTES

Present: Walter Sewell (Chair), John Fox, Janet Gorski, Bob Leggett, Tom Pinckney, Joe Cronin (Zoning Administrator)

Absent: None

Guests: Paul Stoyanoff (2263 Seabrook Island Road), Mark & Lynette Smith (3056 Seabrook Village Drive), Rachel Burton (Swallowtail Architecture), Wendy Walker, Katrina Burrell (SIPOA)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:35 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted. Chairman Sewell introduced himself and members of the Board to those watching the meeting remotely and confirmed that a quorum was present.

#### APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: May 14, 2021**: Mr. Leggett made a motion to approve the minutes from the May 14, 2021, meeting, as submitted. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 4-0.

Ms. Gorski joined the meeting late.

#### PUBLIC HEARING ITEMS

1. **Variance #173: 2263 Seabrook Island Road (Tax Map # 147-00-00-151)**: Chairman Sewell introduced the pending variance request, which was submitted by Paul & Jana Stoyanoff, the owners of 2263 Seabrook Island Road. Chairman Sewell disclosed that members of the Board were encouraged to visit the subject property prior to the hearing for the purpose of viewing existing conditions at the site, as well as neighboring properties. Members of the Board confirmed that they had visited the site prior to the meeting. Chairman Sewell added that no testimony was received during the individual site visits.

Chairman Sewell then called on Zoning Administrator Cronin to provide a brief overview of Variance Application #173. Chairman Sewell administered an oath to Zoning Administrator Cronin prior to receiving his testimony.

Zoning Administrator Cronin stated that the applicants were seeking approval to construct a new single-family home on the property. Because the front steps of the proposed residence would encroach into the required front and side yard setbacks, the applicants were seeking approval from the Board to grant relief from the following requirements, as provided by the Town’s Development Standards Ordinance (DSO) and the Village at Seabrook Planned Unit Development Ordinance (PUD):

Type	Required Per PUD	Variance Requested
Front Yard Setback	20 feet (Ord. 2020-01, § 2)	Reduce the front yard setback requirement for open steps from 20 feet to approximately 15 feet (5-foot encroachment)
Side Yard Setback	7.5 feet (Ord. 2020-01, § 2)	Reduce the side yard setback requirement from 7.5 feet to approximately 1.1 feet (6.4-foot encroachment)

As part of their variance request, the applicants stated that strict application of the PUD would result in an unnecessary hardship. In support of their request, the applicants argued:

- (1) The depth and location of the curved setback places a unique and additional burden on this lot in trying to meet the setback requirements for the front stairs while maintaining enough buildable area for the home;
- (2) Lot A-19 is the smallest of the “A” lots in this section of the Village at Seabrook and, therefore, has less room in which to accommodate the front stairs;
- (3) The extreme acute angles on the lot create areas that cannot be used, thereby reducing the buildable area of the lot compared to other lots in the vicinity; and
- (4) Granting the variance for only the front stairs will minimize the visual impact to the community and, further, the applicants intend to install landscaping to mitigate visual impact to the owners of lot A-18.

Prior to calling on the applicants, Chairman Sewell asked if there were any other questions for Zoning Administrator Cronin.

Mr. Pinckney asked when the current setback requirements went into effect. Zoning Administrator Cronin responded that the original PUD was adopted in 2001 but was last amended in 2020.

Mr. Leggett asked if the two structures would be at least 15 feet apart if the steps were allowed to encroach into the side yard setback on the right side. Zoning Administrator Cronin responded in the affirmative.

Mr. Pinckney asked if the design had been reviewed and approved by the regime and SIPOA. Ms. Katrina Burrell responded that a site visit has been conducted but no formal review had taken place.

Mr. Fox noted that the problem appears to have been caused by the design of a two-car driveway, which precludes the ability to turn the steps and stay within the setbacks.

Hearing no additional questions, Chairman Sewell then called on the applicants to provide additional information related to their variance request. Chairman Sewell administered an oath to each individual prior to receiving his or her testimony.

- Paul Stoyanoff: Mr. Stoyanoff deferred to his architect, Ms. Rachel Burton of Swallowtail Architecture.
- Rachel Burton: Ms. Burton stated that the encroachment of the home to the right of the Stoyanoff's lot into the 7.5-foot side yard setback resulted in this home having to observe a larger setback requirement to ensure a minimum of 15 feet of separation between structures. She stated that this additional setback had a disproportionate effect on the design of the home. She added that the encroachment of the driveway from the neighboring lot also impacted this lot. She noted that this lot is the second smallest lot in the entire "A" section of the Village, and that its unique shape and sharp corners made it difficult to design a conforming home on the property.

Chairman Sewell asked if there were any questions for the applicants.

Mr. Pinckney asked the architect if she had consulted with the owners prior to their purchase of the lot. Ms. Burton responded that she had. She stated that they knew it would be a tight fit.

Mr. Pinckney noted that the purchase price of the lot seemed low. He asked whether the price reflected the difficulty of placing a home on the lot. Ms. Burton responded that she could not say for sure what factors went into the purchase price.

Mr. Pinckney asked if there were truly any exceptional or extraordinary conditions. Ms. Burton responded that this lot and the neighboring lot are the two smallest lots in the "A" section of the Village and that they are substantially different than other lots.

Responding to the comment about the encroachment of the neighboring home having a disproportionate effect on this lot, Zoning Administrator Cronin asked the architect whether a variance from the 15-foot separation requirement, which would eliminate the so-called impact by allowing the home to be built up to the 7.5-foot setback line, would eliminate the need for a larger variance from the front and side yard setbacks. Ms. Burton stated that they didn't design a layout for this option.

Regarding Mr. Fox's comments about the driveway, Ms. Burton stated that not having a two-car driveway and garage would likely still require a variance for the front steps, but perhaps

not as large of a variance. Mr. Fox responded that he felt that the architect did a good job designing a home on a difficult lot.

Chairman Sewell then opened the public hearing for comments. Due to the public hearing being held “virtually” as a result of the ongoing COVID-19 pandemic, Zoning Administrator Cronin noted that interested parties were invited to submit written comments regarding the variance request prior to the meeting via the town’s website, email, mail or in person. He stated that the town received three written comments from the following individuals:

- Robert Hulett: Mr. Hulett of 2259 Seabrook Island Road submitted a comment in favor of the variance request.
- Cathy Patterson: Ms. Patterson of 4064 Bridle Trail Drive submitted a comment in opposition to the variance request.
- Patrick Connelly: Mr. Connelly of 2255 Seabrook Island Road submitted a comment in opposition to the variance request.

There being no further comments, Chairman Sewell closed the public hearing.

Chairman Sewell asked the applicants if they wished to make any additional comments.

The applicants thanked the Board for their consideration of this request.

Chairman Sewell then opened the meeting for additional questions. There were no additional questions.

Chairman Sewell then called on Zoning Administrator Cronin to review the four criteria under state law which must be used by the Board when hearing and deciding variance requests.

Zoning Administrator Cronin stated that the Board has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the 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:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

- (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.

Chairman Sewell noted that, in granting a variance, the Board has the authority to attach such conditions 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. Referencing the staff write up contained within the agenda packet, Chairman Sewell stated that the Zoning Administrator had recommended attaching three conditions, should the Board vote to approve the variance request.

Chairman Sewell opened the floor for discussion.

Ms. Gorski stated that she felt the four criteria applied to the property.

Mr. Pinckney stated that he disagreed. He stated that there was nothing exceptional about this property; what's there was there when they bought the lot and he felt there was very little effort to avoid it.

Mr. Fox stated that he felt the applicants did the best they could with what they had to deal with given the size and irregular shape of the lot.

There being no further discussion, Chairman Sewell called for a motion.

Following a thorough review of the application, including all supporting materials received in advance of the meeting, and all testimony received during the public hearing, Mr. Fox made the following motion, which was seconded by Ms. Gorski:

- (1) The Board finds that strict application of the Town's DSO would result in an unnecessary hardship;
- (2) For the reasons referenced in the applicants' request for variance, the Board finds that the property meets the criteria for approval of a variance, as outlined in §6-29-800(A)(2) of the SC Code of Laws;
- (3) The Board finds that relief is warranted in this situation as a result of the following factors:
  - a. The depth and location of the curved setback places a unique and additional burden on this lot in trying to meet the setback requirements for the front stairs while maintaining enough buildable area for the home;
  - b. Lot A-19 is the smallest of the "A" lots in this section of the Village at Seabrook and, therefore, has less room in which to accommodate the front stairs;

- c. The extreme acute angles on the lot create areas that cannot be used, thereby reducing the buildable area of the lot compared to other lots in the vicinity; and
- d. Granting the variance for only the front stairs will minimize the visual impact to the community and, further, the applicants intend to install landscaping to mitigate visual impact to the owners of lot A-18; therefore

(4) **The requested variance is hereby approved, as follows:**

- a. **The required 20-foot front yard setback for open steps, as specified in § 2 of Ord. 2020-01 (Village at Seabrook PUD), is hereby reduced to 15 feet; and**
- b. **The required 7.5-foot side yard setback, as specified in § 2 of Ord. 2020-01 (Village at Seabrook PUD), is hereby reduced to 1.1 feet.**

There being no further discussion on the motion, Chairman Sewell called for a vote. Chairman Sewell reminded members that a “yes” vote was in favor of approving the variance, while a “no” vote was opposed to approving the variance.

**IN FAVOR (YES)**

Chairman Sewell  
 Mr. Fox  
 Ms. Gorski  
 Mr. Leggett

**OPPOSED (NO)**

Mr. Pinckney

The motion to grant the variance was **APPROVED** by a vote of 4-1.

To protect established property values in the surrounding area, and to promote the public health, safety, and general welfare, Ms. Gorski made a motion, seconded by Mr. Leggett, to attach the following conditions to the approved variance, as allowed by §6-29-800(A)(2)(d)(i) of the South Carolina Code of Laws:

- (1) The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the applicants and reviewed by the Board on June 11, 2021. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.
- (2) The applicants shall install enhanced landscaping along the shared property line with lot A-18 so as to screen the encroaching stairs from the neighboring property.
- (3) The applicants shall prepare and submit to the Zoning Administrator an as-built survey prior to the issuance of a Certificate of Occupancy (or within 30 days of passing the final inspection if no Certificate of Occupancy is required). The as-built survey shall be



prepared and stamped by a professional land surveyor who is qualified to perform such services in the State of South Carolina.

- (4) The variance shall expire on June 11, 2023 (two years from the date of approval) if the applicants fail to obtain a building permit on or before that date.

The motion to attach the conditions was **APPROVED** by a vote of 5-0.

Chairman Sewell recessed the meeting at 3:40 PM.

The meeting was reconvened at 3:47 PM.

- 2. Variance #174: 3056 Seabrook Village Drive (Tax Map # 147-00-00-070):** Chairman Sewell introduced the pending variance request, which was submitted by Mark & Lynette Smith, the owners of 3056 Seabrook Village Drive. Chairman Sewell disclosed that members of the Board were encouraged to visit the subject property prior to the hearing for the purpose of viewing existing conditions at the site, as well as neighboring properties. Members of the Board confirmed that they had visited the site prior to the meeting. Chairman Sewell added that no testimony was received during the individual site visits.

Chairman Sewell then called on Zoning Administrator Cronin to provide a brief overview of Variance Application #174. Chairman Sewell reminded Zoning Administrator Cronin that he was still under oath.

Zoning Administrator Cronin stated that the applicants were seeking approval to construct a new single-family home on the property. Because the rear porch of the proposed residence would encroach into the required rear yard setback, the applicants were seeking approval from the Board to grant relief from the following requirements, as provided by the Town’s Development Standards Ordinance (DSO) and the Village at Seabrook Planned Unit Development Ordinance (PUD):

Type	Required Per PUD	Variance Requested
Rear Yard Setback	25 feet (Ord. 2020-01, § 2)	Reduce the rear yard setback requirement from 25 feet to approximately 18.7 feet (6.3-foot encroachment)

As part of their variance request, the applicants stated that strict application of the PUD would result in an unnecessary hardship. In support of their request, the applicants argued:

- (1) There are several grand trees on the property which have resulted in the home being moved further toward the rear of the lot; and
- (2) The encroachment will be situated along the shared property line with the Village’s common open space and will not adversely impact neighboring residential lots.

Prior to calling on the applicants, Chairman Sewell asked if there were any other questions for Zoning Administrator Cronin.

Mr. Leggett asked how far from the pathway the proposed home would be located. Zoning Administrator Cronin responded that he did not know the exact distance from the pathway but noted that there was a bit of space between the pathway and the rear property line.

Mr. Pinckney asked about the tree preservation requirements for the lot. Since tree preservation requirements behind the security gate are handled by the SIPOA ARC, Ms. Burrell responded that some of the trees would be removed from the lot. She added that the ARC tries to determine which cluster of trees is best to be preserved as the project goes through the site plan review process. Mr. Fox noted that the house appeared to be moved toward the rear of the lot to preserve the grand trees at the front.

Hearing no additional questions, Chairman Sewell then called on the applicants to provide additional information related to their variance request. Chairman Sewell administered an oath to each individual prior to receiving his or her testimony.

- Mark Smith: Mr. Smith stated that he and his wife have been homeowners on the island since 2005. He stated that they sold their previous property with the intent of building a larger house in the Village. In an effort to preserve the significant trees at the front of the lot, the structure had to move further toward the rear of the lot. He stated that they had originally intended to add a deck beyond the porch, but this was removed during the design process. He stated that they attempted to make the encroachment as least intrusive on neighboring properties, adding that the rear of the home would back up to Palmetto Lake.

Chairman Sewell asked if there were any questions for the applicants. There were no questions.

Chairman Sewell then opened the public hearing for comments. Due to the public hearing being held “virtually” as a result of the ongoing COVID-19 pandemic, Zoning Administrator Cronin noted that interested parties were invited to submit written comments regarding the variance request prior to the meeting via the town’s website, email, mail or in person. He stated that the town received one written comment from the following individual:

- Wendy Walker: Ms. Walker, of 3052 Seabrook Village Drive, submitted a comment in support of the variance request, but asked if the HVAC equipment could be relocated so as not to be situated directly across from their screened porch.

There being no further comments, Chairman Sewell closed the public hearing.

Chairman Sewell asked the applicants if they wished to make any additional comments.

Mr. Smith stated that he would speak with his architect and attempt to move the HVAC equipment to another location.

Chairman Sewell then opened the meeting for additional questions. There were no additional questions.

Chairman Sewell then called on Zoning Administrator Cronin to review the four criteria under state law which must be used by the Board when hearing and deciding variance requests.

Zoning Administrator Cronin stated that the Board has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the 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:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (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.

Chairman Sewell noted that, in granting a variance, the Board has the authority to attach such conditions 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. Referencing the staff write up contained within the agenda packet, Chairman Sewell stated that the Zoning Administrator had recommended attaching three conditions, should the Board vote to approve the variance request.

There being no further discussion, Chairman Sewell called for a motion.

Following a thorough review of the application, including all supporting materials received in advance of the meeting, and all testimony received during the public hearing, Mr. Fox made the following motion, which was seconded by Ms. Gorski:

- (1) The Board finds that strict application of the Town's DSO would result in an unnecessary hardship;
- (2) For the reasons referenced in the applicants' request for variance, the Board finds that the property meets the criteria for approval of a variance, as outlined in §6-29-800(A)(2) of the SC Code of Laws;

(3) The Board finds that relief is warranted in this situation as a result of the following factors:

- a. There are several grand trees on the property which have resulted in the home being moved further toward the rear of the lot; and
- b. The encroachment will be situated along the shared property line with the Village's common open space and will not adversely impact neighboring residential lots; therefore

(4) **The requested variance is hereby approved, as follows:**

- a. **The required 25-foot rear yard setback, as specified in § 2 of Ord. 2020-01 (Village at Seabrook PUD), is hereby reduced to 18.7 feet.**

There being no further discussion on the motion, Chairman Sewell called for a vote. Chairman Sewell reminded members that a "yes" vote was in favor of approving the variance, while a "no" vote was opposed to approving the variance.

**IN FAVOR (YES)**

Chairman Sewell  
Mr. Fox  
Ms. Gorski  
Mr. Leggett  
Mr. Pinckney

**OPPOSED (NO)**

The motion to grant the variance was **APPROVED** by a vote of 5-0.

To protect established property values in the surrounding area, and to promote the public health, safety, and general welfare, Mr. Leggett made a motion, seconded by Ms. Gorski, to attach the following conditions to the approved variance, as allowed by §6-29-800(A)(2)(d)(i) of the South Carolina Code of Laws:

- (1) The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the applicants and reviewed by the Board on June 11, 2021. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town's DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.
- (2) The applicants shall prepare and submit to the Zoning Administrator an as-built survey prior to the issuance of a Certificate of Occupancy (or within 30 days of passing the final inspection if no Certificate of Occupancy is required). The as-built survey shall be prepared and stamped by a professional land surveyor who is qualified to perform such services in the State of South Carolina.

(3) The variance shall expire on June 11, 2023 (two years from the date of approval) if the applicants fail to obtain a building permit on or before that date.

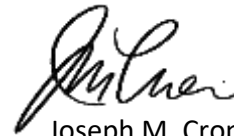
The motion to attach the conditions was **APPROVED** by a vote of 5-0.

**ITEMS FOR INFORMATION / DISCUSSION**

*There were no Items for Information / Discussion*

There being no further business, Ms. Gorski made a motion to adjourn the meeting. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 5-0 and the meeting was adjourned at 4:12 PM.

Minutes Approved:



Joseph M. Cronin  
Zoning Administrator



**TOWN OF SEABROOK ISLAND**

2001 Seabrook Island Road  
 Seabrook Island, SC 29455  
 (843) 768-9121

**APPLICATION FOR VARIANCE**

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$300.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org).

1. PROPERTY INFORMATION					
Please provide information regarding the property which is subject to the variance request.					
Property Address	0 Marshwalk Ace Trail, Seabrook Island, SC 29455				
Tax Map Number	149-01-00-092	Block	N/A	Lot	N/A
Lot Size (Square Feet)	1.824 acres (79,453 sf)				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	Keith Murphy, or assigns
Applicant Address	7303 Three Chopt Rd, Richmond, VA 23226
Applicant Phone Number	804-517-1585
Applicant Email Address	kmurphy@3north.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Purchaser of property

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) <u>NOT</u> the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	Reynolds-Williams At Marshwood, LLC		
Owner Mailing Address	1169 Oyster Catcher Court		
Owner Phone Number	843-243-0765		
Owner Email Address	myvizsla@bellsouth.net		
<b>Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):</b> I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	6/25/21
		Date	

4. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)		Date	6/25/2021
		Date	

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

**5. VARIANCE REQUEST**

A. Please provide a brief description of the proposed scope of work:

The proposed scope of work includes development and enhancements to the property to accommodate 12 custom high end townhomes in 2 and 3 unit configurations. A shared driveway entrance will allow site access from a southern entrance from Longbend Drive, and a secondary Western connection through an existing R.O.W. Easement.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s):

§10.30.00 Buffering of Incompatible Land Use, §9.40.10 Marsh Setback

2) DSO Requirement(s):

§10.30.20: Buffer Requirements. The required buffer shall be a strip of landscape development at least fifty (50) feet in width, which shall be developed with the following, § 9.40.10. All areas within twenty-five (25) feet of wetlands, marsh or typical marsh vegetation as determined by South Carolina Ocean and Coastal Resource Management critical base line shall retain their natural ground cover, or shall be planted and maintained with grass or similar groundcover. Disturbed ground cover shall be replaced following all construction activities.

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

When the 50' Incompatible Land Use Buffer (at adjacent tennis courts) is combined with the OCRM, and Wetland Setback, the buildable area of the lot is decreased by approximately 60%. The incompatible land use buffer also restricts access to the property from Longbend Drive.

2) These conditions do not generally apply to other property in the vicinity as shown by:

Provided "Seabrook Schematic Concept dated 5/10/2021" on pages 5 and 7. The adjacent Marshwalk Trace Condominium building is within a few feet of the tennis courts, and does not allow for a 50' buffer separation. Through GIS observation by the Civil Engineer, the adjacent Marshwalk Trace also appears to overstep their 25' OCRM Marsh Setback.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Would not allow for a road access from Longbend Drive, and reduce the buildable land area by approximately 60%. This would limit the development of this property as currently proposed, and only allow for about 4 townhomes of similar size.

4) The authorization of the 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 for the following reasons:

The adjacent property are the existing two tennis courts which are fenced, and are not equipped with lighting. The neighboring condo property is already non-compliant with the 50' buffer, and the new townhomes would be in compliance with a 25' setback from the neighboring residential units. Proposed decks would protrude less than 15 feet into the OCRM Marsh Setback on 2 units (8 and 10). Careful care and consideration will be implemented for all landscape elements to create as much buffer as possible between the tennis courts and this development. Plant choices will be carefully picked to fit the local flora of Seabrook Island. The proposed building designs will be respectful of all SIPOA guidelines, with the ultimate goal of enhancing the overall unique character of Seabrook Island.

## 6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
  - Please submit one *completed* paper application. All signatures must be original.
- \$300.00 Application Fee**
  - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
  - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
  - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)**
  - Required for all new structures and/or exterior modifications to existing structures.
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

## CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the 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 the 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.

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 the zoning ordinance.

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.



# SEABROOK TOWNHOMES SCHEMATIC CONCEPT

This **Schematic Concept**, undertaken by 3north, PLLC in 2021, is prepared exclusively for **SIVA, LLC**.  
All content © 3north 2021.

This study may not be photocopied, scanned, archived, or retained electronically,  
or reproduced in any form, without written permission from 3north.



# SITE INFORMATION



LEGEND:

- ..... Vicinity
- Site Location



# EXISTING SITE AERIAL MAP

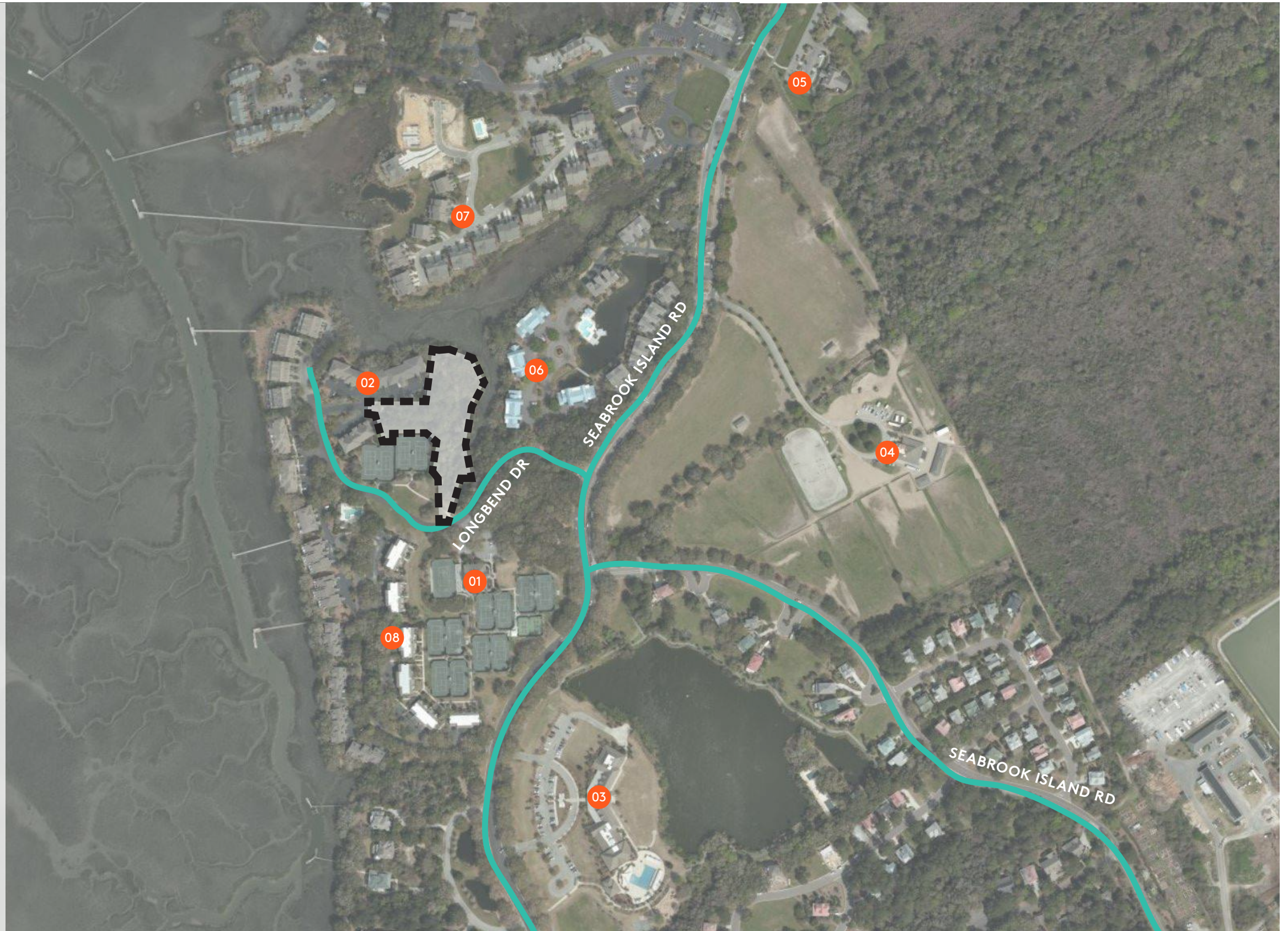
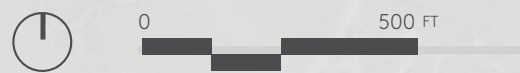


LEGEND:

- Secondary Roads
- Site Property Line

NOTES:

- 01 Seabrook Island Racquet Club
- 02 Marshwalk Trace Condominiums
- 03 The Lake House
- 04 Seabrook Island Equestrian Center
- 05 Town of Seabrook Island
- 06 Racquet Club Villas
- 07 Salt Marsh Townhomes
- 08 Courtside Villas



# EXISTING SITE ADJACENCIES



REFERENCES:

- 1. A PLAT OF MARSH WALK, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, LAST REVISED JULY 18, 1984, BY JOSIAH M. WILLIAMS, III, SCLS No. 7626, AND RECORDED IN PLAT BOOK BA, PAGE 169, CHARLESTON COUNTY ROD OFFICE.
2. CHARLESTON COUNTY TMS No. 149-01-00-092.
3. LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 2008030087, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM.

NOTES:

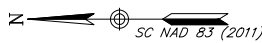
- 1. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES 'AE (EL10)' AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C 0783K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
2. THE AREAS WERE DETERMINED BY THE COORDINATE METHOD.
3. ALL PROPERTY CORNERS ARE LABELED AS THEY WERE FOUND IN THE FIELD. NO PROPERTY CORNERS TO BE SET.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
5. ANY EASEMENTS SHOWN ARE PER REFERENCE. PROPERTIES MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
6. HORIZONTAL DATUM IS SC STATE PLANE (SC NAD 83 (2011)) VERTICAL DATUM IS NAVD 1988.
7. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTIES.
8. 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 AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
9. PROPERTY IS ZONED: 'MULTI-FAMILY RESIDENTIAL', AS PER TOWN OF SEABROOK ISLAND ZONING MAP.
10. TOTAL NUMBER OF MARKED PARKING SPACES = 0, OF WHICH 0 ARE MARKED AS HANDICAP ACCESSIBLE.
11. THE SUBJECT PROPERTY IS INTERNALLY CONTIGUOUS WITH NO GAPS OR GORES WITHIN THE PROPERTY. THE PROPERTIES ALSO ABUTS LONG BEND DRIVE WITHOUT GAPS OR GORES.
12. THE SUBJECT PROPERTIES HAS PUBLIC ACCESS TO LONG BEND DRIVE.
13. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDINGS OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK EXCEPT AS SHOWN OTHERWISE.
14. THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. NO BUILDINGS OBSERVED.

SCHEDULE B - SECTION II EXCEPTIONS:

- 1.-5. NOT SURVEY RELATED.
6. SUCH STATE OF FACTS OCCURRING SUBSEQUENT TO JUNE 18, 1984 AS WOULD BE DISCLOSED BY A CURRENT ACCURATE SURVEY AND INSPECTION OF THE LAND. (AS TO OWNER POLICY ONLY)
7. RIGHT-OF-WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED MAY 17, 1984 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK H-139 AT PAGE 137.
8. PROTECTIVE COVENANTS FOR MULTI-FAMILY RESIDENTIAL AREAS OF SEABROOK ISLAND DATED APRIL 22, 1974 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK M-105 AT PAGE 194, AS MODIFIED IN BOOK Y-110 AT PAGE 145.
9. RE-STATED AND AMENDED BYLAWS OF SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK S-109 AT PAGE 2, AS AMENDED BY INSTRUMENT RECORDED IN THE AFORESAID RMC OFFICE IN BOOK H-137 AT PAGE 163.
10. ANY PORTION OF THE PREMISES WHICH LIES BELOW THE MEAN HIGH WATER MARK OF ABUTTING TIDAL STREAMS.
11. FORTY-FIVE (45) FOOT DRAINAGE EASEMENT AS SHOWN ON PLAT BY E.M. SEABROOK, JR., CE & LS, DATED AUGUST 4, 1983 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67.
12. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, TO AND FROM THE PROPERTY INSURED HEREUNDER, OVER, ACROSS, AND UNDER THE SIXTY (60) FOOT RIGHT-OF-WAY SHOWN AS MARSHWALK TRACT ON PLAT BY E.M. SEABROOK, JR., CE & LS, DATED AUGUST 4, 1983 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67.
13. THIS POLICY DOES NOT INSURE ANY PORTION OF SUBJECT PROPERTY WHICH IS LOCATED WITHIN A MARSH AREA.
14. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.
15. ASSESSMENTS AND MAINTENANCE CHARGES AS SET FORTH IN THE ABOVE RESTRICTIONS. NO LIABILITY IS ASSUMED FOR PAYMENT OF SAID CHARGES.
16. INTERESTS CREATED BY OR LIMITATIONS ON USE IMPOSED BY, THE FEDERAL COASTAL ZONE MANAGEMENT ACT OR OTHER FEDERAL LAW OR BY SC CODE, CHAPTER 39, TITLE 48, AS AMENDED, OR ANY REGULATIONS PROMULGATED PURSUANT TO SAID STATE OR FEDERAL LAWS.

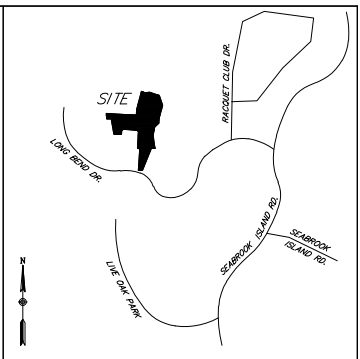
LINE TYPE AND SYMBOL LEGEND:

- PROPERTY LINE w/CORNER FOUND AS LABELED
PROPERTY LINE w/CORNER CALCULATED
RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
CENTER LINE
EASEMENT LINE
CRITICAL LINE
UNDERGROUND SEWER LINE
UNDERGROUND STORM DRAINAGE PIPE
SEWER MANHOLE
STORM DRAIN MANHOLE



TITLE COMMITMENT LEGAL DESCRIPTION:

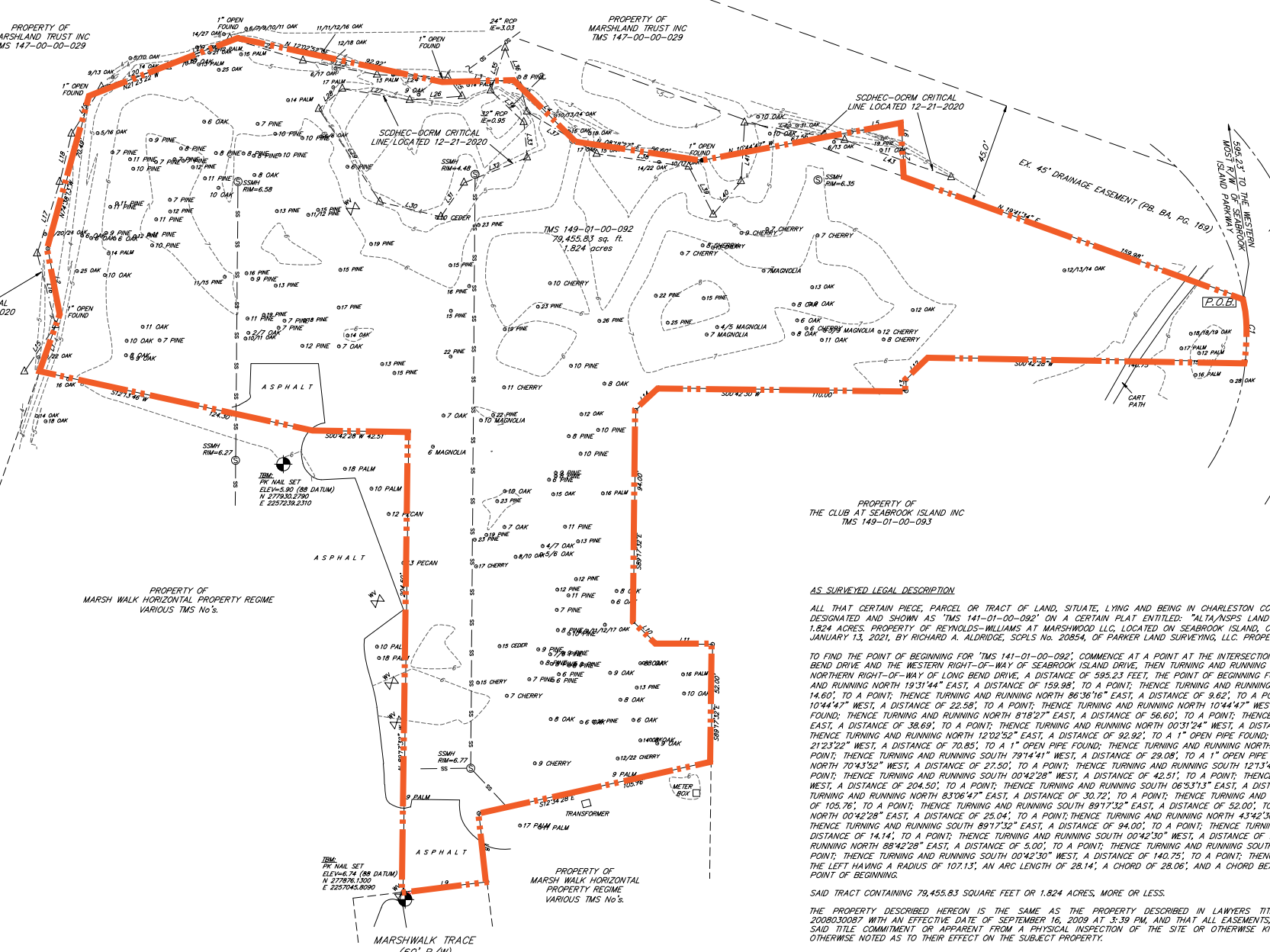
ALL THAT PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING ON SEABROOK ISLAND, IN CHARLESTON COUNTY, SOUTH CAROLINA, AND SHOWN AS A PARCEL CONTAINING 1.81 ACRES ON A PLAT DATED AUGUST 4, 1983 BY E.M. SEABROOK, JR., CE & LS, RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67, AND FURTHER SHOWN ON A PLAT DATED MAY 28, 1984 WITH LATEST REVISION JULY 18, 1984 BY GIFFORD, NELSON, WILLIAMS, L.S., RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BA AT PAGE 169, WHICH PLAT IS EXPRESSLY INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO. SAID PARCEL OF LAND HAVING THE BUTTINGS, BOUNDINGS, MEASUREMENTS, DIMENSIONS, COURSES, AND DISTANCES AS WILL MORE FULLY BE SHOWN BY REFERENCE TO SAID PLAT. ALSO A NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS, EGRESS AND UTILITIES, TO AND FROM THE PROPERTY DESCRIBED AS 1.81 ACRES, MORE OR LESS; AND SHOWN ON THE PLAT OF E.M. SEABROOK, JR., CE & LS DATED AUGUST 4, 1983 AND RECORDED IN PLAT BOOK AY AT PAGE 67, CHARLESTON COUNTY RMC OFFICE, AND FURTHER SHOWN ON A PLAT DATED MAY 28, 1984 WITH LATEST REVISION JULY 18, 1984 BY GIFFORD, NELSON, WILLIAMS, L.S., RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BA AT PAGE 169 OVER, ACROSS AND UNDER THE 60' RIGHT OF WAY SHOWN AS 'MARSH WALK TRACT' ON THE PLAT DATED AUGUST 4, 1983, BY E.M. SEABROOK, JR., CE & LS RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67, SAID 60' RIGHT OF WAY HAS THE BUTTINGS, BOUNDINGS, MEASUREMENTS, DIMENSIONS, COURSES AND DISTANCES AS WILL MORE FULLY BE SHOWN BY REFERENCE TO SAID PLAT.



LOCATION MAP N.T.S.

CURVE TABLE with columns: CURVE CT, RADIUS, LENGTH, DELTA, CHORD, CHORD BEARING. Row 1: 107.13, 28.14, 1592'57", 28.06, N88°16'15"E

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows 1-143 listing line segments and their bearings.



AS SURVEYED LEGAL DESCRIPTION:

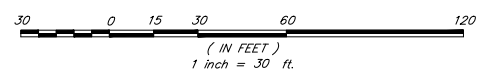
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN CHARLESTON COUNTY, STATE OF SOUTH CAROLINA, AND BEING DESIGNATED AND SHOWN AS 'TMS 141-01-00-092' ON A CERTAIN PLAT ENTITLED: 'ALTA/NSPS LAND TITLE SURVEY SHOWING TMS 149-01-00-092, 1.824 ACRES, PROPERTY OF REYNOLDS-WILLIAMS AT MARSHWOOD LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA', DATED JANUARY 13, 2021, BY RICHARD A. ALDRIDGE, SCLS No. 20854, OF PARKER LAND SURVEYING, LLC. PROPERTY IS MORE FULLY DESCRIBED AS TO: TO FIND THE POINT OF BEGINNING FOR 'TMS 141-01-00-092', COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF LONG BEND DRIVE AND THE WESTERN RIGHT-OF-WAY OF SEABROOK ISLAND DRIVE, THEN TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERN RIGHT-OF-WAY OF LONG BEND DRIVE, A DISTANCE OF 595.23 FEET, THE POINT OF BEGINNING FOR 'TMS 141-01-00-092'; THENCE TURNING AND RUNNING NORTH 19°31'44" EAST, A DISTANCE OF 159.98'; TO A POINT; THENCE TURNING AND RUNNING NORTH 86°36'16" EAST, A DISTANCE OF 14.60'; TO A POINT; THENCE TURNING AND RUNNING NORTH 86°36'16" EAST, A DISTANCE OF 9.62'; TO A POINT; THENCE TURNING AND RUNNING NORTH 10°44'47" WEST, A DISTANCE OF 22.58'; TO A POINT; THENCE TURNING AND RUNNING NORTH 10°44'47" WEST, A DISTANCE OF 61.56'; TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 81°18'27" EAST, A DISTANCE OF 56.60'; TO A POINT; THENCE TURNING AND RUNNING NORTH 44°55'03" EAST, A DISTANCE OF 38.69'; TO A POINT; THENCE TURNING AND RUNNING NORTH 00°31'24" WEST, A DISTANCE OF 31.73'; TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 12°02'52" EAST, A DISTANCE OF 92.82'; TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 21°22'22" WEST, A DISTANCE OF 70.85'; TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 74°38'13" WEST, A DISTANCE OF 70.49'; TO A POINT; THENCE TURNING AND RUNNING NORTH 00°42'28" WEST, A DISTANCE OF 29.08'; TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 70°43'52" WEST, A DISTANCE OF 27.50'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 12°13'46" WEST, A DISTANCE OF 124.30'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'28" WEST, A DISTANCE OF 42.51'; TO A POINT; THENCE TURNING AND RUNNING NORTH 89°17'32" WEST, A DISTANCE OF 204.50'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 06°53'13" EAST, A DISTANCE OF 37.63'; TO A POINT; THENCE TURNING AND RUNNING NORTH 83°06'47" EAST, A DISTANCE OF 30.72'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 12°54'28" EAST, A DISTANCE OF 105.76'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 89°17'32" EAST, A DISTANCE OF 52.00'; TO A POINT; THENCE TURNING AND RUNNING NORTH 00°42'28" EAST, A DISTANCE OF 25.04'; TO A POINT; THENCE TURNING AND RUNNING NORTH 43°42'30" EAST, A DISTANCE OF 14.14'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 89°17'32" EAST, A DISTANCE OF 94.00'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 44°17'32" EAST, A DISTANCE OF 14.14'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'30" WEST, A DISTANCE OF 110.00'; TO A POINT; THENCE TURNING AND RUNNING NORTH 88°42'28" EAST, A DISTANCE OF 5.00'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 44°17'32" EAST, A DISTANCE OF 14.14'; TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'30" WEST, A DISTANCE OF 140.75'; TO A POINT; THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 107.13', AN ARC LENGTH OF 28.14', A CHORD OF 28.06', AND A CHORD BEARING OF NORTH 88°16'15" EAST, TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 79,455.83 SQUARE FEET OR 1.824 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 2008030087 WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT(SCDHEC-OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC-OCRM, SCDHEC-OCRM IN NO WAY WAIVES ITS RIGHT TO ASSESS PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN OR NOT. Signature: Richard A. Aldridge, Date: 01/13/2021

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 2008030087, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM. ALTA/NSPS LAND TITLE SURVEY SHOWING TMS 149-01-00-092, 1.824 ACRES, PROPERTY OF REYNOLDS-WILLIAMS AT MARSHWOOD LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA DATE: JANUARY 13, 2021 SCALE: 1" = 30' REVISED: FEBRUARY 25, 2021







Professional seal and signature block for Richard A. Aldridge, Surveyor No. 20854, Parker Land Surveying, LLC. Includes a statement: '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.'




EXISTING SITE SURVEY

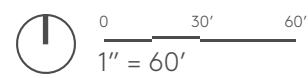


**LEGEND**

-  Property Line
-  50' Zoning Buffer
-  Wetland Setbacks
-  OCRM Critical Line  
12/21/2020
-  Seabrook Townhomes
-  Adjacent Structures

**KEYNOTES**

-  01 Seabrook Island Racquet Club
-  02 Marshwalk Trace Condominiums
-  03 Site Entrance from Longbend Drive
-  04 Site Entrance Thru Marshwalk Trace
-  05 Guest/Additional Parking
-  06 Lagoon



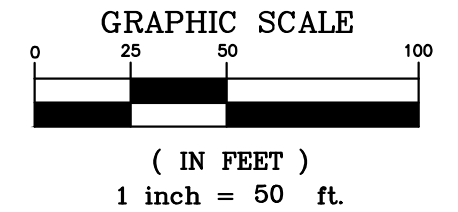
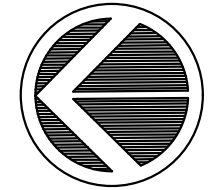
# SITE PLAN CONCEPT



962 Houston Northcutt Blvd. Suite 200  
Mount Pleasant, South Carolina 29464  
843-881-0525  
www.earthsourceeng.com

**TOWN OF SEABROOK**

1. TMS # 149-01-00-092
2. SITE ACREAGE: 1.824
3. SETBACKS / BUFFERS:
  - 3.1. 15' MINIMUM BETWEEN BUILDINGS AND ADJACENT PROPERTIES
  - 3.2. MARSH/OCRM CRITICAL LINE BUFFER: 25'
  - 3.3. WETLAND SETBACK: 10'
  - 3.4. ALLOWABLE LOT COVERAGE: 35%
  - 3.5. CURRENT LOT COVERAGE: 22%
4. DENSITY: 7 UNITS PER ACRE
  - 4.1. ALLOWABLE NUMBER OF UNITS: 12
  - 4.2. PROPOSED NUMBER UNITS: 12
  - 4.3. 3 UNITS PER ACRE
  - 4.4. MINIMUM 1200 SF HEATED SPACE
5. SITE PLAN PROVIDED BY ARCHITECT.



DRAWN BY: W. SHAWN CANTEY  
DATE: 06/18/2021

**SEABROOK ISLAND  
TOWNHOMES  
SITE PLAN CONCEPT**



LEGEND	
	EXISTING WETLAND
	MARSH / OCRM CRITICAL LINE BUFFER
	PROPOSED ROADWAY
	PROPOSED BUILDINGS
	STORMWATER POND
	RECLAIMED POND BOUNDARY



# SCHEMATIC PLANS

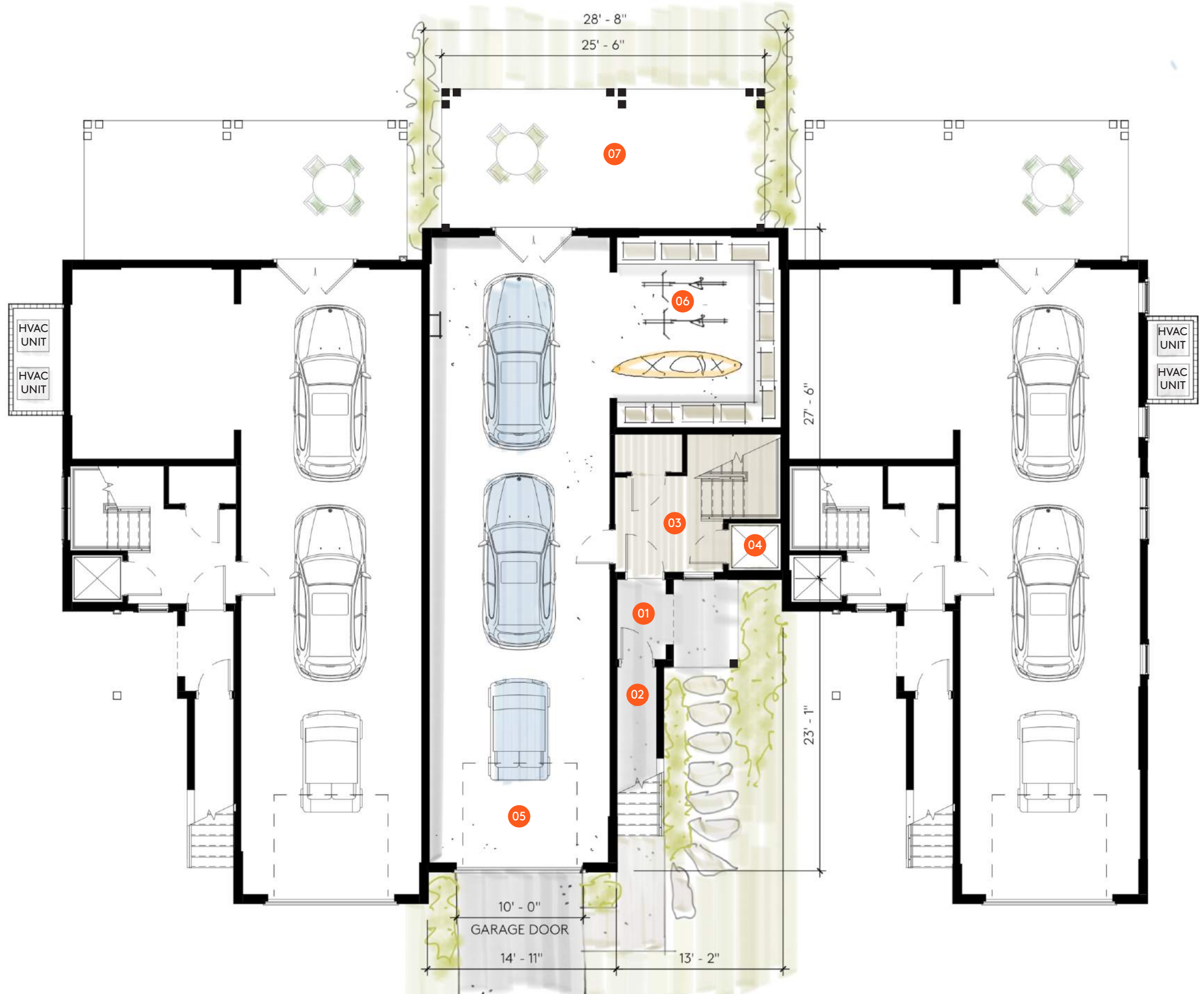


ROOMS

- 01 Covered Entrance 4'-6" x 6'-5"
- 02 Outdoor Storage 3'-4" x 7'-0"
- 03 Stair Hall with Storage 13'-0" x 10'-10"
- 04 Elevator 4'-6" x 4'-0"
- 05 Two Car Garage w/ Golf Cart 14'-0" x 49'-0"
- 06 Garage Storage 12'-9" x 15'-0"
- 07 Lower Terrace 25'-5" x 11'-0"

UNIT AREA

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
<b>Conditioned SF Total</b>	<b>2,464 SF</b>
<b>Unconditioned SF Total</b> (Garage & Storage)	<b>989 SF</b>
<b>Gross Unit Area</b>	<b>3,453 SF</b>
Porches SF Total	746 SF



0 2 4 8

# FLOOR PLAN GARAGE LEVEL



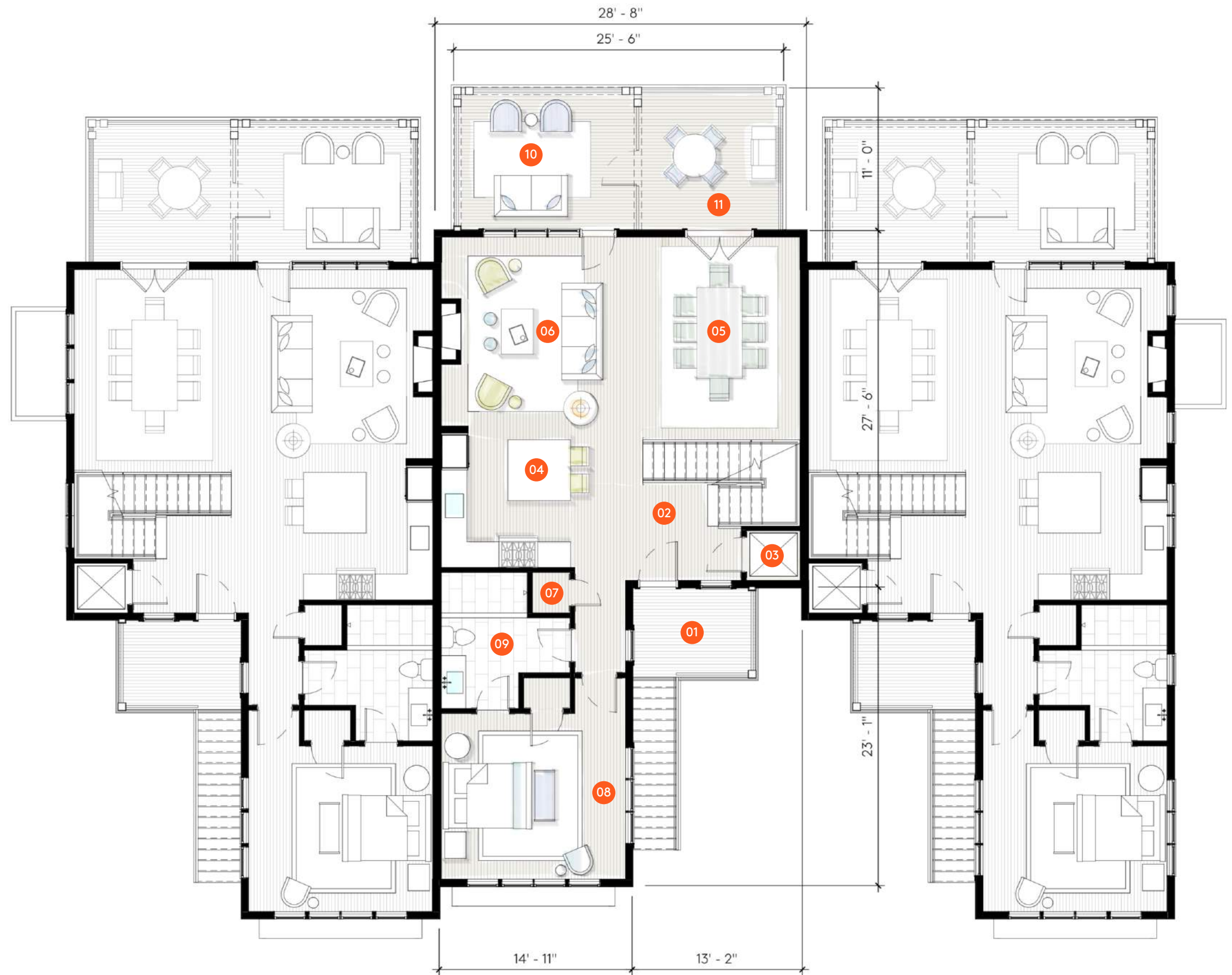
## ROOMS

- 01 Front Porch Entrance 9'-6" x 7'-0"
- 02 Stair Hall 13'-5" x 10'-10"
- 03 Elevator 4'-6" x 4'-0"
- 04 Kitchen with Seated Island 14'-2" x 10'-4"
- 05 Dining Room 12'-0" x 15'-7"
- 06 Living Room 15'-6" x 14'-7"
- 07 Coat Closet 3'-0" x 3'-0"
- 08 Guest Bedroom 1 14'-3" x 12'-10"
- 09 Guest Bathroom 1 10'-0" x 10'-6"
- 10 Screen Porch 14'-5" x 11'-0"
- 11 Upper Terrace 10'-11" x 11'-0"

## UNIT AREA

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
<b>Conditioned SF Total</b>	<b>2,464 SF</b>
<b>Unconditioned SF Total</b> (Garage & Storage)	<b>989 SF</b>
<b>Gross Unit Area</b>	<b>3,453 SF</b>
Porches SF Total	746 SF

0 2 4 8



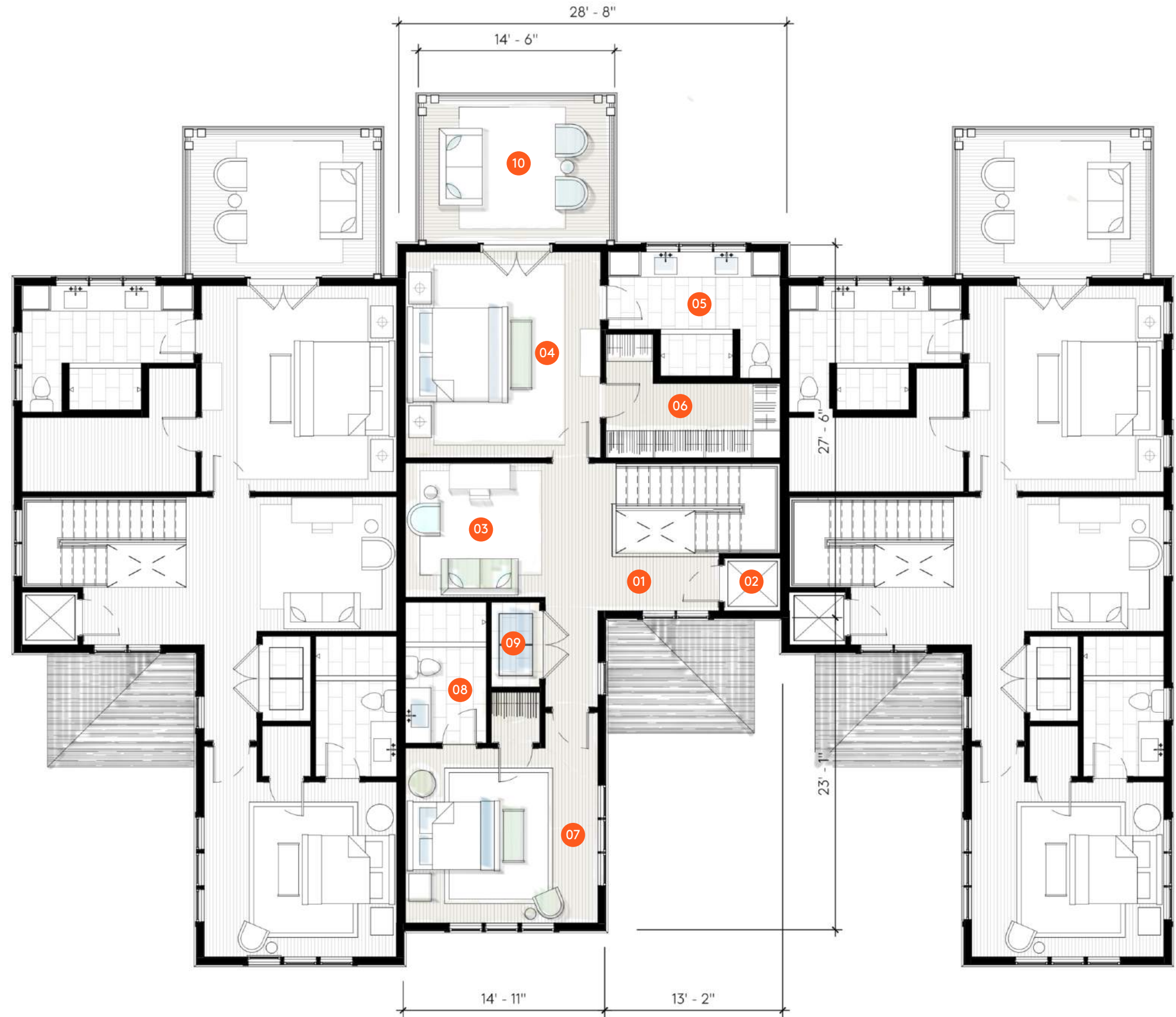
# FLOOR PLAN MAIN LEVEL

**ROOMS**

- 01 Stair Hall 13'-5" x 10'-11"
- 02 Elevator 4'-6" x 4'-0"
- 03 Sitting Room/Office 10'-3" x 9'-11"
- 04 Master Bedroom 14'-5" x 15'-3"
- 05 Master Bathroom 12'-8" x 9'-2"
- 06 Walk-In Wardrobe 12'-10" x 5'-6"
- 07 Guest Bedroom 2 14'-3" x 12'-10"
- 08 Guest Bathroom 2 5'-11" x 10'-4"
- 09 Laundry 3'-7" x 6'-3"
- 10 Master Terrace 14'-4" x 11'-0"

**UNIT AREA**

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
<b>Conditioned SF Total</b>	<b>2,464 SF</b>
<b>Unconditioned SF Total</b> (Garage & Storage)	<b>989 SF</b>
<b>Gross Unit Area</b>	<b>3,453 SF</b>
Porches SF Total	746 SF

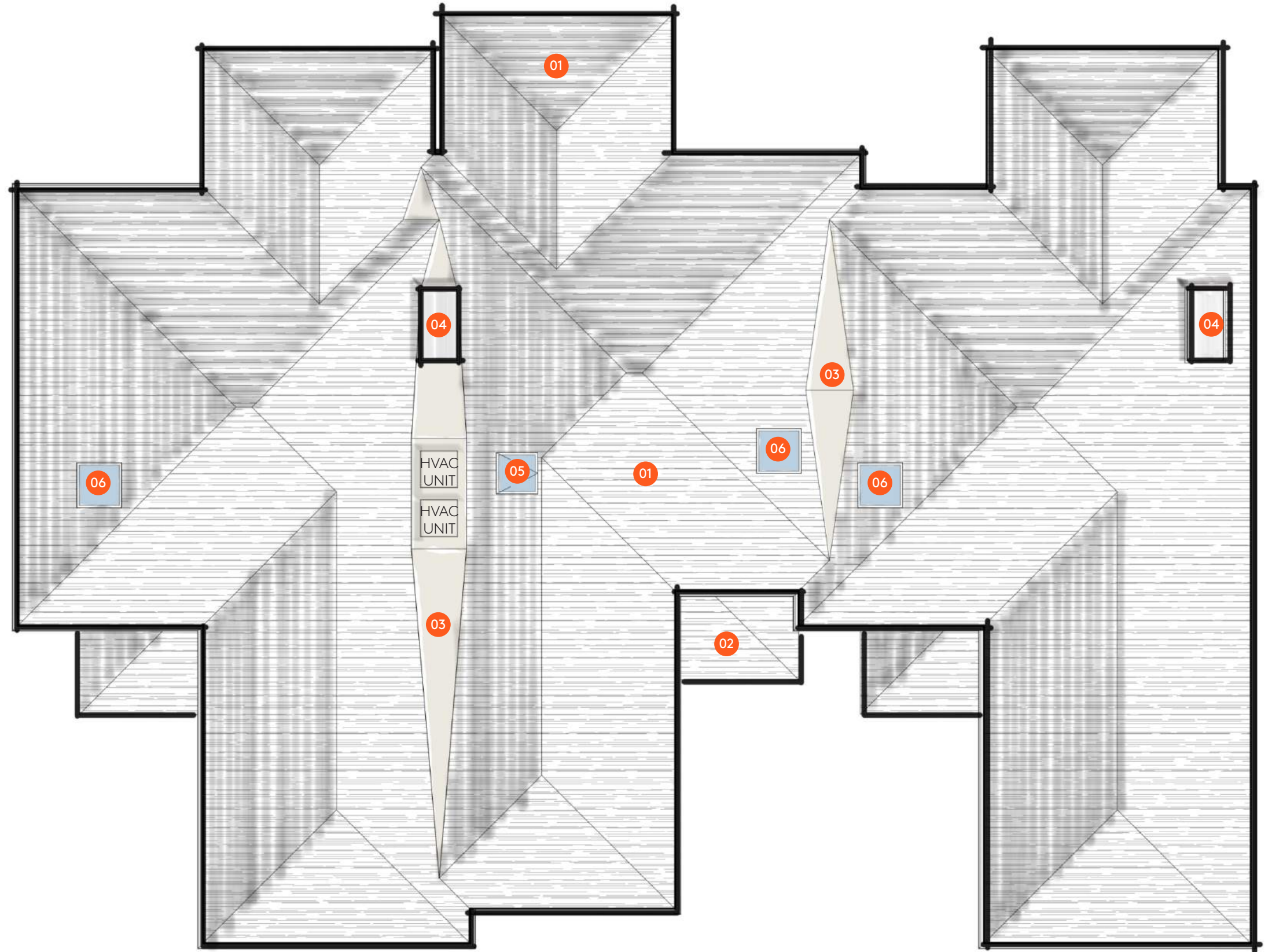


# FLOOR PLAN UPPER LEVEL



## ROOMS

- 01 Shingle Roof 5:12 Pitch
- 02 Shingle Roof 3:12 Pitch
- 03 TPO Cricket
- 04 Chimney
- 05 Skylight Roof Access over Office
- 06 Stair Skylight



0 2 4 8

# PLAN ROOF



# SCHEMATIC ELEVATIONS





# TOWNHOME CONCEPT FRONT

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021





# TOWNHOME CONCEPT REAR



3 UNIT TOWNHOME

2 UNIT TOWNHOME



0 2 4 8

# ELEVATION FRONT

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021



3 UNIT TOWNHOME

2 UNIT TOWNHOME



# ELEVATION REAR

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021





0 2 4 8

# ELEVATION RIGHT SIDE





0 2 4 8

# ELEVATION LEFT SIDE

