

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
November 22, 2023 – 1:00 PM



Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455

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

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on the day prior to the meeting using one of the following options:

- **Online:** [Variance 184](#)
- **Email:** tnewman@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: October 25, 2023 [Pages 3–6]

PUBLIC HEARING ITEMS

1. Variance # 184 [Pages 7–245]

APPLICANT:	The Club at Seabrook Island
ADDRESS:	1701 Long Bend Drive
TAX MAP NUMBER:	149-01-00-001
ZONING DISTRICT:	RC (Recreation)
CODE SECTION(s):	§ 2.5.B.1.c, Fence Material § 2.5.B.1.g, Fence Height § 4.3.B, Setbacks – RC District § 11.3.C.2.c.i – Parking Landscape Island § 11.3.C.1 – Parking Landscaping § 11.5.B.3.d – Protected Tree Removal § 11.5.B.3.d – Protected Tree Removal § 11.5.B.3.d – Protected Tree Removal § 11.5.B.3.d – Protected Tree Removal § 11.5.B.3.d – Protected Tree Removal

**VARIANCE
REQUESTS**

:

- 1) To allow the use of chain link material for the construction of fencing associated with 5 proposed pickleball courts.
- 2) To allow the construction of 8' tall fences to surround four proposed pickleball courts.
- 3) To allow 34' of fencing to encroach 11' into the required 20' setback.
- 4) To allow a 13-space stretch of parking stalls instead of the required maximum 10-space stretch for the perimeter of the parking lot.
- 5) To allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of the required 20' landscaping strip.
- 6) To allow the removal of a protected 26" pine tree for the purpose of creating access to a proposed new parking lot.
- 7) To allow the removal of a protected 30" red oak tree for the purpose of creating access to a proposed new parking lot.
- 8) To allow the removal of a protected 24" live oak tree in association with the construction of a new parking lot.
- 9) To allow the removal of a protected 24" live oak tree for the purpose of adding new pickleball courts.
- 10) To allow the removal of a protected 25" live oak tree for the purpose of creating access to a proposed new parking lot.

ITEMS FOR INFORMATION / DISCUSSION

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
October 25, 2023



MINUTES

CALL TO ORDER

Present: Palmer, Pinckney, Williams, Cross

Absent: Leggett

Staff Present: Zoning Administrator Newman, Assistant Town Administrator Watkins

The meeting was called to order at 1:05PM by Assistant Town Administrator Watkins as the secretary for the Board of Zoning Appeals (BZA).

ELECTION OF ACTING CHAIR FOR OCTOBER 25 BZA MEETING

Mr. Williams nominated Elizabeth Palmer to be acting Chair for the October 25 BZA Meeting; Mr. Pinckney seconded. All voted in favor.

Ms. Palmer was elected to be acting Chair for the October 25 BZA meeting.

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: March 22, 2023

Ms. Williams moved to approve the previous meeting minutes of March 22; Mr. Pinckney seconded. A vote was taken as follows:

Ayes: Pinckney, Williams, Palmer

Abstain: Cross

The previous meeting minutes of March 22 were approved.

PUBLIC HEARING ITEMS

1. Variance #182

APPLICANT:	Noel Kade (Applicant) Robert & Tara Patton (Owner)
ADDRESS:	1172 Oyster Catcher Court
TAX MAP NUMBER:	149-13-00-017
ZONING DISTRICT:	R-SF1 (Large Lot Single-Family)
CODE SECTION:	§ 10.5.A.1, Critical Area Setbacks § 10.5.B.1, Waterbody Setbacks
VARIANCE REQUEST:	1) To allow approximately 7'-2" of pervious plantation mix driveway to encroach for a length of approximately

118' into the required 25' critical area setback.
2) To allow approximately 7'-2" of pervious plantation mix driveway to encroach for a length of approximately 118' into the required 25' waterbody setback.

Zoning Administrator Newman presented Variance #182 for the following requests at 1172 Oyster Catcher Court: 1) To allow approximately 7'-2" of pervious plantation mix driveway to encroach for a length of approximately 118' into the required 25' critical area setback, 2) To allow approximately 7'-2" of pervious plantation mix driveway to encroach for a length of approximately 118' into the required 25' waterbody setback.

Zoning Administrator Newman noted that if the variance is approved, staff recommends adding the following to the variance:

- The approved variance shall apply to the driveway layout as shown on the site-specific plan prepared by the Applicants and approved by the Board on October 25, 2023. 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 BZA prior to permitting.
- 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.
- The variance shall become null and void if the Applicants (or a subsequent property owner) fail to obtain a building permit prior to the effective date of any changes to the SCDHEC-OCRM beachfront jurisdictional line and/or beachfront setback line affecting the subject property.

Discussions were had with members of the board with Zoning Administrator Newman related to the variance request based on Zoning Administrator Newman's presentation.

Tara Patton, owner of 1172 Oyster Catcher Court, noted the information given in the staff presentation fulfilled their presentation and did not present to the board unless needed. The board noted they did not need to present unless they would like to.

Chair Palmer moved to approve the request conditions as staff presented and meets the state criteria as follows:

- a. The subject property is unique and uncharacteristic of most of the lots in the Town of Seabrook Island.
- b. There are no other lots within the general vicinity of the subject property that have the same or even similar shape as the subject property.
- c. The inability to develop the lot unreasonably restricts and prohibits the utilization of the property.
- d. The proposed variance will not affect the surrounding properties.
- e. The hardship is not self-created.
- f. The granting of the variance will provide the necessary vehicular access to the lot.

Mr. Williams seconded. All voted in favor.

Variance #182 was approved.

2. Variance #183

APPLICANT:	Garris Killingsworth Applicant) Emily Hemsath (Owner)
ADDRESS:	3764 Seabrook Island Road
TAX MAP NUMBER:	149-13-00-001
ZONING DISTRICT:	R-SF2 (Residential Single-Family)
CODE SECTION:	§ 10.4.B.3, Oceanfront & North Edisto River Setbacks § 5.3.B, Residential Setbacks
VARIANCE REQUEST:	1) To allow 626 square feet of permeable walkway to encroach 16'-8" into the required 30' Oceanfront Setback. 2) To allow 37 square feet of plantation mix walkway to encroach 10'-3" into the required 30' Front Yard Setback. 3) To allow 121 square feet of permeable herringbone paver walkway to encroach 12'6" into the required 30' Front Yard Setback.

Zoning Administrator Newman presented Variance #183 for the following requests at 3764 Seabrook Island Road: 1) To allow 626 square feet of permeable walkway to encroach 16'-8" into the required 30' Oceanfront Setback, 2) To allow 37 square feet of plantation mix walkway to encroach 10'-3" into the required 30' Front Yard Setback, 3) To allow 121 square feet of permeable herringbone paver walkway to encroach 12'6" into the required 30' Front Yard Setback.

Zoning Administrator Newman noted that if the variance is approved, staff recommends adding the following to the variance:

- The approved variance shall apply to the driveway layout as shown on the site-specific plan prepared by the Applicants and approved by the Board on October 25, 2023. 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 BZA prior to permitting.
- 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.
- The variance shall become null and void if the Applicants (or a subsequent property owner) fail to obtain a building permit prior to the effective date of any changes to the SCDHEC-OCRM beachfront jurisdictional line and/or beachfront setback line affecting the subject property.

Discussions were had with members of the board with Zoning Administrator Newman related to the variance request based on Zoning Administrator Newman's presentation.

Zoning Administrator Newman noted there were 4 comments submitted prior to the meeting and copies were given to the members.

Garris Killingsworth, the applicant, presented their variance request at 3764 Seabrook Island Road.

Discussions were had with members of the board and the applicant related to their request.

Discussions were had with members of the board on how the request fits the state criteria.

Mr. Pinckney moves to approve the variance as presented with staff's recommendations and fits the state criteria as follows:

- a. The subject property is unique and uncharacteristic of most of the lots in the Town of Seabrook Island.
- b. There are no other lots within the general vicinity of the subject property that have the same or even similar shape as the subject property.
- c. The inability to develop the lot unreasonably restricts and prohibits the utilization of the property.
- d. The proposed variance will not affect the surrounding properties.
- e. The hardship is not self-created.
- f. The granting of the variance will not increase the financial value of the property, rather it is the capability of the owners to be able to walk around their proposed new home.

Mr. Williams seconded. All voted in favor.

Variance #183 was approved.

ITEMS FOR INFORMATION / DISCUSSION

Mr. Cross moved to recommend the Planning Commission to better define STRUCTURE in the Development Standards Ordinance to include pervious materials in Table 2.4 E as allowable encroachments; Mr. Pinckney seconded. All voted in favor.

Discussions and clarifications were had with members of the audience.

The recommendation for the Planning Commission to better define STRUCTURE in the Development Standards Ordinance to include pervious materials in Table 2.4 E as allowable encroachments was approved.

ADJOURN

The Board unanimously voted to adjourn the meeting.

The meeting adjourned at 2:21PM

Date: October 25, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link:
<https://www.youtube.com/@townofseabrookisland5287/streams>



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Application # 184 – 1701 Long Bend Drive
MEETING DATE: November 22, 2023

Variance Application #184	
Applicant:	The Club at Seabrook Island (owner)
Location:	1701 Long Bend Drive
Tax Map Number:	149-01-00-001
Zoning District:	RC (Recreation)
Code Section(s):	§ 2.5.B.1.c, Fence Material § 2.5.B.1.g, Fence Height § 4.3.B (Setbacks – RC District) § 11.3.C.2.c.i (Parking Landscape Island) § 11.3.C.1 (Parking Landscaping) § 11.5.B.3.d (Protected Tree Removal) § 11.5.B.3.d (Protected Tree Removal) § 11.5.B.3.d (Protected Tree Removal) § 11.5.B.3.d (Protected Tree Removal) § 11.5.B.3.d (Protected Tree Removal)
Purpose:	<ol style="list-style-type: none"> 1) To allow the use of chain link material for the construction of fencing associated with four proposed pickleball courts. 2) To allow the construction of 8’ tall fences to surround four proposed pickleball courts. 3) To allow 34’ of fencing to encroach 11’ into the required 20’ setback. 4) To allow a 13-space stretch of parking stalls instead of the required maximum 10-space stretch for the perimeter of the parking lot. 5) To allow a 10’ strip of landscaping around the perimeter of the proposed parking lot instead of the required 20’ landscaping strip. 6) To allow the removal of a protected 26” pine tree for the purpose of creating access to a proposed new parking lot. 7) To allow the removal of a protected 30” red oak tree for the purpose of creating access to a proposed new parking lot. 8) To allow the removal of a protected 24” live oak tree in association with the construction of a new parking lot. 9) To allow the removal of a protected 24” live oak tree for the purpose of adding new pickleball courts. 10) To allow the removal of a protected 25” live oak tree for the purpose of creating access to a proposed new parking lot.

Overview

The town has received a variance application (#184) from The Club at Seabrook Island (the

“Applicant”). The Applicant is requesting ten variances in association with the construction of five new pickleball courts and a new parking lot at the Seabrook Island Racquet Club located at 1701 Long Bend Drive.

On August 30, 2022, the town received a zoning permit application (permit #19287) for “Phase 1B Improvements” at the Seabrook Island Racquet Club which included construction of four pickleball courts, two bocce ball courts, concrete sidewalks, a fire pit area with seating, and associated landscape and irrigation. While reviewing the submittal, on August 31, 2022, the town’s Zoning Administrator noted that the proposed 8’ tall chain link fencing associated with the proposed pickleball courts was in violation of the Development Standards Ordinance (DSO) requirements related to fence height and material.

On December 28, 2022, the town’s Board of Zoning Appeals (BZA) reviewed and approved a variance application (#179) to allow the use of 8’ tall chain link material for the construction of the fencing associated with four proposed pickleball courts at the Seabrook Island Racquet Club property. On January 11, 2023, the town’s Planning Commission reviewed and approved the same site-specific plan that was previously approved by the BZA (*See Attachment 12, Variance #179 – Approved Site Plan*). Following the January 11th Planning Commission meeting, the town’s Zoning Administrator advised the Applicant that a Town of Seabrook Island zoning permit would be released for the proposed “Phase 1B Improvements” upon receipt of approval from the South Carolina Department of Health and Environmental Control (SCDHEC) Coastal Stormwater Permitting Department.

On June 6, 2023, the town’s Zoning Administrator was contacted by the Applicant’s design professional, Paul Ford of the Reveer Group, who indicated that the Club at Seabrook Island wished to move forward with their proposed pickleball court project. At that time, Mr. Ford also indicated that there would be changes to the proposed layout of the pickleball courts on site as well as changes to the existing parking layout from what was shown on the approved site plan associated with variance #179.

Per the conditions associated with the approval of variance #179, “any modifications to the 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”. Based on this condition, the Zoning Administrator advised Mr. Ford that due to the desired new layout, this project would need to be reviewed by the BZA again.

On September 14, 2023, the town’s Zoning Administrator received a submittal package for “Seabrook Island Racquet Club Expansion, Phase 1B” which proposed the expansion of the existing parking lot with pervious pavement stalls and a relocated entrance off Long Bend Drive, new half-court practice court and attached storage building, new maintenance building with restrooms and associated utility services, five new pickleball courts with pedestrian connections, improvements to an existing pavilion for food services, and other small improvements and landscaping. Upon review of the proposed submittal package the town’s Zoning Administrator determined that besides the proposed new layout from what was previously reviewed/approved by the BZA under variance #179, there were also multiple additional deviations from the requirements of the DSO beyond fence height and material including:

- Structures shown encroaching into required setbacks
- Parking lot design & landscaping
- Protected tree removal

Since no development permits were ever released in association with variance #179, and the proposed new layout required significantly more variances than what was previously reviewed by the BZA, the town's Zoning Administrator advised the Applicant that this new layout would require a full new application to the Board of Zoning Appeals (variance #184).

DSO § 2.5.B.1.c states, "Fences must be made of stucco, cypress, pressure-treated wood, wood composite, iron, powder coated aluminum, or similar materials. Barbed wire, concertina wire, razor wire, chain link, poultry wire and vinyl are strictly prohibited.". Additionally, DSO § 2.5.B.1.g states, "No wall or fence shall be taller than six (6) feet in height, measured from the finished elevation at its base to the highest point of the wall or fence.". The Applicant has proposed to use 8' tall chain link fencing to surround the proposed pickleball courts therefore variances from § 2.5.B.1.c and § 2.5.B.1.g are required.

DSO § 4.3.B states, "all structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 4-3a". The applicable setbacks for a Recreation (RC) zoned property are a 30' front parking setback, 20' front building setback, 20' side yard setback, and 30' rear yard setback. While § 2.5.B.1.e does allow fences and walls to encroach into a required rear or side yard setback, the DSO does not allow fences and walls to encroach into required front yard setbacks. The Applicant has proposed to construct a pickleball court fence within the required 20' front yard setback for structures therefore a variance from § 4.3.B is required.

DSO § 11.3.C.2.c.i states, "rows of parking spaces located adjacent to the perimeter of all paved areas shall contain no more than 10 parking spaces uninterrupted by a landscape island, and no parking space in such as row shall be separated from a required landscape area by more than five (5) parking spaces". The Applicant is proposing to have a row of 13 parking spaces rather than the DSO mandated ten spaces therefore a variance from § 11.3.C.2.c.i is required.

DSO § 11.3.C.1 states, "all parking lots shall be screened from the adjacent street and abutting property by a perimeter landscaped strip in accordance with the following requirements: 1) the landscape strip shall be located within five feet of the edge of the paved surface area, 2) the landscape strip shall be at least 20 feet wide and, at a minimum, contain the following...". The Applicant has requested that the DSO required landscape strip be reduced to 10' therefore a variance from § 11.3.C.1 is required. It should be noted that DSO § 11.3.C.1.b.ii states, "trees shall be evenly spaced within the landscaped strip unless the reviewing authority permits otherwise during the review of the site development plan". The Applicant hopes to utilize the existing trees on site to count towards the required landscape strip. Ultimately, the "reviewing authority" in this case is the Planning Commission however it should be noted that the town's Zoning Administrator and Building & Grounds Manager/Arborist visited the site and concurred that the existing trees on site combined with the proposed landscaping meet the requirements of § 11.3.C.1.b.ii subject to the BZA approving the proposed 10' width.

DSO § 11.5.B states, "no living tree which is 24 inches or more DBH may be removed or relocated with a removal permit, trees that require such permit for removal or relocation shall be called protected trees". DSO § 11.5.B.3.c states that protected tree removal shall only be approved upon determination by the Zoning Administrator of one of the following conditions, 1) the tree poses an imminent safety hazard to nearby buildings, pedestrians, or vehicular traffic, 2) the tree is diseased, dead, or dying, 3) the tree has been weakened by age, storm, fire or other injury to the extent that it is irreparably damaged, or 4) the tree removal has been approved by the Board of Zoning Appeals. The Applicant is proposing to remove five trees that are greater than 24" DBH that do not meet the aforementioned criteria therefore a variance for the removal of each tree is required.

The property is currently zoned RC, Recreation, and open-air recreation is an approved conditional use. Per DSO § 9.4.1.2 the condition associated with a lighted athletic court is that “lighted athletic courts shall provide a level “C” buffer adjacent to any residential zoning boundary”. It should be noted that this condition is not applicable to the approval in question because the proposed pickleball courts are not directly adjacent to a residential zoning district boundary therefore the buffer isn’t required.

Based on the site plan submitted with the variance application, other than the one encroachment which is subject to this application, the remaining four proposed pickleball courts and associated improvements will comply with the 20’ front setback from Seabrook Island Road and Long Bend Drive. Per the Applicant’s parking summary, the parking needs associated with the addition of the five pickleball courts and associated improvements are being met by the proposed new parking lot. Additionally, the Applicant has proposed to retain a portion of the existing parking lot for low-speed vehicle (LSV) parking. It should be noted that the proposed LSV parking does cause the site to exceed the DSO mandated number of parking spaces however § 12.3.F does state, “in approving additional parking spaces beyond ten percent, the site plan reviewing authority shall determine that the parking is necessary based on documented evidence, to accommodate the use on a typical day”. The Applicant has provided a narrative and photographs as evidence to justify their excess parking (See Attachment 13, Parking Narrative). However, it should be noted that the “reviewing authority” in this case is the Planning Commission and they will ultimately have to determine if the excess parking is justified. The proposed parking spaces meet the DSO required dimensions for a 90-degree parking pattern of 9’ x 20’. The proposed drive aisle width of the parking lot also meets the DSO required 22’ width for two-way traffic. Additionally, based on the plans provided with the submittal the proposed new maintenance building and storage building adhere to the town’s height requirements for accessory buildings and do not encroach into any required setbacks. Furthermore, there are no lot coverage requirements in the RC zoning district (See Attachment 10, Full Plan Set).

To allow for construction of the proposed pickleball courts and new parking area, the Applicant is requesting the following variances from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
<p style="text-align: center;">Fence Material</p>	<p style="text-align: center;">Fences must be made of stucco, cypress, pressure-treated wood, wood composite, iron, powder coated aluminum, or similar materials. Barbed wire, concertina wire, razor wire, chain link, poultry wire and vinyl are strictly prohibited (§ 2.5.B.1.c)</p>	<p style="text-align: center;">Allow the use of chain link material for the construction of fencing associated with four proposed pickleball courts</p>
<p style="text-align: center;">Fence Height</p>	<p style="text-align: center;">No wall or fence shall be taller than six (6) feet in height, measured from the finished elevation at its base to the highest point of the</p>	<p style="text-align: center;">Allow the construction of 8’ tall fences to surround four proposed pickleball courts</p>

	wall or fence (§ 2.5.B.1.g)	
Setbacks (RC District)	20' front yard setback for structures (§ 4.3.B)	Allow 34' of fencing to encroach 11' into the required 20' setback
Parking Landscape Island	Rows of parking spaces located adjacent to the perimeter of all paved areas shall contain no more than 10 parking spaces uninterrupted by a landscape island (§ 11.3.C.2.c.i)	To allow a 13-space stretch of parking stalls instead of the required maximum 10-space stretch for the perimeter of the parking lot
Parking Landscaping	All parking lots shall be screened from the adjacent street and abutting property by a perimeter landscaped strip in accordance with the following requirements (§ 11.3.C.1)	To allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of the required 20' landscaping strip
Protected Tree Removal	No living tree which is 24 inches or more DBH may be removed or relocated without a removal permit (§ 11.5.B.3.d)	To allow the removal of a protected 26" pine tree for the purpose of creating access to a proposed new parking lot
Protected Tree Removal	No living tree which is 24 inches or more DBH may be removed or relocated without a removal permit (§ 11.5.B.3.d)	To allow the removal of a protected 30" red oak tree for the purpose of creating access to a proposed new parking lot
Protected Tree Removal	No living tree which is 24 inches or more DBH may be removed or relocated without a removal permit (§ 11.5.B.3.d)	To allow the removal of a protected 24" live oak tree in association with the construction of a new parking lot

Protected Tree Removal	No living tree which is 24 inches or more DBH may be removed or relocated without a removal permit (§ 11.5.B.3.d)	To allow the removal of a protected 24'' live oak tree for the purpose of adding new pickleball courts
Protected Tree Removal	No living tree which is 24 inches or more DBH may be removed or relocated without a removal permit (§ 11.5.B.3.d)	To allow the removal of a protected 25'' live oak tree for the purpose of creating access to a proposed new parking lot

In their application, the Applicant is requesting relief from the DSO requirements related to height and material for the following reasons (*See Attachment 5, Applicant's Narrative*):

Variance Requests 1 & 2 (*Fence Height & Material*):

- a) There are extraordinary and exceptional conditions pertaining to the subject property as it is the primary racquet sports facility for the Town of Seabrook Island. The fencing required by its facilities are uniquely designed to prevent balls from escaping with both the height of the fence and the windscreen over the fence. This type of fencing is standard for pickleball and tennis courts. This is a specific use for fencing that is extraordinary in its form and function when compared to other fencing applications. This particular property is suited for and already utilizes these fences to contain balls on other courts and provide a standardized racquet experience for tournaments and events as well as daily use.
- b) The Seabrook Island Racquet Club properties are unique in their use. The extraordinary and exceptional conditions that apply to this property do not apply to other properties in the vicinity. The Racquet Club serves its members by providing consistent playing environments and offering a standardized experience. The fences are specifically for racquet club sports.
- c) Due to these extraordinary and exceptional conditions, the application of the DSO to this particular property would effectively prohibit and unreasonably restrict the utilization of the property as a standard racquet club. Racquet sports are standardized across the nation. To hold competitions and be a consistent place to practice for members of the club, each tennis and pickleball court needs to be consistent with the standards of the United States Pickleball Association and the United States Tennis Association. Conforming to this ordinance would unreasonably restrict this property from utilizing its facilities and land for its intended purpose.
- d) Granting this variance will not be a detriment to the surrounding properties. The adjacent properties within view of the new pickleball courts have the same fencing material. The aesthetic achieved by those fences in their property locations is of a quality recreational facility. The public will not be harmed but will benefit from the increased capacity of the Racquet Club. The current fences are not a detriment just as the new fences of the same type and height will not be a detriment. Lastly, the character of this district will be preserved by the continuation of standard courts being installed with their standard fencing height and material.
- e) This hardship is not self-created. The variance request is in alignment with the character and intent of the DSO and is based on nationally recognized racquet ball sports standards. The proposed fencing would be installed on a recreationally zoned parcel.
- f) The request for this variance is not based on the grounds of profitability. The type of fencing and height of the fencing will not increase the profitability of the Racquet Club. The height and material are standardized. Allowing this variance will not result in an unfair financial advantage or increase the profitability of the property.

Variance Request 3 (*Pickleball Court Fence Encroachment into 20' Front Yard Setback*):

- a) The property is a lot with three of the property lines considered “front”, requiring front yard setbacks with no reductions. The DSO allows side and rear setbacks to be reduced by half for fences, but this property has two front setbacks. Additionally, the property across from Long Bend Drive that would be most affected visually by the encroachment of the courts is Racquet Club owned property with its own courts with the same fencing.
- b) Generally, other properties have at least one side and one rear setback and not three frontage setbacks. This is an oddly shaped parcel with frontage on three sides unlike other properties. Long Bend Drive which wraps two sides of the property currently has the racquet club on either side and people driving along the road are accustomed to the fencing and courts along the roadway. The property provides a unique amenity to Seabrook Island residents who choose to become members. The encroachment will be hidden from the view of other properties that are zoned residentially. These particular conditions do not apply to other properties.
- c) To squeeze between trees, use the existing parking lot as the new pickleball area, and preserve the existing trees within the parking lot the best placement of one court encroaches into the setback by 11’. This encroachment maximizes the use of the space and allows the best utilization of the property to provide a fifth pickleball court which the Racquet Club needs. Currently, the Racquet Club has two pickleball courts which fail to meet the needs of the Club. The Seabrook Island Racquet Club pickleball court availability is undersized by a factor of ten per recommendations from the Club’s strategic planning consultant. Being able to fit five courts into this expansion will greatly increase the utilization of the property and yet there will still be less courts than currently desired. Without a variance, the Club would need to reduce the number of courts there were installing thereby reducing the efficacy of what they are trying to accomplish. Strict adherence to the setback requirement would unreasonably restrict the use of this area.
- d) The addition of the courts to the Racquet Club will not be a detriment to adjacent property owners as the only property who will be able to see the encroachment will be the other Racquet Club property across Long Bend Drive. Granting this variance will not be a detriment to the public good as this fifth court will provide more opportunities for people to play pickleball, which is a sport growing in popularity for all ages. Increased access to the sport will help support a stronger, more vibrant and healthy community. The character of the district will be maintained as the newly proposed courts have the same fencing as the surrounding courts. The adjacent residential property is screened by existing trees. If standing on the hill near the residential townhomes, a natural swale and associated trees block the proposed pickleball courts mostly from view.
- e) The hardship is not self-inflicted. The current layout of the property, and its trees are not the fault of the Club, and it is the Club’s duty to make the best of the land while minimizing the removal of trees and ensuring the trees that remain will be properly protected. This is a hardship that requires compromise.
- f) The variance is not requested on the grounds of profitability. The membership that is already paying is demanding more pickleball courts to meet the demand the Club already has. These improvements are not in the effort to increase profitability for the Racquet Club.

Variance Request 4 (13 Parking Stalls in a Row Instead of DSO Required 10 Parking Stalls):

- a) The extraordinary conditions for this parking lot are the old growth oak trees dispersed throughout the property and the need for parking spaces. The parking lot is designed to weave between trees and preserve as many trees as possible while accounting for maneuverability and maximizing spaces. The trees allow the parking lot to start with a lot of beautiful canopy trees but also mean the regular efficiency of straight rows of parking stalls are not feasible everywhere.
- b) This property is unique in that the parking lot, after construction, will already have fully grown oak trees with wide-reaching canopies which amount to more than the required canopy trees in the DSO. Additionally, the parking lot is in the center of the wooded forest, so its perimeter is well away (minimum of 70') from the adjacent property lines. These conditions are unique and allow for a more visually appealing parking lot to be constructed right away that aligns with the DSO's requirements in character, despite missing one landscaped island. These conditions do not apply to other properties.
- c) Because of these conditions the zoning requirements in this specific instance would be contrary to the DSO's goals as not allowing a space on the perimeter would mean, to be compliant, a parking space would need to be added elsewhere and more trees removed. This layout is the best configuration to fully utilize the space available between trees. The current design most efficiently uses the existing canopy trees and the open space beneath the forest floor. Not allowing this variance would unreasonably restrict the use of the property.
- d) The authorization of this variance will not be a detriment to the adjacent property because the closest properties within view are roads and the other Racquet Club property. The parking lot is a minimum of 70' from the property lines on either side and will be protected from view by proposed landscaping and existing trees. The public will not be harmed by this choice because it allows more trees to be preserved. The character of the district will not be harmed by this row of 13 spaces, the myriad of canopy trees and landscaping will obstruct the view of the consecutive spaces.
- e) This is not a self-created hardship. The parking lot layout is an attempt to reduce impact on trees while providing the needs for parking the Club has by meeting DSO standards for parking count. This layout also requires adequate maneuverability for cars and clearances around trees to preserve them during and after construction. The DSO requires five feet around the base of each preserved tree to have no impervious material and to remain at the existing conditions grades. The design is a compromise between external hardships. In lieu of requesting even more parking spaces, the Club has made important improvements to help reduce reliance on cars as a primary mode of transportation by adding low speed vehicle parking spaces and bike racks.
- f) An additional parking space is not requested on the grounds of profitability. The layout of the parking lot does not change the Club's membership revenue. The hope is to meet an existing need and alleviate existing hardships while preserving as many trees as possible. The parking stalls will all be pervious, which will help keep the trees healthy by increasing
- g) their access to water when compared to an impervious pavement in the same location.

Variance Request 5 (10' Landscaping Strip Surrounding Parking Lot Rather Than DSO Required 20'):

- a) The old growth oak trees are an extraordinary condition that will give the parking lot a lot more natural aesthetic but require more design decisions in order to preserve them. By adding pervious stalls and using an unconventional parking lot configuration, the current design preserves 47 of the 52 protected trees on the lot. In accordance with the preservation goals a variance is requested to reduce the landscaping width requirement. The understory shrubs and trees will be planted and provide the intended screening function from the parked cars within a 10' strip from the parking lot. Minimizing the landscaping strip width will reduce the root disturbance of the oak trees.
- b) This condition does not apply to other properties that don't have the same density of trees around their proposed developments to screen development and to preserve. The parking lot is a minimum of 70' from Seabrook Island Road and Long Bend Drive. The view of the parking lot will be broken by the existing trees and the proposed landscaping. The proposed parking lot will be an improvement to the current parking lot which doesn't have any perimeter landscaping but is still partially screened by trees.
- c) Planting the full 20' landscape strip could harm the existing trees. If the existing trees are harmed the use of them as canopy trees would be restricted as the DSO requires that for trees to be counted for credit, the trees must not have a grade change within 5' around their bases, this restricts the room for landscaping, but the intent of the landscaping can still be fully met to screen the two roads from the parking lot. The naturally occurring landscaping that is on the property in the form of old growth oak trees should be utilized. Requiring a 20' landscaping strip is unreasonably restricting the use of the natural landscape and could be harmful to the trees.
- d) The authorization of this variance will not be a detriment to the adjacent property because the closest properties within view are roads and the other Racquet Club property. The parking lot is a minimum of 70' from the property lines on either side and will be protected from view by proposed landscaping and existing trees. The public will not be harmed by this choice because it allows more tree root systems to be preserved. The character of the district will not be harmed because this will be an improvement to the current parking lot that is partially in the same place. This will improve the character of the district.
- e) This is not a self-created hardship. The parking lot landscaping is an attempt to reduce impact on trees while providing the intent of the DSO for aesthetic and screening. The DSO requires five feet around the base of each preserved tree to have no impervious material and to remain at the existing condition grades. The design is a compromise between these requirements.
- f) An additional parking space is not requested on the grounds of profitability. The landscaping of the parking lot does not change the Club's membership revenue. The hope is to preserve as many trees as possible. Granting this variance is not expected to result in more profitability for the Club.

Variance Request 6 (*Protected Tree Removal – 26" Pine Tree*):

- a) This property includes 52 protected trees ranging from 24" to 53" in diameter at breast height (DBH). The site contains over 200 trees in total. The design of the proposed site plan is an effort to meet the Club's needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 24" to 30" DBH. To access the internal portion of the site from Long Bend Drive, the drive aisle must meander between trees without getting within 5' of their trunks. The number of trees around the entrance to the parking lot immediately creates a pinch point where there are less than 22' between the developable areas of the 26" pine and 32" live oak. To save the live oak and maintain a DSO compliant and safe entrance to the parking lot, this variance is requested to remove the 26" pine tree. The proximity, size, and number of trees are extraordinary conditions for this property.
- b) The property is of unique value and use to the community. The need for development of this property is a community demand that is different from other properties. The increase in popularity of pickleball courts in recent years has created a demand for court time the Club cannot currently meet.
- c) This tree restricts the ability of putting a drive aisle through the forest to access the parking lot. Removing this tree would all the preservation of the 32" live oak beside it as mentioned above, in addition to the 28" oak at the entrance, the 39" oak to the west and another 32" live oak. One of these trees would need to be taken down to install a drive aisle that leads to the center of the site. Without this variance the utilization of the property would be unreasonably restricted.
- d) The authorization of this variance will not be a detriment to the adjacent property or public good, and the character of the district will not be harmed. The properties in view of the tree are Long Bend Drive and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings and the oak trees around this pine will be allowed to grow stronger and more beautifully without the competition of this pine. The character of the district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees. Most of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" DBH.
- e) This tree is not a self-created hardship, to develop the land, a tree must be removed in this area to meet the minimum drive aisle width outlined in the DSO for two-way traffic. The owner of the property did not plant this tree but will plant others that are not in the way and will add to the natural aesthetic of the property.
- f) This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is not sought based on grounds of profitability.

Variance Request 7 (*Protected Tree Removal – 30" Red Oak Tree*):

- a) This property includes 52 protected trees ranging from 24" to 53" in diameter at breast height (DBH). The site contains over 200 trees in total. The design of the proposed site

plan is an effort to meet the Club's needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 24" to 30" DBH. To access the internal portion of the site from Long Bend Drive, the drive aisle must meander between trees without getting within 5' of their trunks. The number of trees around the entrance to the parking lot creates a conflict where there are less than 22' to get between the developable area of the trees. The proximity, size, and number of trees are extraordinary conditions for this property. This plan proposes to remove the red oak while preserving the 30" live oak in a cluster of trees to the northwest of it and the 30" live oak in the center of the lot.

- b) The property is of unique value and use to the community. The need for development of this property is a community demand that is different from other properties. The increase in popularity of pickleball courts in recent years has created a demand for court time the Club cannot currently meet.
- c) This tree restricts the ability of putting a drive aisle through the forest to access the parking lot. Removing this tree opens the most amount of space for the least amount of tree removal. It creates enough space for the two-way drive aisle and a parking stall where these would otherwise not fit. Any effort to go around this tree would prohibit connecting to the existing pavement for the most efficient use of pavement. It would result in more pavement (a longer drive aisle), less circulation, and fewer parking spaces.
- d) The authorization of this variance will not be a detriment to the adjacent property or public good, and the character of the district will not be harmed. The properties in view of the tree are Long Bend Drive and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of this district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees. The majority of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" DBH.
- e) This tree is not a self-created hardship, to develop the land, a tree must be removed in this area to meet the 22' drive aisle width outlined in the DSO for two-way traffic. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.
- f) This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is not sought based on grounds of profitability.

Variance Request 8 (*Protected Tree Removal – 24" Live Oak Tree*):

- a) The property includes 52 protected trees ranging from 24" to 53" in DBH. The site contains over 200 trees in total. The design of the proposed site plan is an effort to meet the Club's needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 24" to 30" DBH. In order to access the internal portion of the site from Long Bend Drive the drive aisle must meander between trees without getting within 5' of their trunks. Most of the parking lot fits into the existing forest and the layout takes care to utilize every open space as much as possible, however, the

cluster of trees in the center of the drive aisle, currently on the edge of the existing parking lot wing is directly in the center of the drive aisle pathway with trees on either side. These are extraordinary conditions on the property that required design compromises.

- b) The property is of unique value and use to the community. The need for development on this property is a community demand that is different from other properties. The increase in popularity of pickleball courts in recent years has created a demand for court time the Club cannot currently meet. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.
- c) The 24'' tree within a cluster of trees, in the interior of the property, creates a conflict between drive aisles and other trees. Removing this tree and its nearby neighbors opens the most amount of space for the least amount of tree removal overall. Without removing these trees, a connection to the existing pavement as a drive aisle would be impossible. The developable distance between the 24'' live oak to the northwest and the 24'' live oak request for removal is 28'' which is not wide enough for the drive aisle and pervious parking stalls. Any effort to go around this tree would result in an inefficient use of asphalt. It would result in more pavement (more space that is just a drive aisle) and fewer parking spaces.
- d) The authorization of this variance will not be a detriment to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Drive and the other Racquet Club Property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of the district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees and pervious materials will be used for the parking stalls as an environmental improvement from the original parking lot. The majority of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24'' in DBH.
- e) This tree is not a self-created hardship, to develop the land, a tree must be removed in this area to meet the minimum 22' drive aisle width outlined in the DSO for two-way traffic. The parking stalls are the minimum effective length for the least invasive design possible. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.
- f) This tree is not being cut down for profit. Removing this tree will not increase the profits for the Club. This variance is not sought based on grounds of profitability.

Variance Request 9 (*Protected Tree Removal – 24'' Live Oak Tree*):

- a) This property includes 52 protected trees ranging from 24'' to 53'' in DBH. The site contains an extraordinary number of trees, over 200 in total. The design of the proposed site plan is an effort to meet the Club's needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 24'' to 30'' DBH. The main amenity provided by the Racquet Club is the courts themselves and in the last few years the existing two pickleball courts have become inadequate. The proximity, size, and

number of trees are extraordinary conditions of this property.

- b) The property is of unique value and use to the community. The need for development on this property is a community demand that is different from other properties. The increase in popularity of pickleball courts in recent years has created a demand for court time the Club cannot currently meet. This property is uniquely capable of meeting the needs of the Seabrook Island community and supporting healthy lifestyles. The benefits of having more pickleball courts will be accommodating more people being outdoors and active. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.
- c) Not taking down this tree will unreasonably restrict the utilization of the property. Every effort was made to use existing gaps in the trees for courts but still some trees must be removed to make room for the pickleball courts. The nature of this property and its zoning is for racquet club sports and if no trees are allowed to be removed this restricts the use of the property.
- d) The authorization of this variance will not be a detriment to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Drive and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings, adding healthier trees that don't lean so much. The character of the district will not be harmed because the pickleball courts are replacing the un-buffered existing parking lot and that will be an improvement to the character of the district.
- e) The tree is not a self-created hardship, to develop the land, a tree must be removed in this area to meet the standard pickleball court sizing requirements. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.
- f) This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. Adding pickleball courts is a request from current members. This variance is not sought based on grounds of profitability.

Variance Request 10 (*Protected Tree Removal – 25" Live Oak Tree*):

- a) The property includes 52 protected trees ranging from 24" to 53" in diameter at breast height. The site contains over 200 trees in total. The proximity, size, and number of trees are extraordinary conditions of this property. In order to adequately circulate and maneuver through the parking area the drive aisle must meander between trees without getting within 5' of their trunks. Most of the parking lot fits into the existing forest and the layout takes care to utilize every open space as much as possible, however, this singular tree is directly in the center of the drive aisle pathway.
- b) The property is of unique value and use to the community. The need for development on this property is a community demand that is different from other properties. The increase in popularity of pickleball courts in recent years has created a demand for court time the Club cannot currently meet. This property is uniquely capable of meeting the needs of the

Seabrook Island community and supporting healthy lifestyles. The benefits of having more pickleball courts will be accommodating more people being outdoors and active. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.

- c) This 25'' tree, in the interior of the property, creates a conflict. Removing this tree opens maximum amount of area while removing the least number of trees. It creates enough space for two-way drive aisle and parking stalls and sidewalk connection from the parking lot to the Club. This is a central location for vehicle and pedestrian circulation that converge here.
- d) The authorization of this variance will not be a detriment to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Drive and the other Racquet Club property, these will not be harmed by the removal of this interior tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of the district will not be harmed because this tree can't be seen from the road currently and will be replaced by more perimeter trees. The other 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24'' in DBH as well as all the specimen trees discussed in the arborists report.
- e) This tree is not a self-created hardship, in order to develop the land, a tree must be removed in this area to create circulation for the parking lot. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.
- f) This tree is not being cut down for profit. Removing this tree will not increase the profits of the club. This variance is not sought based on grounds of profitability.

Staff Comments

As a matter of practice, the Town's Zoning Administrator does not typically provide a recommendation in favor of, or in opposition to, a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.

In granting a variance, state law permits the Board of Zoning Appeals 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.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the site layout as shown on the site-specific plan prepared by the Applicant and reviewed by the Board on November 22, 2023. 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.

- The Applicant 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', is written over a horizontal line.

Tyler Newman
Zoning Administrator

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.

Attachments

The following supplemental items have been attached for review:

1	Variance Application	p. 25 - 33
2	Aerial Image	p. 34 - 35
3	Property Zoning Report & Dimensional Requirements	p. 36 - 37
4	Applicant's Narrative	p. 38 - 71
5	Survey of Existing Conditions	p. 72 - 74
6	Proposed Site Plan	p. 75 - 76
7	Site Plan – Tree Removal	p. 77 - 78
8	Landscape Exhibit	p. 79 - 80
9	Pickleball Fence Detail	p. 81 - 82
10	Full Plan Set	p. 83 - 111
11	Tree Report & Exhibit	p. 112 - 117
12	Variance #179 – Approved Site Plan	p. 118 - 119
13	Parking Narrative	p. 120 - 127
14	SIPOA Approval Email	p. 128 - 129
15	CZC Determination	p. 130 - 132
16	Site Photos	p. 133 - 145
17	Public Comments	p. 146 - 227
18	Letters of Support	p. 228 - 235
19	Public Notice Document – Letter to Neighboring Properties	p. 236 - 238
20	Public Notice Document – Post & Courier Ad	p. 239 - 240
21	Public Notice Document – 300' Address List	p. 241 - 242
22	Public Notice Document – Property Posting(s)	p. 243 - 245

Attachment #1: Variance Application



TOWN OF SEABROOK ISLAND

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

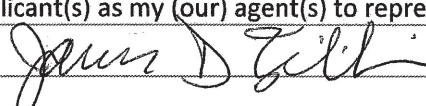
APPLICATION FOR VARIANCE

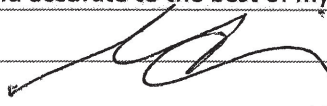
Board of Zoning Appeals

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 \$500.00 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 tnewman@townofseabrookisland.org.

1. PROPERTY INFORMATION				
Please provide information regarding the property which is subject to the variance request.				
Property Address	1701 Long Bend Dr, Seabrook Island, SC			
Tax Map Number	149-01-00-001 & 093	Block		Lot
Lot Size (Square Feet)	Parcel 001 = 6.88 ac / 299,693 sf, Parcel 093 = 1.00 ac / 43,560			
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	✓	No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)		Yes	✓	No

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	The Seabrook Island Club - c/o Mitchell Laskowitz (Club GM & COO)
Applicant Address	3772 Seabrook Island Rd, Seabrook Island, SC 29455
Applicant Phone Number	610-613-9820
Applicant Email Address	MLaskowitz@SeabrookIsland.com
If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?	Seabrook Club General Manager & COO

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) NOT the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	The Club at Seabrook Island, Inc.		
Owner Mailing Address	1002 Landfall Way, Johns Island, SC 29455		
Owner Phone Number	203 455 4679		
Owner Email Address	MLASKOWITZ@GMAIL.COM		
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): 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	9/15/23
		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	9.15.23
		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 Project proposes improvements to the Seabrook Island Racquet Club including: 1) Expansion of the parking lot with pervious pavement stalls and relocated entrance off Long Bend Drive, 2) New half-court practice court and attached storage building, 3) New maintenance building with restrooms and associated utility services (demolition of the existing building), 4) 5 new pickle ball courts with pedestrian connections, 5) Improvements to an existing pavilion for food services, and 6) other small improvements and landscaping

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):

2) DSO Requirement(s):

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:

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

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:

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:

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.
- \$500.00 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.

5. VARIANCE REQUEST - 1 & 2 - Fence Height and Material

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

See page 2 of the application - This variance pertains to the installation of fencing around the newly proposed pickle ball courts. The proposed fencing is chain link with windscreens. A variance from DSO Section 2.5.B is requested to allow 880 linear feet of fencing of a different material than the required types listed below.

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): Fence Material (Section 2.5.B.1c), Fence Height (Section 2.5.B.g)

2) DSO Requirement(s): Fences must be made of stucco, cypress, pressure-treated wood, wood composite, iron, powder coated aluminum, or similar materials. Barbed wire, concertina wire, razor wire, chain link, poultry wire and vinyl are strictly prohibited; No fence shall be taller than 6 ft in height

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:

This piece of property is the primary racquet sports facility for Seabrook Island. It's expansion is caused by it's popularity and frequent use. Installing more courts to serve a growing population of pickle ball and tennis enthusiasts includes the installation of ball stop fences with chain link and a maximum of 10 ft high which vary in type and height from the fence outlined by the DSO but are consistent with the use of the property, match the existing fence material, and are a uniquely required for this facility unlike other properties on Seabrook Island.

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

The properties owned by the Racquet Club provide a unique amenity to the Seabrook Island residents, such that no other properties in the vicinity can claim such conditions. This fencing is the same that was approved in Dec 2022 for the reason that this particular use for this location was not considered within the DSO.

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:

Without the use of the proper fences, the tennis and pickle balls would not be properly contained within their courts and the courts would be considered sub-standard according to the US Pickle Ball Association. Additionally, choosing a different fencing material would not match the existing pickle ball courts. Properties and quality of court fencing is standardized across the country and aligns with the utilization of the property as a recreational racquet club facility.

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 closest adjacent property is another racquet club property with similar aesthetics
- The public will benefit from the increased capacity of the Racquet Club and it will not be a detriment to the public to use these fences, just as the current fences are not a detriment
- The character of the district will be conserved and not harmed by the use of the fences that match the existing, standard pickle ball fencing

5. VARIANCE REQUEST - 3 Fence Proximity/Encroachment

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

See page 2 of the application - a variance is requested for the installation of fencing around the northwestern newly proposed pickle ball court. A variance from DSO Section 4.3.B to allow 34' of fencing to encroach 11' into the required 20' setback.

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): Fence Proximity (Section 4.3.B - Setbacks)

2) DSO Requirement(s): The front setback for structures such as fences is 20' for RC zoned districts

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:

The Club is proposing more pickle ball courts to adequately serve their membership population. Currently, the two pickle ball courts are not enough to meet the need for the 2200 person membership the club serves. 5 additional courts will go a long way to addressing this need and yet still not meet the recommended amount of 1 court per 100 members. The 11' encroachment of one corner of the court and back stop fence into the setback allows the placement of a 5th court in the place of the existing parking lot aligned to preserve existing trees.

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

The properties owned by the Racquet Club provide a unique amenity to Seabrook Island residents, such that no other properties in the vicinity can claim such conditions. The encroachment is proposed in a place where it will be sheltered from sight on all sides from adjacent properties with the exception of the existing tennis courts on the opposing lot and a small stretch of Long Bend Drive. This placement will fit in with the existing character of Seabrook and the Racquet Club properties.

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:

5 courts were a compromise between preserving the trees in this area and meeting the needs of the club, the placement of courts is to minimize the impact to trees while maximizing the use of the property. The encroaching fence is limited to one corner of one court. Moving the courts would reduce the amount of parking, bringing parking spaces below the required amount or increase the amount of tree removal required. This placement best utilizes currently developed land and minimizes development impacts.

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 closest adjacent property is another racquet club property with similar aesthetics
- The public will benefit from the increased capacity of the Racquet Club and it will not be a detriment to the public.
- The character of the district will be conserved and not harmed by the placement of one pickle ball court fence inside the setback

5. VARIANCE REQUEST - 4 - Parking Lot Islands

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

See page 2 of the application - This variance pertains to the proposed parking layout. The existing parking lot is being removed and replaced by a semi-pervious parking lot with an additional 6 spaces from the original lot to meet increased need and bring the parking lot to DSO compliance. (See parking analysis on sheet C-121). The proposed parking lot includes an uninterrupted stretch of 13 parking spaces on the perimeter of the lot in violation of Section 11.3.C.2.C.i. A variance from section 11.3.C.2.C.i is requested to allow a 13 space stretch of parking stalls instead of the required maximum 10 space stretch for the perimeter of the parking lot.

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): Parking Landscape Island (Section 11.3.C 2.C.i)

2) DSO Requirement(s): Rows of PARKING SPACES on the perimeter cannot exceed 10 PARKING SPACES uninterrupted by a landscape island. (Section 11.3.C.2.C.i)

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:

This semi-pervious lot is designed to weave between trees and preserve as many trees as possible. In order to meet the need of adding parking spaces to prevent people from parking in the trees and on the roadway as currently happens, and bring the current parking amount up to DSO standard compliance, each available space between existing trees needs to be utilized.

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

Due to the strategic placement of the lot, the parking lot will be a minimum of 70' away from any roadway, with old growth oak trees in between the road and the parking lot on all sides. Other properties do not have the combination of full canopy trees that need to be preserved with the parking needs that the Club has. To reduce dependence on parking standard vehicles, a low speed vehicle parking area is also being proposed to add to the bike racks and walking paths that already support other means of transportation but these are not enough.

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:

With the trees and the current parking demand that leads to people parking in the trees and along the side of the road for events at the Racquet Club, removing a parking space for landscaping would decrease the effectiveness of the proposed solution to properly utilize the property.

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 closest adjacent property is another racquet club property
- The public will benefit from the increased capacity of the Racquet Club parking lot, which will decrease the amount of people parking in the trees, it will not be a detriment to the public.
- The character of the district will not be harmed by the placement of this parking lot and preservation of the surrounding trees

5. VARIANCE REQUEST - 5 - Parking Landscaping Strip

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

See page 2 of the application - The existing parking lot is being removed and replaced by a semi-pervious parking lot with an additional 6 spaces from the original lot to meet increased need and bring the parking lot to DSO compliance. (See parking analysis on sheet C-121).

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): Parking Landscaping (Section 11.3.C - Landscaping)

2) DSO Requirement(s): Parking Lots shall be screened from the adjacent street or property by a 20' landscape strip (Section 11.3.C.2.1)

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:

The existing trees in and surrounding the parking lot meet the canopy credit guidelines and could be harmed by the addition of extra plantings within their root systems, therefore we do not propose a landscape strip.

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

Due to the strategic placement of the lot, the parking lot will be a minimum of 70' away from any roadway, with old growth oak trees in between the road and the parking lot on all sides. Other properties do not have the combination of full canopy trees that need to be protected and preserved and parking needs that the Club has. To reduce dependence on parking standard vehicles, a low speed vehicle parking area is also being proposed to add to the bike racks and walking paths that already support other means of transportation.

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:

Adding a 20' landscaping strip within 5' of the perimeter parking would require more disturbance to the existing tree root systems. The existing trees already meet the tree canopy requirements and it is our desire to have the smallest impact to them as possible.

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 closest adjacent property is another racquet club property
- The public will benefit from the protection of the existing trees by relying on them to screen the roadway
- The character of the district will not be harmed by the placement of this parking lot and preservation of the surrounding trees

5. VARIANCE REQUEST - 6 - Protected Tree Removal

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

See page 2 of the application - In order to construct the pickle ball courts, parking lot aisles, and connecting sidewalks 19 of the existing trees need to be removed. Of those, 5 are protected trees of 24" or greater in DBH. A variance from section 11.5 to allow the removal of 5 protected trees which is not permitted by the DSO. A Tree removal permit will be supplied in addition if needed.

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): Tree Preservation (Section 11.5.B)

2) DSO Requirement(s): No living tree which is 24 inches or more in DBH may be removed or relocated without a removal permit

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:

This site is undeveloped and has many trees throughout, protected and otherwise. With this site, we attempted to strategically choose the least amount of harm to the trees with the highest chance of preserving the maximum amount of trees possible elsewhere on the site. There is an extraordinary amount of trees on this site that are in danger from damage from unplanned standard vehicles parking on their trees, in this situation giving designated parking spaces between the trees in the most strategic way will protect the remaining trees.

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

Other lots do not have the increased demand for parking that the increasing demand for racquet sports creates and in addition, have people parking along the road and into the forested lot unbidden, for lack of places to park. Selecting pervious material and choosing grades similar to the existing grades will minimize disturbance to the root system and maintain access to water for the trees' roots.

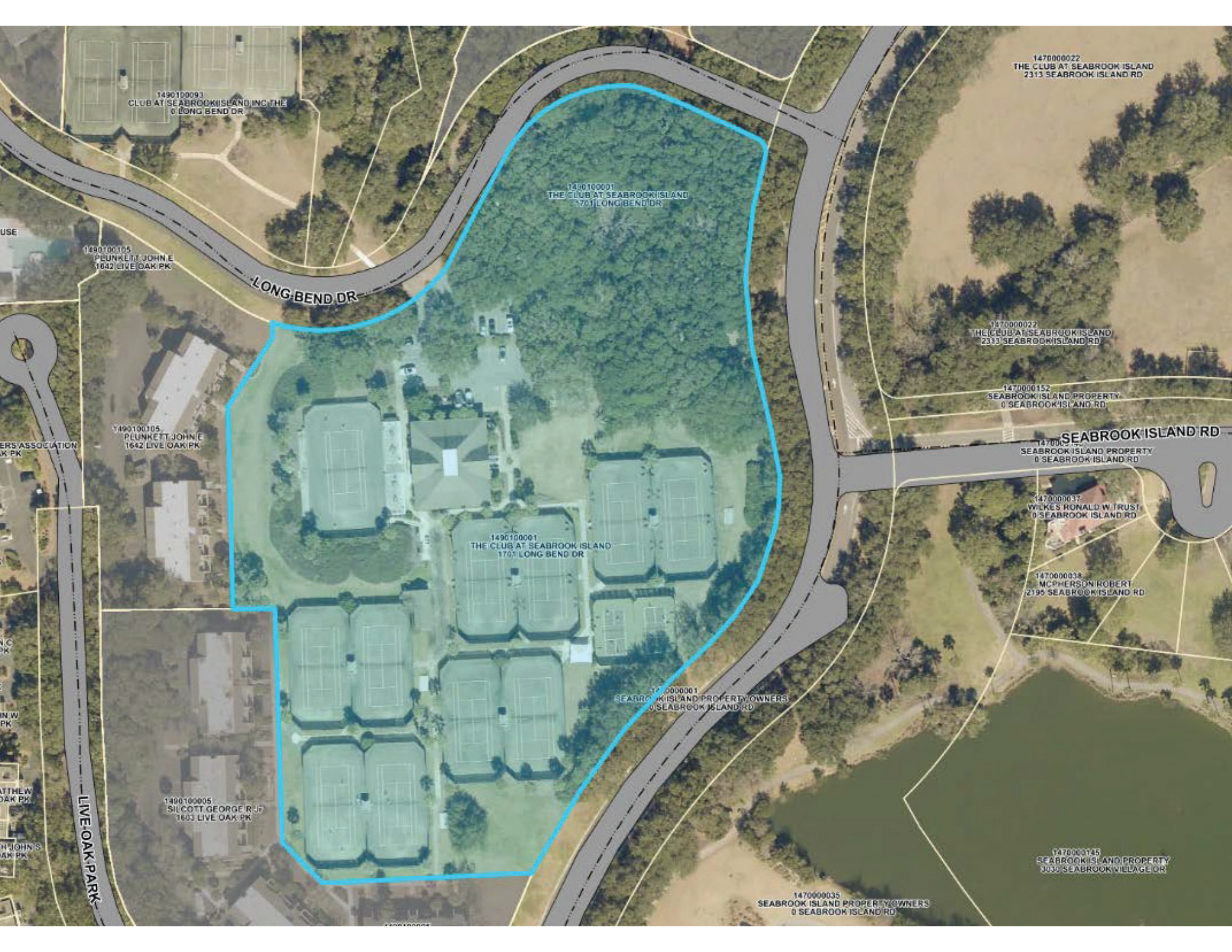
3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Without removing some trees, the current parking problems will not be solved and people will continue to park along the roadway and within the trees. Additionally, the intended use of the property for recreation would be inhibited by the trees if we cannot install more pickle ball courts which is the fastest growing racquet sport in the county. The 2 current pickle ball courts do not adequately meet the needs of the racquet club membership, current utilization of the property for recreation would be restricted.

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 closest adjacent property is another racquet club property
- The public will benefit from the increase availability of pickle ball courts and parking and from the existing trees that are preserved by this layout
- The character of the district will not be harmed by the removal of these trees as others will be preserved in their place

Attachment #2: Aerial Image



1490100093
CLUB AT SEABROOK ISLAND INC THE
0 LONG BEND DR

1490100001
THE CLUB AT SEABROOK ISLAND
1761 LONG BEND DR

1490100105
PLUNKETT JOHN E
1642 LIVE OAK PK

LONG BEND DR

1470000022
THE CLUB AT SEABROOK ISLAND
2313 SEABROOK ISLAND RD

1470000022
THE CLUB AT SEABROOK ISLAND
2313 SEABROOK ISLAND RD

1470000152
SEABROOK ISLAND PROPERTY
0 SEABROOK ISLAND RD

SEABROOK ISLAND RD

1470000152
SEABROOK ISLAND PROPERTY
0 SEABROOK ISLAND RD

1470000037
WILKES RONALD W TRUST
0 SEABROOK ISLAND RD

1470000038
MCPHERSON ROBERT
2195 SEABROOK ISLAND RD

1490100105
PLUNKETT JOHN E
1642 LIVE OAK PK

1490100001
THE CLUB AT SEABROOK ISLAND
1701 LONG BEND DR

1470000001
SEABROOK ISLAND PROPERTY OWNERS
0 SEABROOK ISLAND RD

1490100005
SILCOTT GEORGE R JR
1603 LIVE OAK PK

1470000145
SEABROOK ISLAND PROPERTY
3030 SEABROOK VILLAGE DR

1470000035
SEABROOK ISLAND PROPERTY OWNERS
0 SEABROOK ISLAND RD

LIVE OAK PARK

**Attachment #3: Property Zoning
Report & Dimensional Standards**

Town of Seabrook Island

Property Zoning Report

13 Dec 2022



Parcels

Parcel ID: 1490100001
Owner: THE CLUB AT SEABROOK ISLAND
Owner Street Address: 1002 LANDFALL WAY
Owner City State ZIP Code: SEABROOK ISLAND , SC 29455
Parcel Street Address: 1701 LONG BEND DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 RC - Recreation	288,587.55sf (6.63acres)

Zoning District	Maximum BUILDING HEIGHT (ft./stories)	Minimum Yard SETBACKs (ft.)			
		Front		Side	Rear
		Parking	BUILDING		
CP	36	50	50	30	50
AGR	No max. for farm buildings; 36 for all other uses	100	100	50	50
RC	36	30	20	20	30
CSC	36	30 ^s	30 ^s	5	5

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF SEABROOK ISLAND SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.

Attachment #4: Applicant's Narrative

Introduction

Seabrook Island Racquet Club Expansion Updated Site Plan Submittal

The Seabrook Island Racquet Club (the Club) is requesting variances for a site plan that differs from a previously submitted site plan for adding pickle ball courts submitted in December of 2022. It should be noted that the site plan submitted in December was the first phase in a set of phased expansions and this current site plan combines multiple phases to update the Racquet Club facilities.

The two submittals have four major differences outlined below with rationale behind each change.

- 1) Layout – This site plan has the pervious parking lot placed in the forested area below the existing trees and the pickle ball courts in the place of the existing parking lot
 - a. This change allows **the trees** to benefit from the pervious material around their roots, rather than impervious material being added below them for the pickle ball courts
 - b. This change allows **the stormwater** flow patterns of the site to remain unchanged and rely on infiltration despite development and eliminates the need for expanding the drainage network through the property or adding stormwater facilities to compensate for increased impervious area like the previous plan included.
 - c. This layout includes space for an **additional pickle ball court** which the Club needs based on membership requests and a nationally growing interest in the sport, please see supporting letters. The additional court requires two variances, please see below discussion on Additional Pickle Ball Court.
- 2) Additional Pickle Ball Court – this plan includes a 5th pickle ball court increasing the additional court time availability by 20% from the previous plan.
 - a. This court requires two variances
 - i. Setback requirements (See Variance Request 2 – Fence Encroachment)
 - ii. Removal of one 24” live oak protected tree (See Variance Request 8 – Tree Removal)
 - b. In the previous plan, adding another pickle ball court under the trees would have required the removal of at least one protected tree, a 34” Live Oak.
- 3) Different Parking layout and material – The proposed parking lot material is pervious and will allow water to infiltrate into the ground and to the tree’s root system.
 - a. This parking lot requires six variances (including the protected tree removals)
 - i. Perimeter Parking Lot Islands – (See Variance Request 3) The proposed plan achieves DSO parking space requirements by adding a space where there aren’t currently any trees to maximize useful space without removing trees.
 - ii. Reducing required landscaping requirements – (See Variance Request 4 – Parking Lot Landscaping Requirements). The proposed plan has a narrower parking lot landscape strip width to reduce disturbance of the oak forest, 10’ average instead of 20’ required. The existing parking lot, included in the previous plan does not have any perimeter landscaping. While the previous plan did not require a variance due to existing conditions, the plan was non-compliant with current DSO standards.

- iii. Removal of 4 protected trees – (See Variance Requests 5, 6, 7, and 9) These trees allow the parking lot to meet DSO standard widths for drive aisle and parking stall depths. The parking lot is designed to meet the DSO requirement of standard spaces required for the property and it's various uses.
- 4) Additional Parking in the form of LSV spaces (Please see included Need for Additional Spaces addendum)
- a. Using a small portion of the existing parking lot and restriping it for low-speed vehicles (LSV)
 - i. By adding LSV spaces the Club is encouraging the use of a more compact and environmentally friendly form of transport to address the parking needs of the Club. This is in addition to the bike racks and increase in pedestrian pathways around the Racquet Club. Multiple forms of transportation alleviates the reliance on standard vehicles which are currently overflowing the existing parking lot.
 - b. The previous plan did not include any additional parking to address the overflowing parking issue at the Racquet Club.

Seabrook Island Design Standards Ordinance (DSO)

Variance Request 1

1 Fence Material and Height

1.1 DSO Reference: (Section 2.5.B.1.c, Section 2.5.B.1.g)

1.2 DSO Requirement: FENCES must be made of stucco, cypress, pressure-treated wood, wood composite, iron, powder coated aluminum, or similar materials. Barbed wire, concertina wire, razor wire, chain link, poultry wire and vinyl are strictly prohibited; No wall or FENCE shall be taller than six (6) feet in height, measured from the finished elevation at its base to the highest point of the wall or FENCE; provided, however, the PLANNING COMMISSION may allow a wall or FENCE to exceed six (6) feet in height when the wall or FENCE is used to screen a public BUILDING or storage yard, UTILITY STRUCTURES or equipment, or an approved outdoor storage area in a district zoned for conservation, business, community facility, or recreation uses.

The Seabrook Island Racquet Club is requesting a variance to the above referenced sections of the DSO for fence height and material. The proposed fencing is chain link with windscreens. A variance from DSO Section 2.5.B is requested to allow 880 linear feet of fencing of a different material than the required types listed below. The proposed fencing also ranges in height from 3' to 10' which is above the maximum fence height allowed by DSO Section 2.5.B.g (max 6').

There are **extraordinary and exceptional conditions** pertaining to this property as this property is the primary racquet sports facility for the island. The fencing required by its facilities are uniquely designed to prevent balls from escaping with both the height of the fence and the windscreen over the fence. This type of fencing is standard for pickle ball and tennis courts. This is a specific use for fencing that is extraordinary in its form and function when compared to other fencing applications. This particular property is suited for and already utilizes these fences to contain balls on other courts and provide a standardized racquet experience for tournaments and events as well as daily use.

The Seabrook Island Racquet Club properties are unique in their use. **The above conditions do not apply to other properties.** The Racquet Club serves its members by providing consistent playing environments and offering a standardized experience. These fences are specifically for racquet club sports.

With the above conditions, the application of the ordinance to this particular property **would effectively prohibit and unreasonably restrict the utilization** of the property as a standard racquet club. Racquet sports are standardized across the nation. To hold competitions and be a consistent place to practice for members of the club, each tennis and pickle ball court needs to be consistent with the standards of the US Pickle Ball Association and the US Tennis Association. Conforming to the ordinance would unreasonably restrict this property from utilizing its facilities and land for its intended purpose.

Granting this variance **will not be a detriment to the surrounding properties.** The adjacent properties within view of the new pickle ball courts have the same fencing material. The aesthetic achieved by these fences in their proper locations is of a quality recreational facility. The public will not be harmed but will benefit from the increased capacity of the racquet club. The current fences are not a detriment just as the new fences of the same type and height will not be a detriment. Lastly, the character of this district will be preserved by the continuation of standard courts being installed with their standard fencing height and material.

This hardship is not self-created. The variance request is in alignment with the character and intent of the DSO and is based on nationally recognized racquet ball sport standards. The previous application requesting a variance for these same items was granted under the explanation that the DSO had not considered this application for fencing in its original writing. The proposed fencing would be installed on a recreationally zoned parcel.

The request for this variance is **not based on the grounds of profitability.** The type of fencing and height of the fencing will not increase the profitability of the racquet club. The height and material are standardized. Allowing this variance will not result in an unfair financial advantage or increase the profitability of the property.

For what the tennis fencing looks like here is a picture of the existing fence in other locations on the property:



Figure 1 - Fence and Material Photo of the Existing Courts

(Image taken from Seabrook Island Racquet Club website)

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 2

2 Fence Encroachment

2.1 DSO Reference: (Section 4.3.B)

2.2 DSO Requirement:

- B. All STRUCTUREs and their placement on a LOT shall conform to the minimum dimensional requirements listed in Table 4-3a.

Zoning District	Maximum BUILDING HEIGHT (ft./stories)	Minimum Yard SETBACKs (ft.)			
		Front		Side	Rear
		Parking	BUILDING		
CP	36	50	50	30	50
AGR	No max. for farm buildings; 36 for all other uses	100	100	50	50
RC	36	30	20	20	30
CSC	36	30 ^s	30 ^s	^s	^s

The Seabrook Island Racquet Club is requesting a variance from DSO Section 4.3.B to allow 34' of fencing to encroach 11 ' into the required 20' setback. The encroachment is associated with new pickle ball courts which are proposed to be placed in the area that is currently the parking lot.

The proposed site plan is designed to incorporate the needs of the club while working to preserve as many trees as possible. Not being allowed to encroach into the setback would be an unnecessary hardship because this property has **extraordinary conditions**; the property is a lot with three of the property lines considered “front”, requiring front setbacks with no reductions. The DSO allows side and rear setbacks to be reduced by half for fences, but this property has two front setbacks. Additionally, the property across from Long Bend Drive that would be most affected visually by the encroachment of the courts is a Racquet Club property with its own courts with the same fencing.

Generally, other properties have at least one side and one rear setback and not three frontage setbacks. This is an oddly shaped parcel with road frontage on three sides unlike other properties. Long Bend drive that wraps two sides of the property currently has the racquet club on either side and people driving along the road are accustomed to the fencing and courts along the roadway. This property provides a unique amenity to Seabrook Island residents who choose to become members. The encroachment will be hidden from the view of other properties that are zoned residentially. These particular conditions **do not apply to other properties**. Travelers of Long Bend Drive are



Figure 2 - Existing Encroachment on Long Bend as Example

accustomed to seeing the courts near the roadway. A much closer encroachment on Long Bend Drive exists on the north property. Shown in Figure 2.

The encroachment proposed will be 9 ft from the property line with landscaping around it.

To squeeze between trees, use the existing parking lot as the new pickle ball area, and preserve the existing trees within the parking lot the best placement of one court encroaches into the setback by 11 ft. This encroachment maximizes the use of the space and allows the best utilization of the property to provide a 5th pickle ball court which the Racquet Club needs.

Currently, the racquet club has two pickle ball courts which fail to meet the needs of the Club. In support letters from the community, it is made clear that the current situation has been unsatisfactory for years and this expansion is needed. According to one letter, the Club's strategic planning consultant told them he recommends one court for every 100 members. The Seabrook Racquet Club has 2200 members, which makes the current pickle ball court availability

undersized by a factor of ten. Being able to fit 5 courts into this expansion will greatly increase the utilization of

the property and yet still be less courts than currently desired. Without a variance the Club would need to reduce the number of courts they were installing thereby reducing the efficacy of what they are trying to accomplish. Strict adherence to the setback requirement would **unreasonably restrict the use** of this area.



Figure 3 - View from Long Bend Drive Toward Encroachment

The authorization of this variance **will not be a detriment** to the adjacent properties because the only property who will be able to see the encroachment will be the other Racquet Club property across the road. Granting this variance will not be a detriment to the public good as this 5th court will provide more opportunities for people to play pickle ball, which is a sport growing in popularity for all ages. Increased access to sports will help support a stronger, more vibrant and healthy community. The character of the district will be maintained as the newly proposed courts have the same fencing as the surrounding courts. Additionally, there are two other encroachments on the neighboring property that are much closer to the road than the one proposed, so the character of Long Bend Drive is already influenced by the Racquet Club. The view from Long Bend Drive currently looking south shown to the left, the pickle ball courts, and encroachment would be screened behind the existing 31" oak and new plantings.



Figure 4 - Pickle ball encroachment from adjacent property

The adjacent residential property is screened by existing trees. If standing on the hill near the residential townhomes, a natural swale and associated trees block the proposed pickle ball courts mostly from view. In the picture below, one can see where the cars are is where the low-speed vehicle parking will be and behind them is where the courts and the court encroachment will be.

This hardship is not self-inflicted. The current layout of the property, and its trees are not the fault of the Club, and it is the Club's duty to make the best use of the land while minimizing the removal of trees and ensuring the trees that remain will be properly protected. This is a hardship that requires compromise. The conditions discussed above are not self-created or inflicted.

This variance is **not requested on the grounds of profitability.** The membership that is already paying is demanding more pickle ball courts to meet the demand the Club already has. These improvements are not in the effort to increase profitability for the Racquet Club.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 3

3 Perimeter Parking Lot Islands

3.1 DSO Reference: Section 11.3.C.2.C.i

3.2 DSO Requirement: Rows of PARKING SPACES on the perimeter cannot exceed 10 PARKING SPACES uninterrupted by a landscape island. (Section 11.3.C.2.C.i)

The Seabrook Island Racquet Club is requesting a variance from DSO Section 11.3.C.2.C.i to allow a stretch of 13 parking spaces unbroken by a canopy tree island on the perimeter of the newly proposed partially pervious parking lot.

The **extraordinary conditions** for this parking lot are the old growth oak trees dispersed throughout the property and the need for parking spaces. The parking lot is designed to weave between trees and preserve as many trees as possible while accounting for maneuverability and maximizing spaces. The trees allow the parking lot to start with a lot of beautiful canopy trees but also mean the regular efficiency of straight rows of parking stalls are not feasible everywhere. For example, we have parking rows of just two in spaces in a row, and only 9 in another. But on the perimeter, there's a long stretch of open woods that fit a row of 13 parking stalls. The 130' stretch of open space with the canopy trees surrounding it is shown in **Figure 5**:



Figure 5 - Ideal location for parking stalls in open area beneath canopy

This property is unique in that the parking lot, after construction, will already have fully grown oak trees with wide-reaching canopies which amount to more than the required canopy trees in the DSO. Additionally, the parking lot is in the center of the wooded forest, so its perimeter is well away (minimum of 70') from the adjacent property lines. These conditions are unique and allow for a more visually appealing parking lot to be constructed right away that aligns with the DSO's requirements in character, despite missing one landscaped island. **These conditions do not apply to other properties.**

Because of these conditions the zoning requirements in this specific instance would be contrary to the DSO's goals as not allowing a space on the perimeter would mean, to be compliant, a parking space would need to be added elsewhere and more trees removed. This layout is the best configuration to fully utilize the space available between trees. The current design most efficiently uses the existing canopy trees and the open space beneath the forest floor. Not allowing this variance would **unreasonably restrict the use of this property.**

The authorization of this variance **will not be a detriment** to the adjacent property because the closest properties within view are roads and the other Racquet Club property.

The parking lot is a minimum of 70' from the property lines on either side and will be protected from view by proposed landscaping and the existing trees. The public will not be harmed by this choice because it allows more trees to be preserved. The character of the district will not be harmed by this row of 13 spaces, the myriad of canopy trees and landscaping will obstruct the view of the consecutive spaces.

This is not a self-created hardship. The parking lot layout is an attempt to reduce impact on trees while providing the needs for parking the Club has by meeting DSO standards for parking count. This layout also requires adequate maneuverability for cars and clearances around trees to preserve them during and after construction. The DSO requires five feet around the base of each preserved tree to have no impervious material and to remain at the existing condition grades. The design is a compromise between external hardships. In lieu of requesting even more parking spaces, the Club has made important improvements to help reduce reliance on cars as a primary mode of transportation by adding low speed vehicle parking spaces and bike racks.

An additional parking space is **not requested on the grounds of profitability.** The layout of the parking lot does not change the Club's membership revenue. The hope is to meet an existing need and alleviate existing hardships while preserving as many trees as possible. The parking stalls will all be pervious, which will help keep the trees healthy by increasing their access to water when compared to an impervious pavement in the same location. Granting this variance is not expected to result in more profitability for the Club.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 4

4 Parking Lot Landscaping Requirements

4.1 DSO Reference: (Section 11.3.C)

4.2 DSO Requirement: Parking Lots shall be screened from the adjacent street or property by a 20' landscape strip (Section 11.3.C.2.1)

The Seabrook Island Racquet Club is requesting a variance from DSO Section 11.3.C.2.1 to allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of a 20' landscaping strip.

The old growth oak trees are an **extraordinary condition** that will give the new parking lot a more natural aesthetic but require more design decisions in order to preserve them. By adding pervious stalls and using an unconventional parking lot configuration, the current design preserves 47 of the 52 protected trees on the lot. In accordance with the preservation goals a variance is requested to reduce the landscaping width requirement. The understory shrubs and trees will be planted and provide the intended screening function from the parked cars within a 10' strip from the parking lot. Minimizing the landscaping strip width will reduce the root disturbance of the oak trees.

This **condition does not apply to other properties** that don't have the same density of trees around their proposed developments to screen development and to preserve. The parking lot is a minimum of 70' from Seabrook Island Road and Long Bend Drive. The view of the parking lot will be broken by the existing trees and the proposed landscaping. The proposed parking lot will be an improvement to the current parking lot which doesn't have any perimeter landscaping but is still partially screened by trees. See **Figure 6** below.

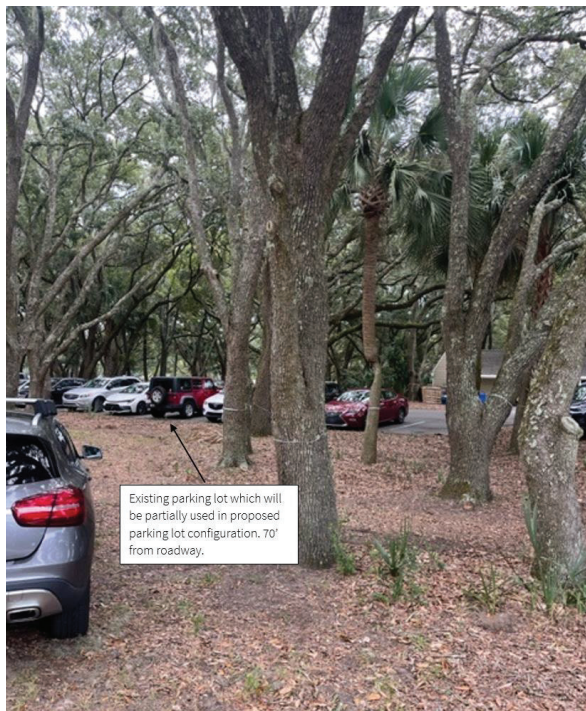


Figure 6 - Existing parking lot to be used for new parking lot

Planting the full 20' landscape strip could harm the existing trees. If the existing trees are harmed the use of them as canopy trees would be restricted as the DSO requires that for trees to be counted for credit, the trees must not have grade change within 5' around their bases, this restricts the room for landscaping, but the intent of the landscaping can still be fully met to screen the two roads from the parking lot. The naturally occurring landscaping that is on the property in the form of old growth oak trees should be utilized. Requiring a 20' landscaping strip is **unreasonably restricting the use** of the natural landscape and could be harmful to the trees. Please see the exhibit in **Appendix D** for a graphic representation of how the landscaping overlaps the existing trees.

The authorization of this variance **will not be a detriment** to the adjacent property because the closest properties within view are roads and the other Racquet Club property. The parking lot is a minimum of 70' from the property lines on either side and will be protected from view by proposed landscaping and the existing trees. The public will not be harmed by this choice because it allows more tree root

systems to be preserved. The character of the district will not be harmed because this will be an improvement to the current parking lot that is partially in the same place. This will improve the character of the district.

This is not a self-created hardship. The parking lot landscaping is an attempt to reduce impact on trees while providing the intent of the DSO for aesthetic and screening. The DSO requires five feet around the base of each preserved tree to have no impervious material and to remain at the existing condition grades. The design is a compromise between these requirements.

An additional parking space is **not requested on the grounds of profitability.** The landscaping of the parking lot does not change the Club's membership revenue. The hope is to preserve as many trees as possible. Granting this variance is not expected to result in more profitability for the Club.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 5

5 Tree Removal Request (Section 11.5.B.3.d)

Protected Tree #1 – 26” Pine

The Seabrook Island Racquet Club requests a variance to remove a 26” pine tree on the Racquet Club property for the purpose of creating access for a new parking lot. The new lot will have pervious parking stalls and be better suited for preserving the trees than other non-pervious development applications.

This property includes 52 protected trees ranging from 24” to 53” in diameter at breast height. The site contains over 200 trees in total. The design of the proposed site plan is in an effort to meet the Club’s needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 30” to 24” at breast height. To access the internal portion of the site from Long Bend the drive aisle must meander between trees without getting within 5’ of their trunks (see exhibit attached below). The number of trees around the entrance to the parking lot immediately creates a pinch point where there are less than 22’ between the developable areas of the 26” pine and the 32” live oak. To save the live oak and maintain a DSO compliant and safe entrance to the parking lot, this variance is requested to remove the 26” pine tree. The proximity, size, and number of trees are **extraordinary conditions for this property**.

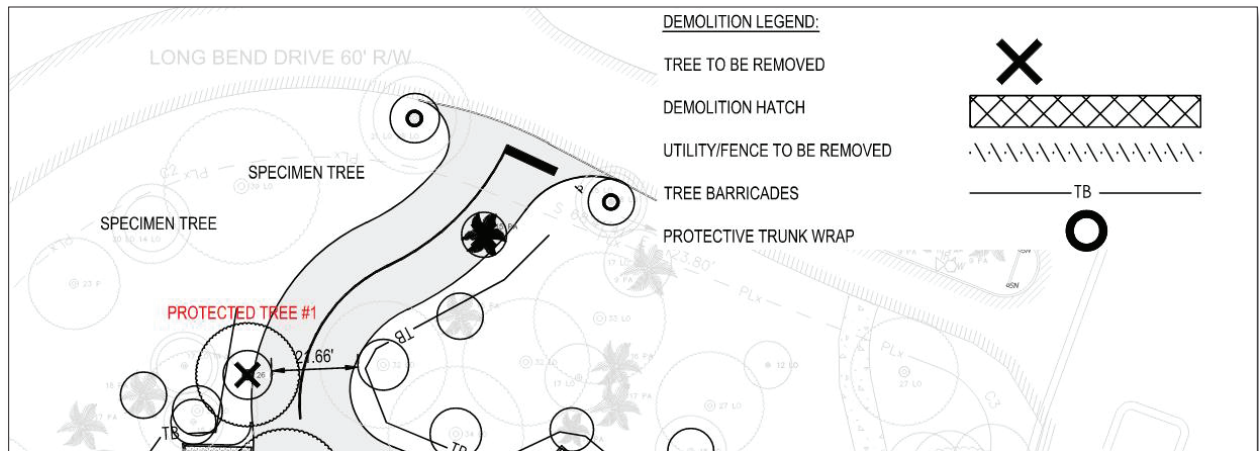


Figure 7 - Location Map of Proposed Tree Removals

As shown above, the driveway location avoids removing or going with the 5’ protective circle around the trees intended for preservation. This plan also gives ample space to the two nearby specimen trees, as described by the arborist report completed by OSD, dated April 29, 2022.

The property is of unique value and use to the community. The need for development on this property is a community demand that is **different from other properties**. The increase in popularity of pickle ball courts in recent years has created a demand for court time the Club cannot currently meet, as stated in the support letters from the community.

This tree restricts the ability of putting a drive aisle through the forest to access the parking lot. Removing this tree would allow the preservation of the 32” live oak beside it as mentioned above, in addition to the 28” oak at the

entrance, the 39" oak to the west and another 32" live oak. One of these trees would need to be taken down to install a drive aisle that leads to the center of the site. Without this variance the **utilization of the property would be unreasonably restricted**.

The authorization of this variance **will not be a detriment** to the adjacent property or public good, and the character of the district will not be harmed. Properties in view of the tree are Long Bend Road and the other Racquet Club property, these will not be harmed by the removal of this tree, see Figure 8 -Tree #1 – 26" Pine Tree for Removal across from 32" oak tree Figure 8 for a picture of the tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings and the oak trees around this pine will be allowed to grow stronger and more beautifully without the competition of this pine. The character of the district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees. Most of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" in diameter.

This tree is **not a self-created hardship**, to develop the land, a tree must be removed in this area to meet the minimum drive aisle width outlined in the DSO for two-way traffic. The owner of the property did not plant this tree but will plant others that are not in the way and will add to the natural aesthetic of the property.

This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is **not sought based on grounds of profitability**.



A field picture of the pine tree across from the oak trees is shown in **Figure 8**.

In the place of the pine tree, the landscape plan proposes to place five new dwarf palms nearby which will help screen the road from the drive aisle while also giving the surrounding oaks plenty of room to grow. During construction, these preserved trees will be protected with tree barriers and protective tree wraps depending on their proximity to the construction equipment. Tree barricades will prevent equipment from driving over the roots closest to the trees and protective tree wrap will prevent damage to the bark of the trees by equipment.

Figure 8 -Tree #1 – 26" Pine Tree for Removal across from 32" oak tree

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 6

6 Tree Removal Request (Section 11.5.B.3.d)

Protected Tree #2 – 30” Red Oak

The Seabrook Island Racquet Club requests a variance to remove a 30” red oak tree on the Racquet Club property for the purpose of creating access for a new parking lot to replace the one that is currently where the proposed pickle ball court area will be. The new lot will have pervious parking stalls and be better suited for preserving the trees than other non-pervious development applications.

This property includes 52 protected trees ranging from 24” to 53” in diameter at breast height. The site contains over 200 trees in total. The design of the proposed site plan is an effort to meet the Club’s needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 30” to 24” at breast height. To access the internal portion of the site from Long Bend the drive aisle must meander between trees without getting within 5’ of their trunks (see image below). The number of trees around the entrance to the parking lot creates a conflict where there are less than 22’ to get between the developable area of the trees. The proximity, size, and number of trees are **extraordinary conditions for this property**. This plan proposes to remove the red oak while preserving the 30” live oak in a cluster of trees to the northwest of it and the 30-inch live oak in the center of the lot.

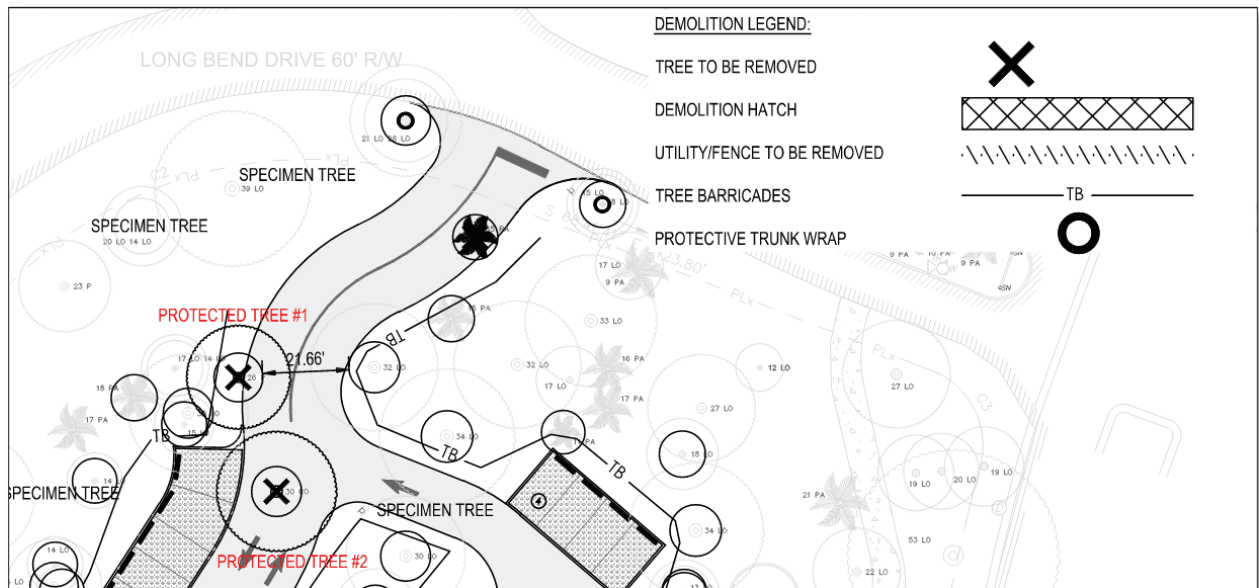


Figure 9 - Location Map of Proposed Tree Removals

The property is of unique value and use to the community. The need for development on this property is a community demand that is **different from other properties**. The increase in popularity of pickle ball courts in recent years has created a demand for court time the Club cannot currently meet, as stated in the support letters from the community.

This tree restricts the ability of putting a drive aisle through the forest to access the parking lot. Removing this tree opens the most amount of space for the least amount of tree removal. It creates enough space for the two-way drive aisle and a parking stall where these would otherwise not fit. Any effort to go around this tree would prohibit connecting to the existing pavement for the most efficient use of pavement. It would result in more pavement (a longer drive aisle), less circulation, and fewer parking spaces. See the red oak in **Figure 10**. Keeping this tree would **unreasonably restrict the use of this property**.



Figure 10 – Tree #2 - 30" Red Oak for Removal

The authorization of this variance **will not be a detriment** to the adjacent property or public good, and the character of the district will not be harmed. The properties in view of the tree are Long Bend Road and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of the district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees. The majority of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" in diameter.

During construction, these preserved trees will be protected with tree barriers and protective tree wraps depending on their proximity to the construction equipment. Tree barricades will prevent equipment from driving over the roots closest to the trees and protective tree wrap will prevent damage to the bark of the trees by equipment.

This tree is **not a self-created hardship**, to develop the land, a tree must be removed in this area to meet the minimum 22' drive aisle width outlined in the DSO for two-way traffic. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.

This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is **not sought based on grounds of profitability**.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 7

7 Tree Removal Request (Section 11.5.B.3.d)

Protected Tree #3 – 24” Live Oak

The Seabrook Island Racquet Club requests a variance to remove a 24” live oak tree on the Racquet Club property for the purpose of connecting the new parking lot to the part of the existing parking lot that is being reused. The new lot will have pervious parking stalls. By creating a new access point and only using a small portion of the existing parking lot for the new parking lot, the development within the forest could be partially pervious. The new pickle ball courts, which are impervious by required standard design can go in place of the existing parking lot which is already an impervious area. See the new layout and tree cluster in **Figure 11**.

This property includes 52 protected trees ranging from 24” to 53” in diameter at breast height. The site contains over 200 trees in total. The design of the proposed site plan is in an effort to meet the Club’s needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 30” to 24” at breast height. In order to access the internal portion of the site from Long Bend the drive aisle must meander between trees without getting within 5’ of their trunks (see image attached below). Most of the parking lot fits into the existing forest and the layout takes care to utilize every open space as much as possible, however, the cluster of trees in the center of the drive aisle, currently on the edge of the existing parking lot wing is directly in the center of the drive aisle pathway with trees on either side. These are **extraordinary conditions** on the property that required design compromises.

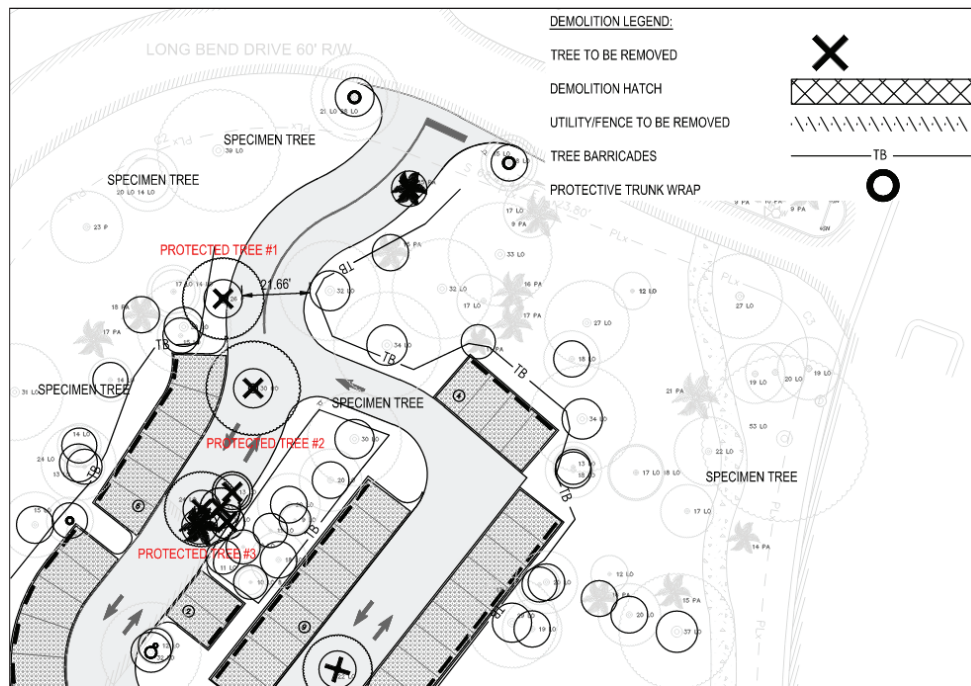


Figure 11 - Location Map of Proposed Tree Removals

As shown in the image above, the trees in the center of the drive aisle are proposed for removal and the perimeter trees are to be preserved. This preservation of perimeter trees over interior trees allows for maximum shielding and screening from Seabrook Island Road and Long Bend Drive.

The property is of unique value and use to the community. The need for development on this property is a community demand that is **different from other properties**. The increase in popularity of pickle ball courts in recent years has created a demand for court time the Club cannot currently meet, as stated in the support letters from the community. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.

This 24" tree within a cluster of trees, in the interior of the property, creates a conflict between drive aisles and other trees. Removing this tree and its nearby neighbors opens the most amount of space for the least amount of tree removal overall. Without removing these trees, a connection to the existing pavement as a drive aisle would be impossible. The developable distance between the 24" live oak to the northwest and the 24" live oak requested for removal is 28" which is not wide enough for the drive aisle and previous parking stalls. Any effort to go around this tree would result in an inefficient use of asphalt. It would result in more pavement (more space that is just a drive aisle) and fewer parking spaces. See how the cluster of trees is immediately adjacent to the existing pavement where the proposed asphalt would tie in in **Figure 12**. Not removing this tree would **unreasonably restrict the use of this property**.

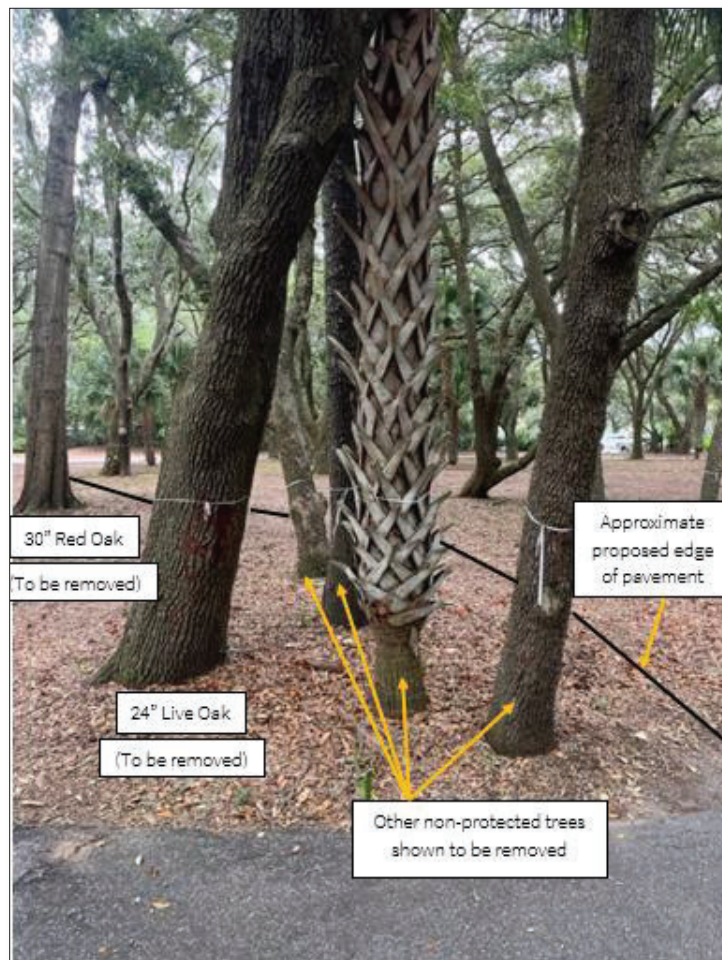


Figure 12 - Tree #3 to be removed

The authorization of this variance **will not be a detriment** to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Road and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of the district will not be harmed, the forest will remain a forest with a meandering parking lot nestled in between the trees and pervious materials will be used for the parking stalls as an environmental improvement from the original parking lot. The majority of the forest will remain intact, and 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" in diameter.

During construction, these preserved trees will be protected with tree barriers and protective tree wraps depending on their proximity to the construction equipment. Tree barricades will prevent equipment from driving over the roots closest to the trees and protective tree wrap will prevent damage to the bark of the trees by equipment.

This tree is **not a self-created hardship**, to develop the land, a tree must be removed in this area to meet the minimum 22' drive aisle width outlined in the DSO for two-way traffic. The parking stalls are the minimum effective length for the least invasive design possible. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.

This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is **not sought based on grounds of profitability**.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 8

8 Tree Removal Request (Section 11.5.B.3.d)

Protected Tree #4 – 24” Live Oak

The Seabrook Island Racquet Club requests a variance to remove a 24” live oak tree on the Racquet Club property for the purpose of adding pickle ball courts in the place of the existing parking lot. This configuration allows the pickle ball courts to be near to the building, bike racks, and low-speed vehicle parking and places the parking lot toward the center of the property, farther from the property line than the original lot placement. The previous parking lot is better suited to be between trees because of its previous stalls.

This property includes 52 protected trees ranging from 24” to 53” in diameter at breast height. The site contains an extraordinary number of trees, over 200 trees in total. The design of the proposed site plan is in an effort to meet the Club’s needs while preserving as many trees as possible and results in the removal of five protected trees ranging from 30” to 24” at breast height. The main amenity provided by the Racquet Club is the courts themselves and in the last few years the existing two pickle ball courts have become inadequate. As noted in the support letters from the community, even adding 5 courts will not be enough to meet the court to member ratio recommendations from club consultants. The proximity, size, and number of trees are **extraordinary conditions of this property**.

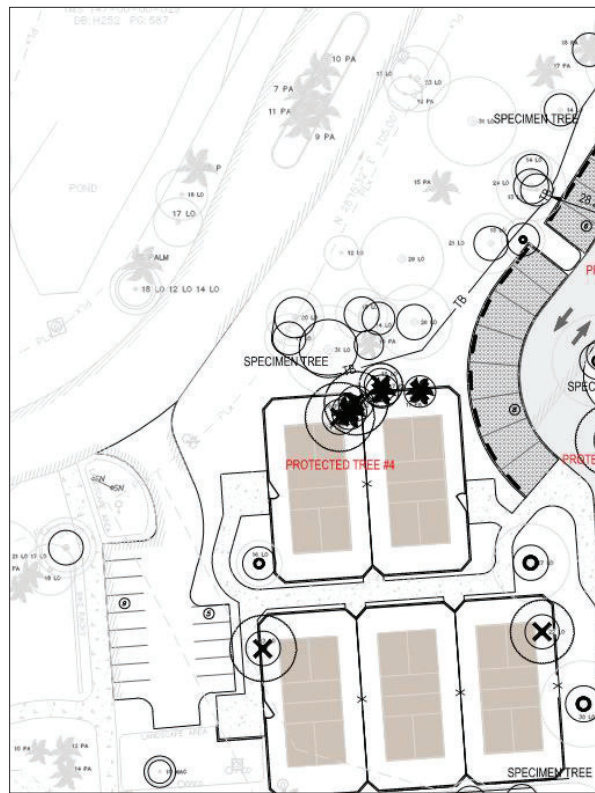


Figure 13 - Location Map of Proposed Tree Removals

The property is of unique value and use to the community. The need for development on this property is a community demand that is **different from other properties**. The increase in popularity of pickle ball courts in recent years has created a demand for court time the Club cannot currently meet, as stated in the support letters from the community. This property is uniquely capable of meeting the needs of the Seabrook Island community and supporting healthy lifestyles. The benefits of having more pickle ball courts will be accommodating more people being outdoors and active. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.

This 24" tree is part of a group that has a tree in poor health according to the arborist report completed in April of 2022. The trees in this area overhang the existing parking lot in an unsafe way. See the below image of the overhanging trees:



Figure 14 – Leaning Tree over current parking lot, image from arborist report

The current layout removes these trees but stays well away from the 31" Live Oak "specimen tree" called out in the arborist report. Around the proposed pickle ball courts, plantings and new trees will be placed to screen from the courts and replace the existing trees. This layout will be an improvement to the current layout that has no buffering, understory trees, or landscaping, as illustrated in the image above.

Not taking down these trees will **unreasonably restrict the utilization of the property**. Every effort was made to use existing gaps in the trees for courts but still some trees must be removed to make room for the pickle ball courts.

The nature of this property and its zoning is for racquet club sports and if no trees are allowed to be removed this will restrict the use of the property.

The authorization of this variance **will not be a detriment** to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Road and the other Racquet Club property, these will not be harmed by the removal of this tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings, adding healthier trees that don't lean so much. The character of the district will not be harmed because the pickle ball courts are replacing the un-buffered existing parking lot and that will be an improvement to the character of the district.

During construction, these preserved trees will be protected with tree barriers and protective tree wraps depending on their proximity to the construction equipment. Tree barricades will prevent equipment from driving over the roots closest to the trees and protective tree wrap will prevent damage to the bark of the trees by equipment.

This tree is **not a self-created hardship**, to develop the land, a tree must be removed in this area to meet the standard pickle ball court sizing requirements. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property. The below picture shows the 24" protected tree to be removed and other trees clustered around it with the approximate pickle ball court line shown.

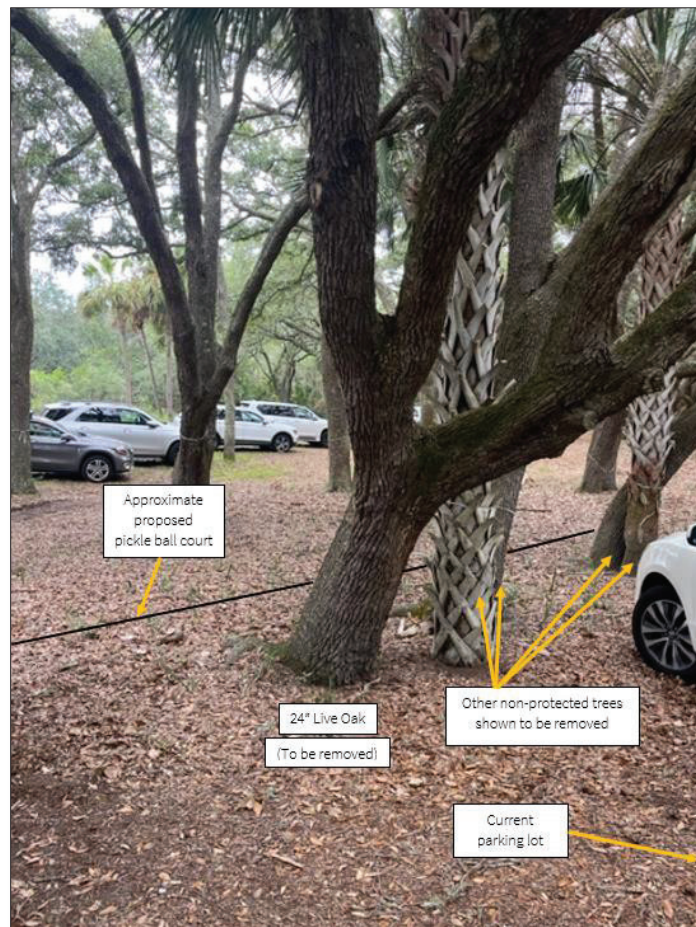


Figure 15 - Tree #4 to be removed

This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. Adding pickle ball courts is a request from current members, as evidenced by the community support letters. This variance is **not** sought based on grounds of profitability.

Seabrook Island Racquet Club Expansion

Seabrook Island Design Standards Ordinance Variance Request 9

9 Tree Removal Request (Section 11.5.B.3.d)

Protected Tree #5 – 25” Live Oak

The Seabrook Island Racquet Club requests a variance to remove a 25” live oak tree on the Racquet Club property for the purpose of creating access for a new parking lot that is being relocated for the proposed pickle ball court area. The new lot will have pervious parking stalls and be better suited for preserving the trees than other non-pervious development applications.

This property includes 52 protected trees ranging from 24” to 53” in diameter at breast height. The site contains over 200 trees in total. The proximity, size, and number of trees are **extraordinary conditions of this property**. In order to adequately circulate and maneuver through the parking area the drive aisle must meander between trees without getting within 5’ of their trunks (see image attached below). Most of the parking lot fits into the existing forest and the layout takes care to utilize every open space as much as possible, however, this singular tree is directly in the center of the drive aisle pathway, shown by the image below.

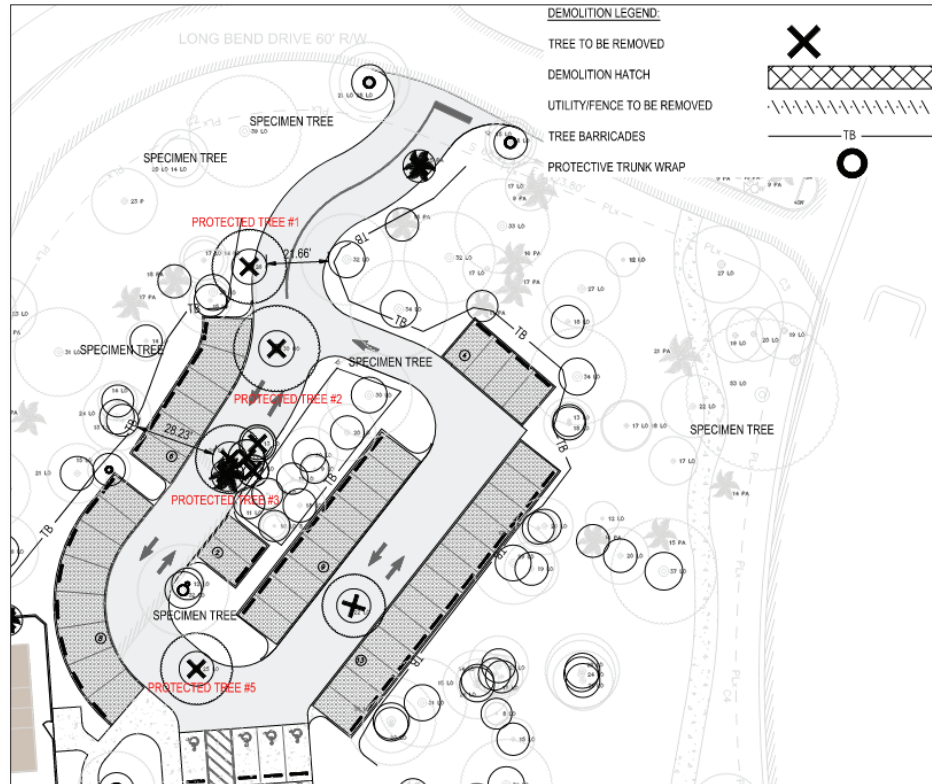


Figure 16 - Location Map of Proposed Tree Removals

As shown in the image above, the trees in the center of the drive aisle are proposed for removal and the perimeter trees are to be preserved. This preservation of perimeter trees over interior trees allows for maximum shielding and screening from Seabrook Island Road and Long Bend Drive.

The property is of unique value and use to the community. The need for development on this property is a community demand that is **different from other properties**. The increase in popularity of pickle ball courts in recent years has created a demand for court time the Club cannot currently meet, as stated in the support letters from the community. This property is uniquely capable of meeting the needs of the Seabrook Island community and supporting healthy lifestyles. The benefits of having more pickle ball courts will be accommodating more people being outdoors and active. However, meeting the needs of the community is made difficult by the many protected trees on this property which restrict the developable area. Other properties don't have trees in such quantities.

This 25" tree, in the interior of the property, creates a conflict. Removing this tree opens maximum amount of area while removing the least number of trees. It creates enough space for the two-way drive aisle and parking stalls and sidewalk connection from the parking lot to the Club. This is a central location for vehicle and pedestrian circulation that converge here. See the image of the tree below in **Figure 17**. Not taking down these trees will **unreasonably restrict the utilization of the property**.



Figure 17 - Tree #5 - 24" Live Oak

The authorization of this variance **will not be a detriment** to the adjacent property or public good, and the character of the district will not be harmed. The adjacent property is Long Bend Road and the other Racquet Club property, these will not be harmed by the removal of this interior tree. The public good will not be harmed as many other trees will take the place of this tree with new plantings. The character of the district will not be harmed because this tree can't be seen from the road currently and will be replaced by more perimeter trees. The other 47 protected trees will remain on the property after the proposed work is completed along with many smaller trees less than 24" in diameter as well as all the specimen trees discussed in the arborists report.

During construction, these preserved trees will be protected with tree barriers and protective tree wraps depending on their proximity to the construction equipment. Tree barricades will prevent equipment from driving over the roots closest to the trees and protective tree wrap will prevent damage to the bark of the trees by equipment.

This tree is not a self-created hardship, in order to develop the land, a tree must be removed in this area to

create circulation for the parking lot. The owner of the property did not plant this tree but will plant others that do not restrict maneuverability and will add to the natural aesthetic of the property.

This tree is not being cut down for profit. Removing this tree will not increase the profits of the Club. This variance is **not sought based on grounds of profitability**.

Seabrook Island Racquet Club Expansion



SIRCE - Supporting Site Photos

Taken September 26, 2023

The below images are organized by variance request. For a location Map, see the Appendix A of this document.

VARIANCE REQUEST #2







VARIANCE REQUEST #3



VARIANCE REQUEST #4



VARIANCE REQUEST #5



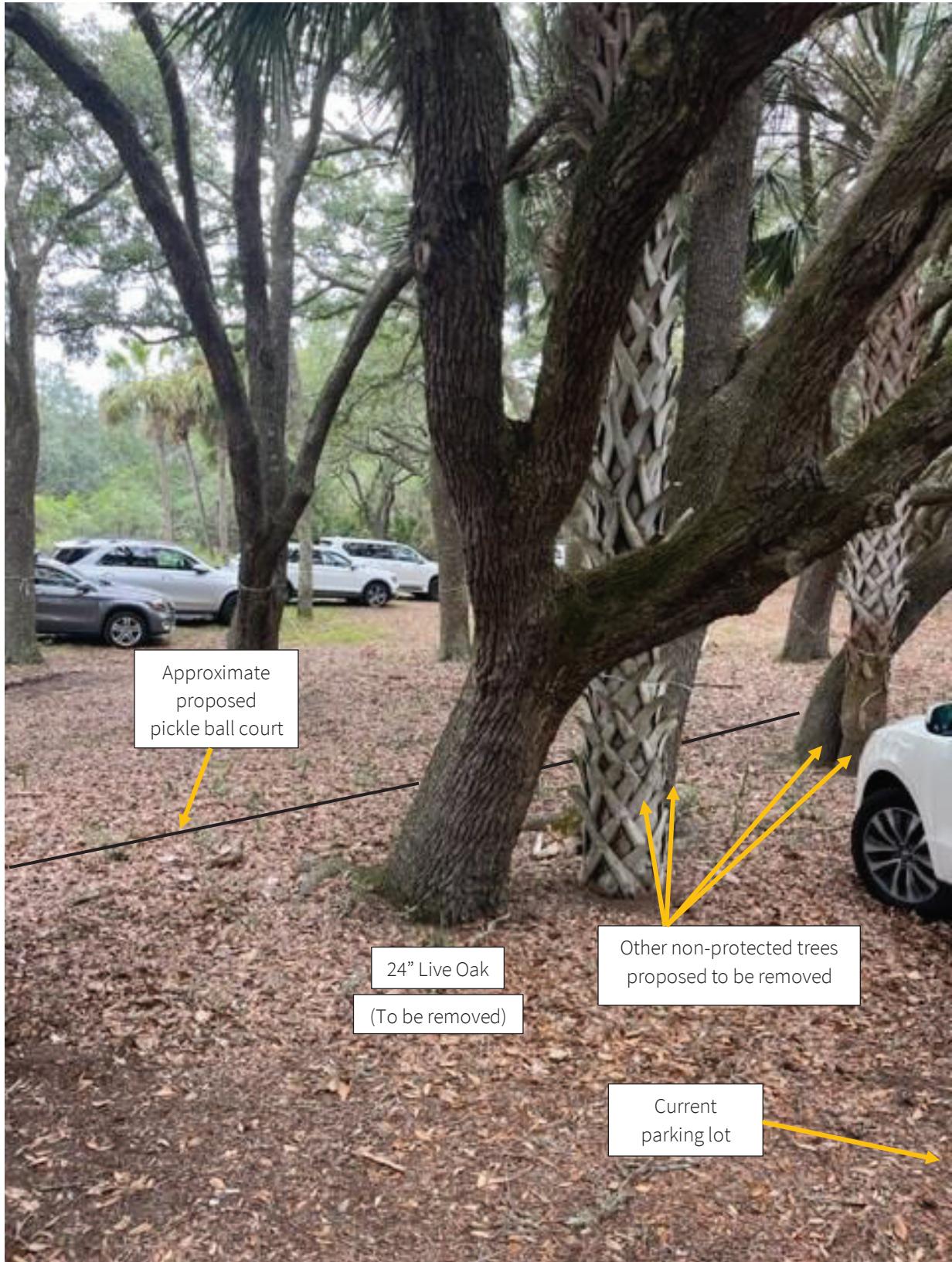
VARIANCE REQUEST #6



VARIANCE REQUEST #7



VARIANCE REQUEST #8



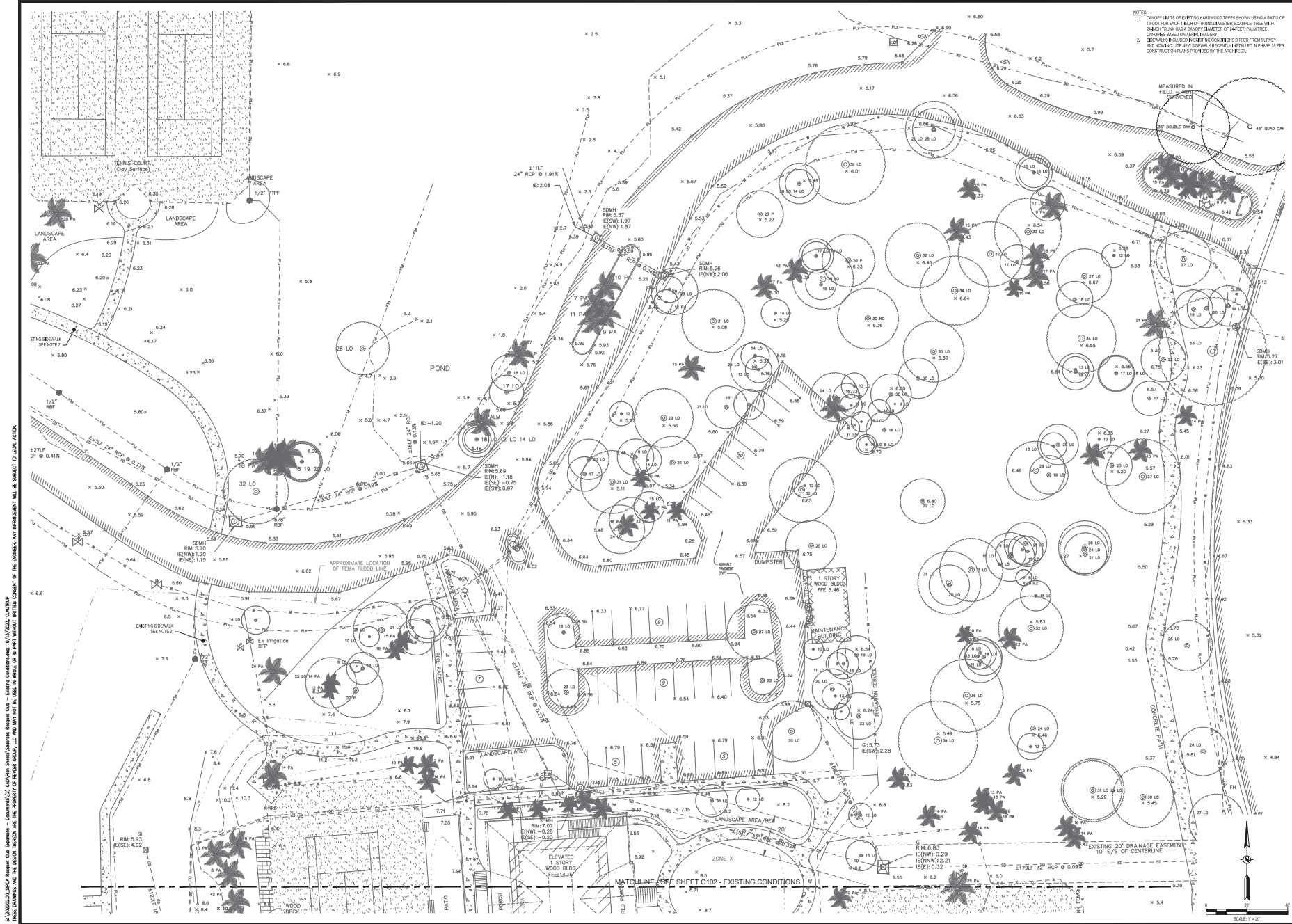
VARIANCE REQUEST #9



24" Live Oak

(To be removed)

Attachment #5: Survey of Existing Conditions



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 2971 W. Montague Ave., Suite 101
 North Charleston, SC 29416
 843.297.4163
 www.reveergroup.com

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
01	10/17/2023	BOB SAMBITAL - UPDATE	REVISED
02	09/09/2023	BOB SAMBITAL	REVISED
03	08/15/2023	COURT AND FACILITIES DEPARTMENT	REVISED
04	07/27/2023	BOB SAMBITAL	REVISED

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

Sheet Title: **EXISTING CONDITIONS**



NOT FOR CONSTRUCTION


Project No: 202202.00
 Drawn By: CO.
 Checked By: JED Approved By: PAW
 Sheet No:

C101
 Sheet 7 of 22


S:\2022\02_SHOW REVEER CLUB EXPANSION - DOCUMENT\101_CAD\Plan Sheets\Seabrook Request Chg - Existing Conditions.dwg, 10/17/2023, CLM/MP
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SEABROOK ISLAND
1819 LONG BEND DR
SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
01	10/17/2022	AW	ISS. SUBMITTAL - UPDATE
02	09/09/2022	AW	ISS. SUBMITTAL
03	08/19/2022	AW	COURT AND PAVILION CLAUSE/UPDATE
04	08/19/2022	AW	REVISION

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
PHASE 1B
THE CLUB AT SEABROOK ISLAND**

Sheet Title: **EXISTING CONDITIONS**



REVEER GROUP, LLC
No. 5324

NOT FOR CONSTRUCTION

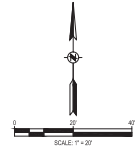
Project No:	202202.00
Designed By:	COJ
Checked By:	JED
Approved By:	PAW
Sheet No:	

C102

Sheet 8 of 22

NOTES:

- CANOPY LIMITS OF EXISTING HARDWOOD TREES SHOWN USING A RATIO OF 1:400 FOR 50% AND 10% FROM DIMETER SAMPLE TREE WITH 24" CANOPY FOLIAGE HAS A CANOPY DIMETER OF 24" FEET. PALM TREE CANOPIES SHOWN AS HAZARD BARRIERS.
- SPREADS AS INDICATED IN EXISTING CONDITIONS DIFFER FROM SURVEY AND WERE NOTED FOR REVIEW AND REVISIONS IN PHASE 1A PER CONSTRUCTION PLANS PROVIDED BY THE ARCHITECT.



Attachment #6: Proposed Site Plan



REVEER GROUP
 2971 W. Montague Ave., Suite 101
 North Charleston, SC 29416
 843.297.4163
 www.reveergroup.com



1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	APP'D BY	DESCRIPTION
01	10/12/2023	BOB SUMMERS - UPDTE		
02	08/09/2023	BOB SUMMERS		
03	08/09/2023	BOB SUMMERS		
04	08/09/2023	BOB SUMMERS		
05	08/09/2023	BOB SUMMERS		

OWNER: SEABROOK ISLAND
 ARCHITECT: REVEER GROUP
 ENGINEER: REVEER GROUP
 LANDSCAPE ARCHITECT: REVEER GROUP

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

SITE PLAN



NOT FOR CONSTRUCTION

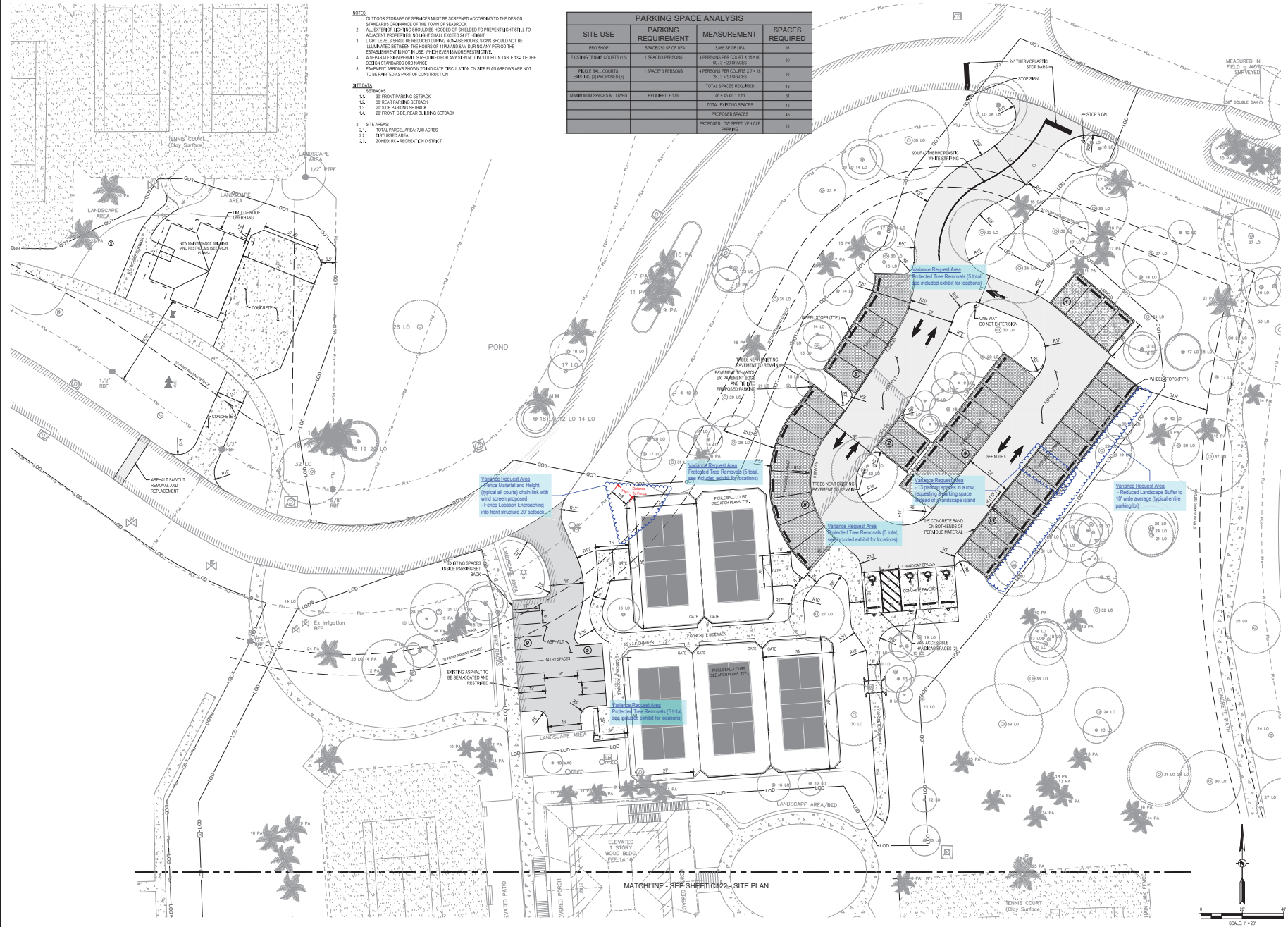
Project No: 202202.00
 Drawn By: COJ
 Checked By: JED | Approved By: PAW

C121

Sheet 11 of 22

SITE USE	PARKING REQUIREMENT	MEASUREMENT	SPACES REQUIRED
PRO SHOP	1 SPACE/50 SF OF UFA	3,686 SF OF UFA	74
EXISTING TENNIS COURTS (15)	1 SPACE/3 PERSONS	4 PERSON PER COURT X 15 = 60	20
POLE BALL COURTS (EXISTING) (3 PROPOSED) (3)	1 SPACE/3 PERSONS	4 PERSON PER COURT X 7 X 3 = 84	28
TOTAL EXISTING SPACES			122
MAXIMUM SPACES ALLOWED	REQUIRED + 10%	40' x 60' x 151'	31
TOTAL EXISTING SPACES			45
PROPOSED SPACES			15
PROPOSED CONSUMER VEHICLE PARKING			15

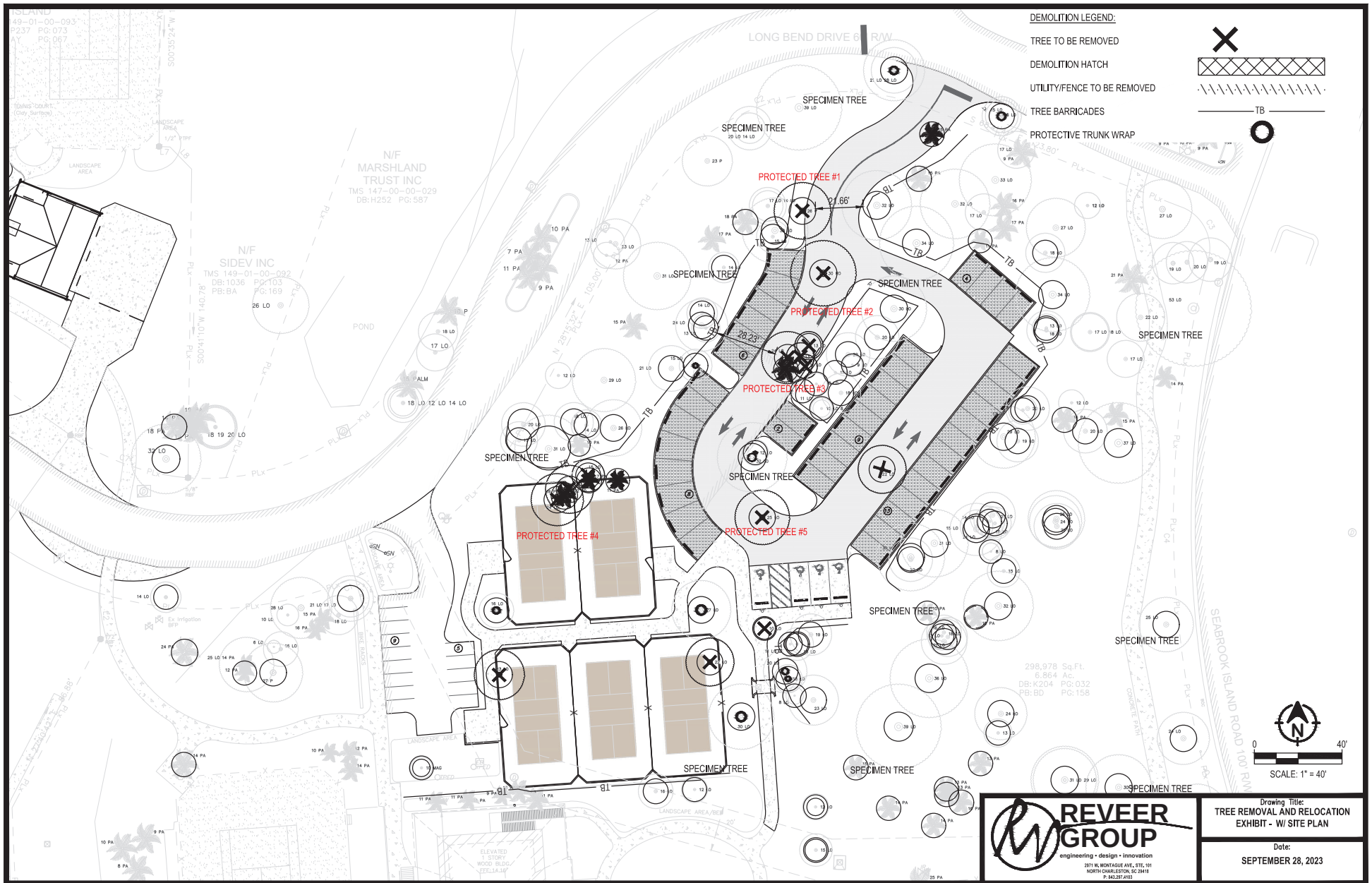
- NOTES:**
- OUTDOOR STORAGE OF SERVICES MUST BE SCREENED ACCORDING TO THE DESIGN STANDARDS ORDINANCE OF THE TOWN OF SEABROOK.
 - ALL EXTERIOR LIGHT FIXTURES SHOULD BE HOODS OR BELLIED TO PREVENT LIGHT SPILL TO ADJACENT PROPERTIES. NO LIGHT SHALL EXCEED 2 FT HEIGHT.
 - LIGHT FIXTURES SHALL BE RECESSED DURING BUSINESS HOURS. BEAMS SHOULD NOT BE ILLUMINATED BETWEEN THE HOURS OF 7 PM AND 6 AM DURING ANY PERIOD OF THE ESTABLISHED BUSINESS HOURS.
 - A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY SIGN NOT INCLUDED IN TABLE 152 OF THE DESIGN STANDARDS ORDINANCE.
 - REMOVEMENT ARROWS SHOWN TO INDICATE CIRCULATION ON SITE PLANS ARROWS ARE NOT TO BE INTERFERED AS PART OF CONSTRUCTION.
- ITEM DATA:**
- SETBACKS
 - 1.1 30' FRONT PARKING SETBACK
 - 1.2 30' REAR PARKING SETBACK
 - 1.3 20' SIDE PARKING SETBACK
 - 1.4 30' FRONT SIDE REAR BUILDING SETBACK
 - SET AREAS
 - 2.1 TOTAL PARCEL AREA 7.88 ACRES
 - 2.2 IMPAVED AREA
 - 2.3 ZONING NO. RES-2000-1-DISTRICT



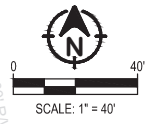
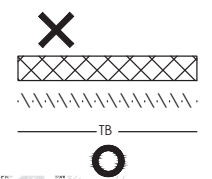
S:\202202_00_SHOW_BOOKEND_CAD_Expandable - Document\1\21 CAD\Plan Sheets\Seabrook Request_Cad - 25k_Plan_Sheets_08/17/2023.dwg (RUP)
 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION WILL BE SUBJECT TO LEGAL ACTION.

Attachment #7: Site Plan (Tree Removal)

S:\2022\00_SPOA Request Club Expansion - Documents\2 CAD\ref Prop\Seabrook Club_DP.dwg, 9/29/2023, CLAUROP
 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



- DEMOLITION LEGEND:**
- TREE TO BE REMOVED
 - DEMOLITION HATCH
 - UTILITY/FENCE TO BE REMOVED
 - TREE BARRICADES
 - PROTECTIVE TRUNK WRAP



REVEER GROUP
 engineering • design • innovation
 2811 W. MONTAGUE AVE., STE. 101
 NORTH CHARLESTON, SC 29405
 P: 843.287.4703

Drawing Title:
**TREE REMOVAL AND RELOCATION
 EXHIBIT - W/ SITE PLAN**

Date:
SEPTEMBER 28, 2023

N/F
 MARSHLAND
 TRUST INC
 TMS 147-00-00-029
 DB: H252 PG: 587

N/F
 SIDEVY INC
 TMS 149-01-00-092
 DB: 1036 PG: 103
 PB: BA PG: 169

298,978 Sq.Ft.
 6.864 Ac.
 DB: K204 PG: 032
 PB: BD PG: 158

ELEVATED
 1 STORY
 WOOD SHED/
 VEHICLE LIFT

Attachment #8: Landscape Exhibit

S:\2022\02_SOUTH CAROLINA\Reverve Club Expansion - Documents\101_CAD\Plan Sheets\Seabrook Request Club - 20k Plan Set, 5/22/2023, CLM181P
 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEVER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION WILL BE SUBJECT TO LEGAL ACTION.



LEGEND

- TREE TO BE REMOVED
- DEMOLITION HATCH
- UTILITY/TRENCH TO BE REMOVED
- TREE BARRICADES
- PROTECTIVE TRUNK WRAP

5' RADIUS IMPERMEABLE AND GRADE CHANGE PROTECTION ZONE AROUND TREE TRUNK (REQUIRED BY DSO SECTION 11.3.A.6)

AREA OF REQUIRED LANDSCAPE STRIP ACCORDING TO DSO SECTION 11.3.C.1

CANOPY TREES REQUIRED:
1 PER 50 FT = 2-3 TREE
EXISTING CANOPY TREES WITHIN ZONE = 6 TREES

AREA OF REQUIRED LANDSCAPE STRIP ACCORDING TO DSO SECTION 11.3.C.1

CANOPY TREES REQUIRED:
1 PER 50 FT = 1 TREE
EXISTING CANOPY TREES WITHIN ZONE = 2 TREES

AREA OF REQUIRED LANDSCAPE STRIP ACCORDING TO DSO SECTION 11.3.C.1

CANOPY TREES REQUIRED:
1 PER 50 FT = 3 TREES
EXISTING CANOPY TREES WITHIN ZONE = 7 TREES

REVEVER GROUP
 2071 W. Montague Ave., Suite 101
 North Charleston, SC 29416
 843.297.4163
 www.revevergroup.com

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/22/2023	ISS. SUBMITTAL	JK	JK
2	05/25/2023	CURT AND FACILITIES AUTHORITY REVIEW	JK	JK
3	05/25/2023	REVISION	JK	JK

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

EXHIBIT - VARIANCE IMAGERY FOR VARIANCE 5

REVEVER GROUP, LLC
 No. 5324
 STATE OF SOUTH CAROLINA

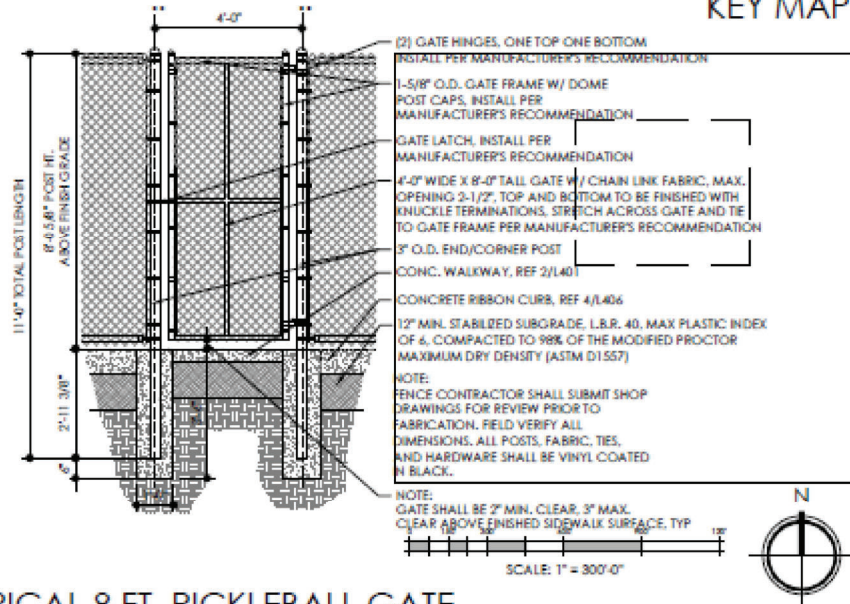
NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COL
 Checked By: JED Approved By: PAW

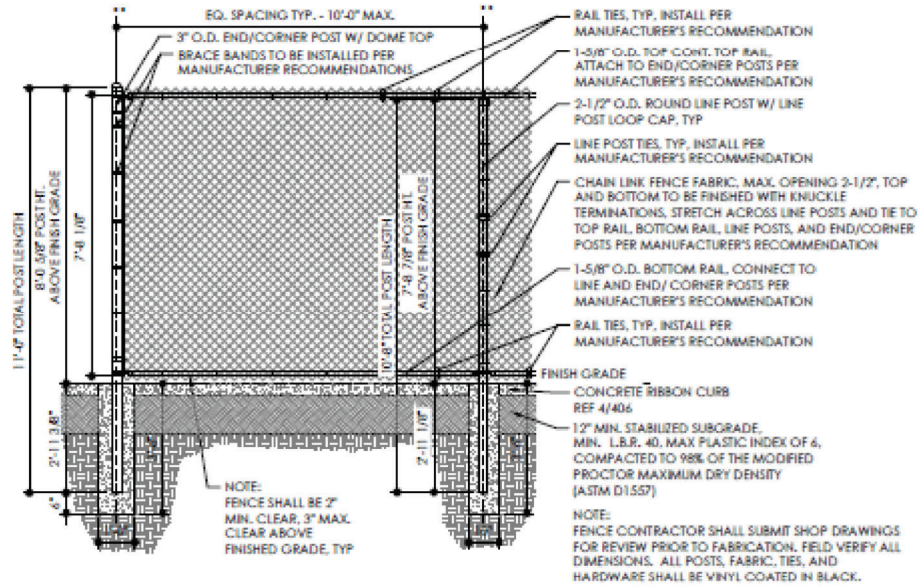
Sheet No:
C121
 Sheet 11 of 22

Attachment #9: Pickleball Fence Detail

KEY MAP



3 TYPICAL 8 FT. PICKLEBALL GATE
SCALE: 3/8" = 1'-0"



2 TYPICAL 8 FT. PICKLEBALL FENCING
SCALE: 3/8" = 1'-0"

Attachment #10: Full Plan Set

SITE DEVELOPMENT PLANS

FOR

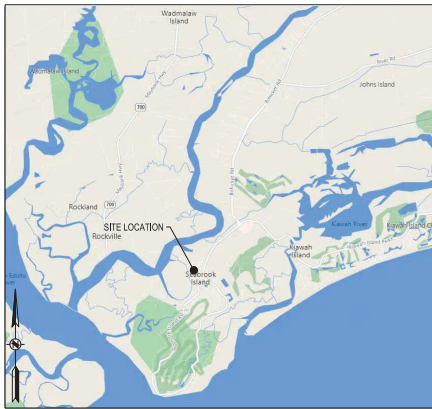
SEABROOK ISLAND RACQUET CLUB EXPANSION

PHASE 1B

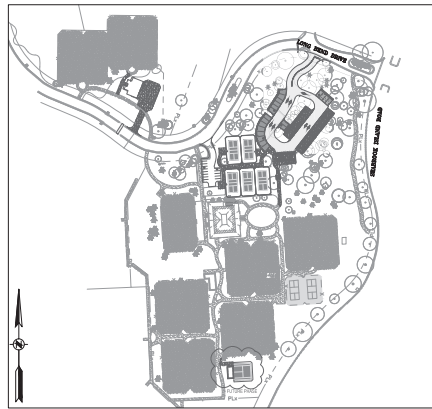
1701 LONG BEND DR, SEABROOK ISLAND, SC

PROJECT INFORMATION	
TMS # 149-01-20-001, 149-01-00-093	
HORIZONTAL DATUM NAD 83 SOUTH CAROLINA STATE PLANE, INTERNATIONAL FOOT (SC83IF)	
VERTICAL DATUM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)	
STREET ADDRESS 1701 LONG BEND DR, SEABROOK ISLAND, SC 29455	
LATITUDE & LONGITUDE 32° 35' 36" N 80° 09' 49" W	
PROPOSED USE RACQUET CLUB EXPANSION	
SITE ZONING RC (RECREATION DISTRICT)	
ADJACENT SITE ZONING R-TH (RESIDENTIAL TOWNHOME), R-MF (RESIDENTIAL MULTI-FAMILY)	
FEMA FLOOD MAP: 45019C0785K, IN COMMUNITY #450256, EFFECTIVE 01/29/2021, FLOOD ZONE X & AE ELEVATION 9-10	
PROJECT AREAS: TOTAL PARCEL AREA = 7.88 AC. DISTURBED AREA = 2.60 AC.	

PERMITTING INFORMATION	
DHC-CORM PERMIT #:	XXXX
NPDES COVERAGE #:	XXXX
C2C CERTIFICATION #:	XXXX
TOWN OF SEABROOK ISLAND BZA PROJECT ID#:	XXXX
TOWN OF SEABROOK ISLAND PLANNING COMMISSION PERMIT #:	XXXX
VARIANCES:	XXXX



LOCATION MAP
SCALE: 1" = 5000'



SITE MAP
SCALE: 1" = 150'



SHEET INDEX		
SHEET #	SHEET TITLE	PAGE #
GENERAL		
C001	TITLE SHEET	1
C002	LEGEND	2
C003	GENERAL NOTES	3
C004	ATLAS SURVEY	4
C005	ATLAS SURVEY	5
C006	ATLAS SURVEY	6
EXISTING CONDITIONS		
C101	EXISTING CONDITIONS	7
C102	EXISTING CONDITIONS	8
DEMOLITION		
C111	DEMOLITION AND TREE REMOVAL PLAN	9
C112	DEMOLITION AND TREE REMOVAL PLAN	10
SITE PLANS		
C121	SITE PLAN	11
C122	SITE PLAN	12
GRADING AND DRAINAGE		
C151	GRADING AND DRAINAGE PLAN	13
C152	GRADING AND DRAINAGE PLAN	14
UTILITIES		
C171	UTILITY PLAN	15
C172	UTILITY PLAN	16
C173	UTILITY PLAN	17
SWPPP		
C251	SWPPP PLAN	18
C252	SWPPP PLAN	19
DETAILS		
C501	SITE DETAILS	20
C502	SITE DETAILS	21
C541	SWPPP DETAILS	22
LIGHTING AND LANDSCAPING		
L1.0	LANDSCAPE PLAN	23
L2.0	IRRIGATION NOTES	24
L3.0	LANDSCAPE LIGHTING PLAN	25
A201	EXTERIOR ELEVATIONS	26
A202	EXTERIOR ELEVATIONS	27

PROJECT DESCRIPTION:
 THIS PROJECT INCLUDES THE DESIGN OF FIVE NEW PICKLE BALL COURTS, A MAINTENANCE BUILDING WITH RESTROOMS (1650 SQ. FT.), A NEW PARTIALLY PERVIOUS PARKING LOT, A HALF-COURT PRACTICE AREA, CONNECTING SIDEWALKS, AND LANDSCAPING. THE HALF-COURT PRACTICE AREA IS FOR A FUTURE PHASE AND WILL NOT BE COMPLETED AT THE SAME TIME AS THE REST OF THE WORK. THE NEW PARKING LOT WILL HAVE ONE (1) ADDITIONAL STANDARD SPACE AND FIFTEEN (15) NEW LOW SPEED VEHICLE PARKING. THIS PROJECT WILL RELY ON EXISTING INFILTRATION AREAS AND A PARTIALLY PERVIOUS PARKING LOT FOR ADDRESSING ADDITIONAL STORMWATER RUNOFF.

SUBMITTAL: ISSUE FOR PERMIT
REVEER PROJECT #: 202202.02
DATE: November 7, 2023



**NOT FOR
CONSTRUCTION**



PROJECT CONTACTS:			
GENERAL CONTRACTOR: MONTHLY CONSTRUCTION CORP. C/O. C/O. BROWN 28 PRINCESS STREET WILMINGTON, NC 28401 P. 910-463-6799	PROJECT MANAGER: MONTHLY CONSTRUCTION CORP. C/O. C/O. BROWN 28 PRINCESS STREET WILMINGTON, NC 28401 P. 910-463-6669	OWNER: SEABROOK ISLAND CLUB C/O. MICHELL VANDERBEEK 3772 SEABROOK BLVD RD SEABROOK ISLAND, SC 29455 P. 843-348-2620	JULIUS REVEER: REVEER GROUP, LLC C/O. PHIL WHELER 2811 W. MONTAGUE AVENUE, SUITE 101 NORTH CHARLESTON, SC 29405 P. 843-324-1193
SECTIONAL ENGINEER: REVEER GROUP C/O. PHIL WHELER 3356 MEETING STREET RD N CHARLESTON, SC 29405 P. 843-324-0902	ARCHITECT: LOVELL ARCHITECTS C/O. GEORGE DOCK P. 843-704-0720	SUBSEALOR: ATLAS SURVEYING INC C/O. STANLEY BISHOP 1017 BANTON DRIVE HAWAII, HI 96712 P. 843-572-8111	

S:\202202.02_1701 Long Bend Dr - Seabrook Island Racquet Club - Title Sheet Layout and Schedule_11/7/2023.dwg (DWG) THESE DRAWINGS AND THE DESIGN HEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION WILL BE SUBJECT TO LEGAL ACTION.

SITE FEATURES:

Table with columns for EXISTING and PROPOSED symbols for various site features like PROPERTY LINE, EASEMENT LINE, DRIVEWAY, etc.

SOIL / EROSION CONTROL:

Table with columns for EXISTING and PROPOSED symbols for soil and erosion control features like CONSTRUCTION FENCE, SALT FENCE, SEDIMENT TUBE, etc.

HYDROLOGY:

Table with columns for EXISTING and PROPOSED symbols for hydrology features like WETLAND SWAMP, MARSH OPTICAL AREA, etc.

UTILITIES:

Table with columns for EXISTING and PROPOSED symbols for utilities like AIR RELEASE VALVE, CABLE TV, ELECTRICAL, etc.

Table with columns for EXISTING and PROPOSED symbols for utilities like SCODD TYPE 16, SCODD TYPE 17, SCODD TYPE 18, etc.

Table with columns for EXISTING and PROPOSED symbols for utilities like TREE BARRIAGE, etc.

ABBREVIATIONS:

Large table of abbreviations and their corresponding symbols, including terms like # POLINES, AC, AE, AM, etc.

ABBREVIATIONS:

Large table of abbreviations and their corresponding symbols, including terms like MAX, ME, MFR, MANUFACTURER, etc.

NOTE: THE INTENT OF THIS SHEET IS TO PROVIDE TYPICAL SYMBOLS AND ABBREVIATIONS FOR THE DEVELOPMENT OF THE DRAWING. ALL SYMBOLS AND ABBREVIATIONS ON THE SHEET MAY NOT BE USED. ADDITIONAL SYMBOLS AND ABBREVIATIONS NOT ON THE SHEET MAY BE USED. SHEET SPECIFIC LEGENDS, IF PROVIDED, SUPERSEDE THE INFORMATION SHOWN ON THIS SHEET.



Table with columns for revision dates and descriptions: 04/11/2023, 04/12/2023, 05/07/2023, 06/15/2023, 06/27/2023.

Table with columns for revision dates and descriptions: 04/11/2023, 04/12/2023, 05/07/2023, 06/15/2023, 06/27/2023.



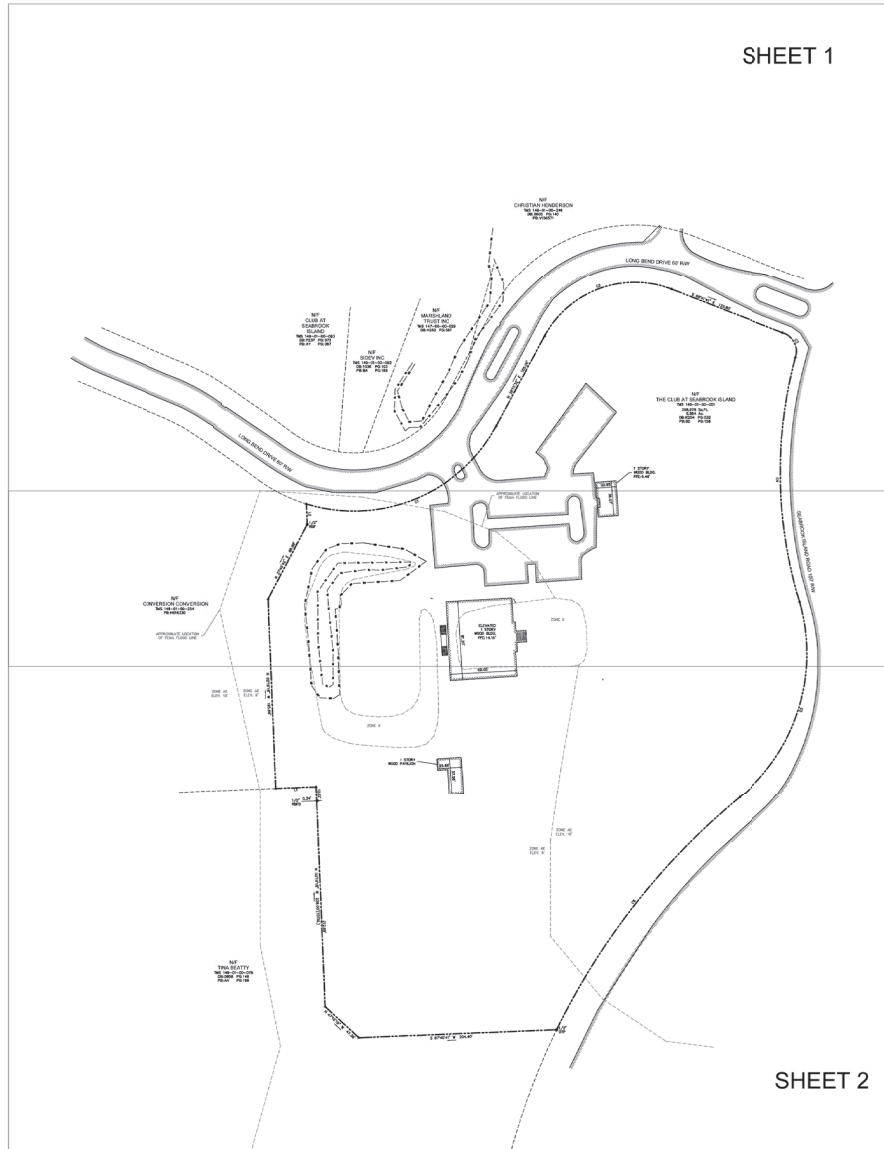
NOT FOR CONSTRUCTION

Table with project information: Project No: 202202.00, Designed By: COL, Checked By: JED, Approved By: FAW.

Sheet No: C002, Sheet 2 of 22

NAD 83 (NAVD)

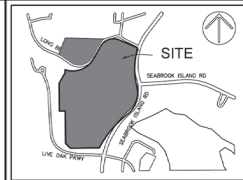
SHEET 1



SHEET 2

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X IN AN ELEVATION 3-117, COMMUNITY 450226, MAP NUMBER 450190785K, EFFECTIVE JANUARY 29, 2021.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 83(2011).
4. BUILDING SETBACKS ARE PER TOWN OF SEABROOK, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID NAD 83(2011).
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustical EVIDENCE AS OF AUGUST 8, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) PUBLICATION 38-22. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
7. A BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF THE FIELD SURVEY WAS CONDUCTED. PROPERTY LINES ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
8. THE GRATE INLET LOCATED AT SOUTHWEST CORNER IS INACCESSIBLE. ALL PIPES RUNNING TO AND FROM GRATE INLET WERE NOT SURVEYED AT THE TIME THE SURVEY WAS CONDUCTED AND WERE DRAWN PER SEABROOK ISLAND CLUBS DRAINAGE REPORT.



VICINITY MAP NOT TO SCALE

LEGEND

A	CALC POINT - CORNER NOT SET
OTF	OPEN TOP PIPE
RFB	IRON REBAR FOUND
RSF	IRON REBAR FOUND DISTURBED
x12.9	SPOT ELEVATION
IV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
CPFD	TELEPHONE FEDESTAL
EB	ELECTRIC BOX
WM	WATER METER
FI	FIRE HYDRANT
SDM	STORM DRAIN MANHOLE
RI	GRATE INLET
SN	SIGN
SM	SANITARY SEWER MANHOLE
NP	NUMBER OF PARKING SPACES
BOC	BACK OF CURB
CMP	CORRUGATED METAL PIPE
RCF	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
S	CONTOUR LINE
RO	RED OAK
LO	LINE OAK
P	PINE
PA	PALMETTO
MAG	MANGROVE
WO	WATER OAK
CL	CLAY
CON	CONCRETE
WOOD	WOOD
EP	EDGE OF PAVEMENT
UE	UNDERGROUND ELECTRIC LINE
UW	UNDERGROUND WATER LINE
UD	UNDERGROUND DRAINAGE LINE
US	UNDERGROUND SEWER LINE
LSA	LANDSCAPING

PREPARED FOR:
REVEER GROUP
A TREE & TOPOGRAPHIC/AS-BUILT SURVEY OF
SEABROOK RACQUET CLUB
TAX PARCEL No. 149-01-00-001
A PORTION OF TAX PARCEL No. 3 149-01-00-093,
149-01-00-092, & 149-00-00-029
SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC
DRAWN BY: STS
SCALE: 1" = 10'-00"
DATE: 08-13-2022
PROJECT NO: DS-2204
FILE: DS-2204.TXDWG

COVER SHEET

ATLAS
SURVEYING, INC.
1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

CLAYTON J. BEARDSON
S.C. P.L.S. No. 40205
NOT VALID UNLESS COUNTERSIGNED WITH SEAL



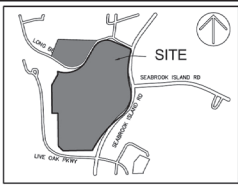
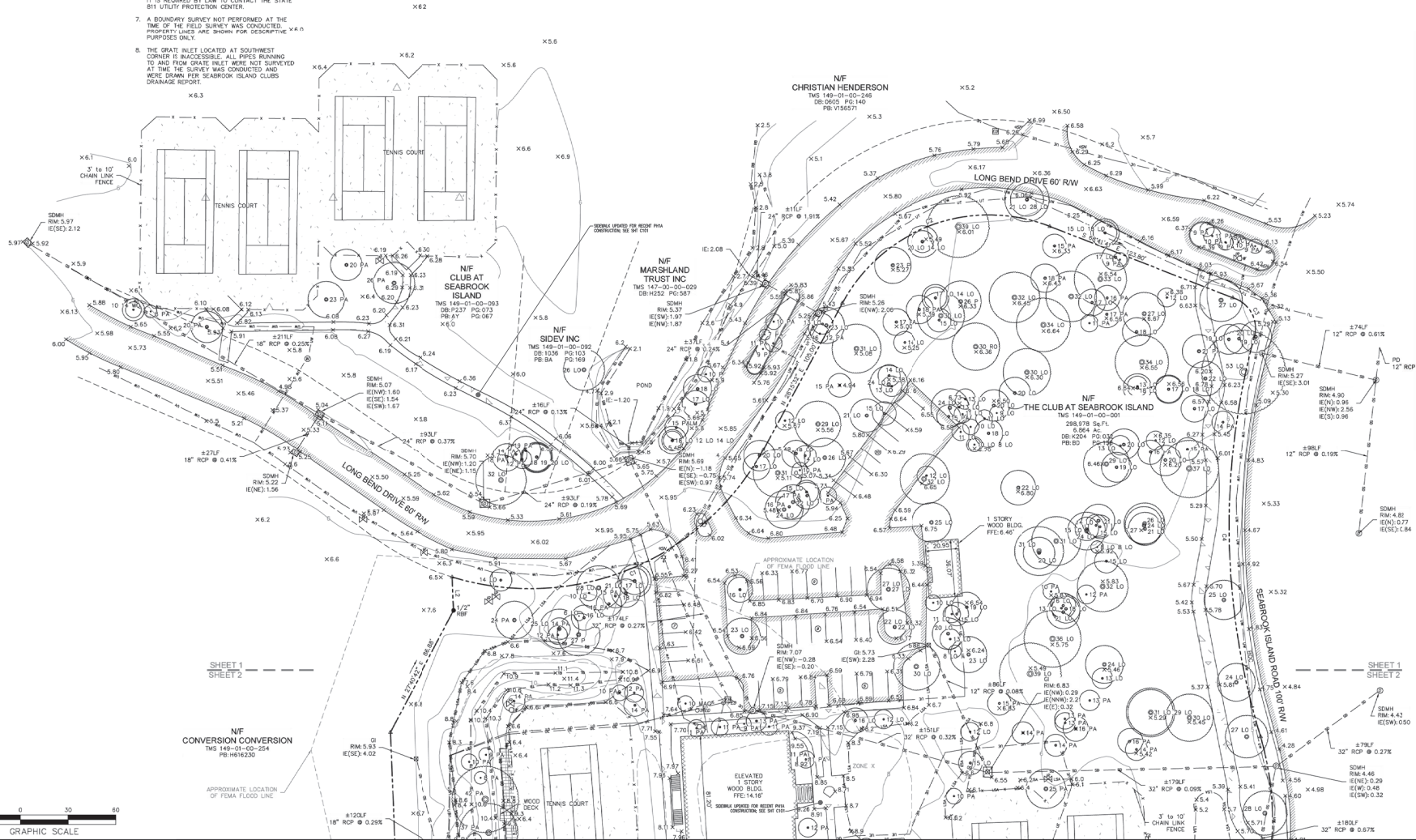
SOUTH CAROLINA (NAD 83)

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X & AN ELEVATION 3-107, COMMUNITY #02026, MAP NUMBER #50130706R, EFFECTIVE JANUARY 29, 2021.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD 88(GEOD 18).
4. BUILDING SETBACKS ARE PER TOWN OF SEABROOK AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRD NAD 83(2011).
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE ASSESSIBLE FEATURES ALONG WITH ELECTRIC AND ADJUSTABLE EVIDENCE AS OF AUGUST 9 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE). POSSESSION OF THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY PRIOR TO CONSTRUCTION OR EXCAVATION. IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
7. A BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF THE FIELD SURVEY WAS CONDUCTED. PROPERTY LINES ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
8. THE GRATE INLET LOCATED AT SOUTHWEST CORNER IS UNACCESSIBLE. ALL PIPES RUNNING TO AND FROM GRATE INLET WERE NOT SURVEYED AT THE TIME THE SURVEY WAS CONDUCTED AND WERE DRAWN PER SEABROOK ISLAND CLUBS DRAINAGE REPORT.

LABEL	LINE LABEL	DISTANCE
1	S 89°02'41" W	11.00
2	N 0°02'41" E	11.00

LABEL	TRAVEL	DIR.	CHORD	BEARING	DATA
1	10.00	S	10.00	0°00'00" E	10.0000
2	10.00	E	10.00	90°00'00" E	10.0000
3	10.00	N	10.00	180°00'00" E	10.0000
4	10.00	W	10.00	270°00'00" E	10.0000
5	10.00	S	10.00	0°00'00" E	10.0000
6	10.00	E	10.00	90°00'00" E	10.0000
7	10.00	N	10.00	180°00'00" E	10.0000
8	10.00	W	10.00	270°00'00" E	10.0000
9	10.00	S	10.00	0°00'00" E	10.0000
10	10.00	E	10.00	90°00'00" E	10.0000
11	10.00	N	10.00	180°00'00" E	10.0000
12	10.00	W	10.00	270°00'00" E	10.0000



- VICINITY MAP NOT TO SCALE**
- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - OPEN TOP PIPE
 - IRON REBAR FOUND
 - IRON REBAR FOUND DISTURBED
 - ×12.9 SPOT ELEVATION
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊕ LIGHT POLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ ELECTRIC BOX
 - ⊞ WATER METER
 - ⊞ FIRE HYDRANT
 - ⊞ STORM DRAIN MANHOLE
 - ⊞ GRATE INLET
 - ⊞ SIGN
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ NUMBER OF PARKING SPACES
 - ⊞ BACK OF CURB
 - ⊞ CORRUGATED METAL PIPE
 - ⊞ REINFORCED CONCRETE PIPE
 - ⊞ POLYVINYL CHLORIDE PIPE
 - CONTOUR LINE
 - RED OAK
 - LIVE OAK
 - PINE
 - PALMETTO
 - MAGNOLIA
 - WATER OAK
 - CLAY
 - CONCRETE
 - WOOD
 - EDGE OF PAVEMENT
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND SEWER LINE
 - LANDSCAPING

PREPARED FOR:
REVEER GROUP
 A TREE & TOPOGRAPHIC/AS-BUILT SURVEY OF
SEABROOK RACQUET CLUB
 TAX PARCEL No. 149-01-00-001
 A PORTION OF TAX PARCEL No. 149-01-00-003,
 149-01-00-002, & 149-00-00-029
 SEABROOK ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC
 DRAWN BY: CJB
 PROJECT NO.: 09-11-2022
 DATE: 09-11-2022
 PROJECT NO.: 09-20-2024
 FILE: 09-20-24.TEC

SHEET 1 OF 2



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND THAT IT DOES NOT EXCEED THE REQUIREMENTS AS SPECIFIED THEREIN.

COLIN J. BEARDEN
 S.C.P.L.S. No. 40220
 NOT VALID UNLESS DATED WITH SEAL



SOUTH CAROLINA STATE PLANE GRID (NAD 83)

SHEET 1
SHEET 2

N/F
CONVERSION
TMS 149-01-00-254
PB: H916230

APPROXIMATE LOCATION
OF FEMA FLOOD LINE

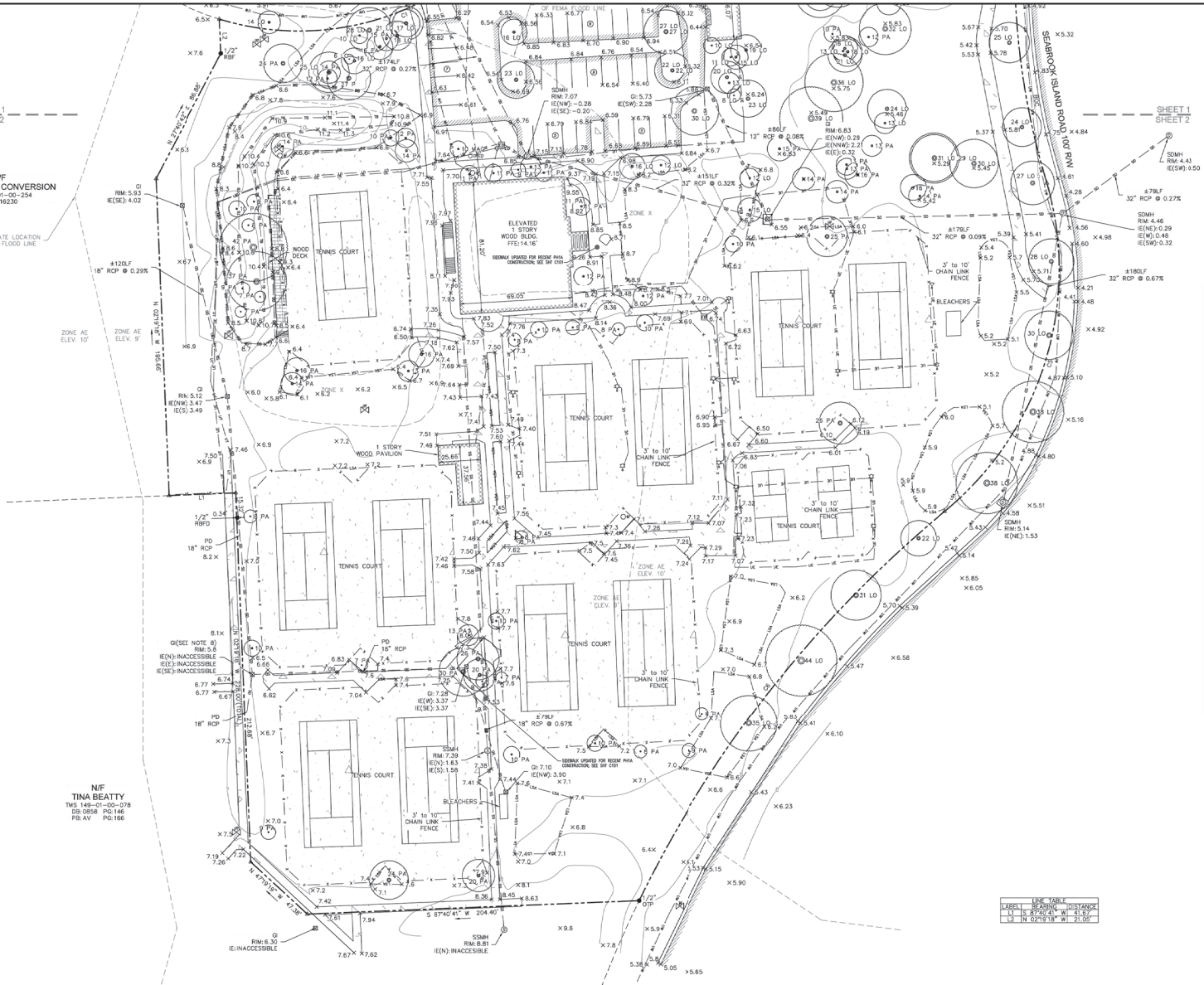
ZONE AE
ELEV. 10'

ZONE AE
ELEV. 9'

N/F
TINA BEATTY
TMS 149-01-00-078
CS: 0658 PGI: 146
PB: AV PGI: 166

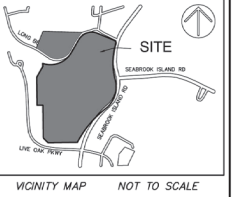
NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X & AE ELEVATION 9-10. COMMUNITY 450055 MAP NUMBER 48050706A, EFFECTIVE JANUARY 29, 2021.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NAVD (GEOID 18).
4. BUILDING SETBACKS ARE PER TOWN OF SEABROOK, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID NAD 83(2011).
6. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE NOISBLE FEATURES ALONG WITH ELECTRONIC AND ACQUISITIVE EVIDENCE AS OF AUGUST 9, 2022. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE). PUBLICATION 58-22. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.
7. A BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF THE FIELD SURVEY WAS CONDUCTED. PROPERTY LINES ARE SHOWN FOR DESCRIPTIVE PURPOSES ONLY.
8. THE GRATE NET LOCATED AT SOUTHWEST CORNER IS INACCESSIBLE. ALL PIPES RUNNING TO AND FROM GRATE INLET WERE NOT SURVEYED AT THE TIME THE SURVEY WAS CONDUCTED AND WERE DRAIN FOR SEABROOK ISLAND CLUBS DRAINAGE REPORT.



LINE	TABLE
12	IN 0.219' 18" W/ 21.05'

LINE	RADIUS	ARC	LENGTH	CHORD	BEARING	AREA
12	10.00	119.20	119.20	119.20	119.20	119.20



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC. POINT - CORNER NOT SET
 - OPEN TOP PIPE
 - IRON REBAR FOUND
 - IRON REBAR FOUND DISTURBED
 - X12.9 SPOT ELEVATION
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - WATER METER
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - GRATE INLET
 - SIGN
 - SANITARY SEWER MANHOLE
 - NUMBER OF PARKING SPACES
 - BACK OF CURB
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - POLYVINYL CHLORIDE PIPE
 - CONTOUR LINE
 - RED OAK
 - LIVE OAK
 - PINE
 - PALMETTO
 - MAGNOLIA
 - WATER OAK
 - CLAY
 - CONCRETE
 - WOOD
 - EDGE OF PAVEMENT
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND SEWER LINE
 - LANDSCAPING

PREPARED FOR:
REVERE GROUP
A TREE & TOPOGRAPHIC/AS-BUILT SURVEY OF
SEABROOK RACQUET CLUB
TAX PARCEL NO. 149-01-00-001
A PORTION OF TAX PARCEL NO.S 149-01-00-093,
149-01-00-092, & 149-00-00-029

SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

FIELD WORK: LC
DRAWN BY: CJB
CHECKED BY: 09-11-2024
PROJECT NO.: D96-2204
FILE: 199-2204.DWG

SHEET 2 OF 2

ATLAS SURVEYING, INC.

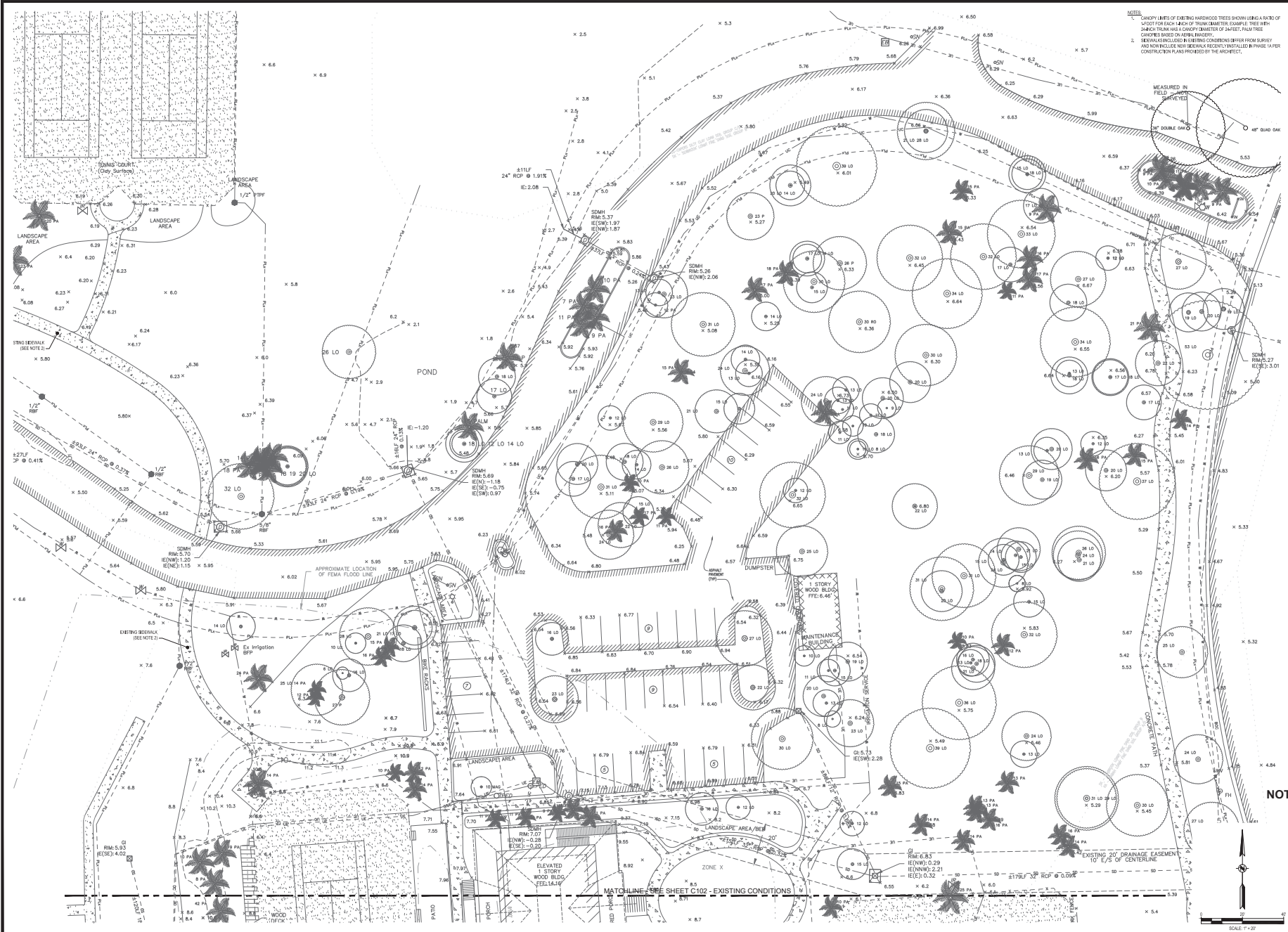
1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 573-7831
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

COLIN J. BEARDEN
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO. 40220
NOT VALID UNLESS DATED WITH SEAL

S:\2022\02_SHOW\Reverend Club Expansion - Documents\02_CAD\Plan Sheet\Reverend Club Expansion - Existing Conditions.dwg 11/17/2022, CLAUDEP
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NOTES:
 1. CANOPY LIMITS OF EXISTING WOODS/TREES SHOWN USING A DENSITY OF 1 FOOT FOR EACH 1/4" OF TRUNK DIAMETER. EXAMPLE: TREE WITH 2.00" TRUNK W/ 8.00" CANOPY DIAMETER OF 1/4\"/>



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 North Charleston, SC 29416
 843.297.4163
 www.reveergroup.com

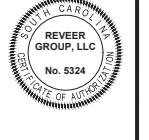
Owner:

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	DESCRIPTION	BY	CHK
04	11/17/2022	REV. SUBMITAL - UPDATE	PAZ	AL
03	10/12/2022	REV. SUBMITAL - UPDATE	PAZ	AL
02	09/29/2022	REV. SUBMITAL - UPDATE	PAZ	AL
01	08/15/2022	COURT AND FACILITIES LAYOUT	PAZ	AL
		REVISION		

DOCUMENT CONTROL LOG

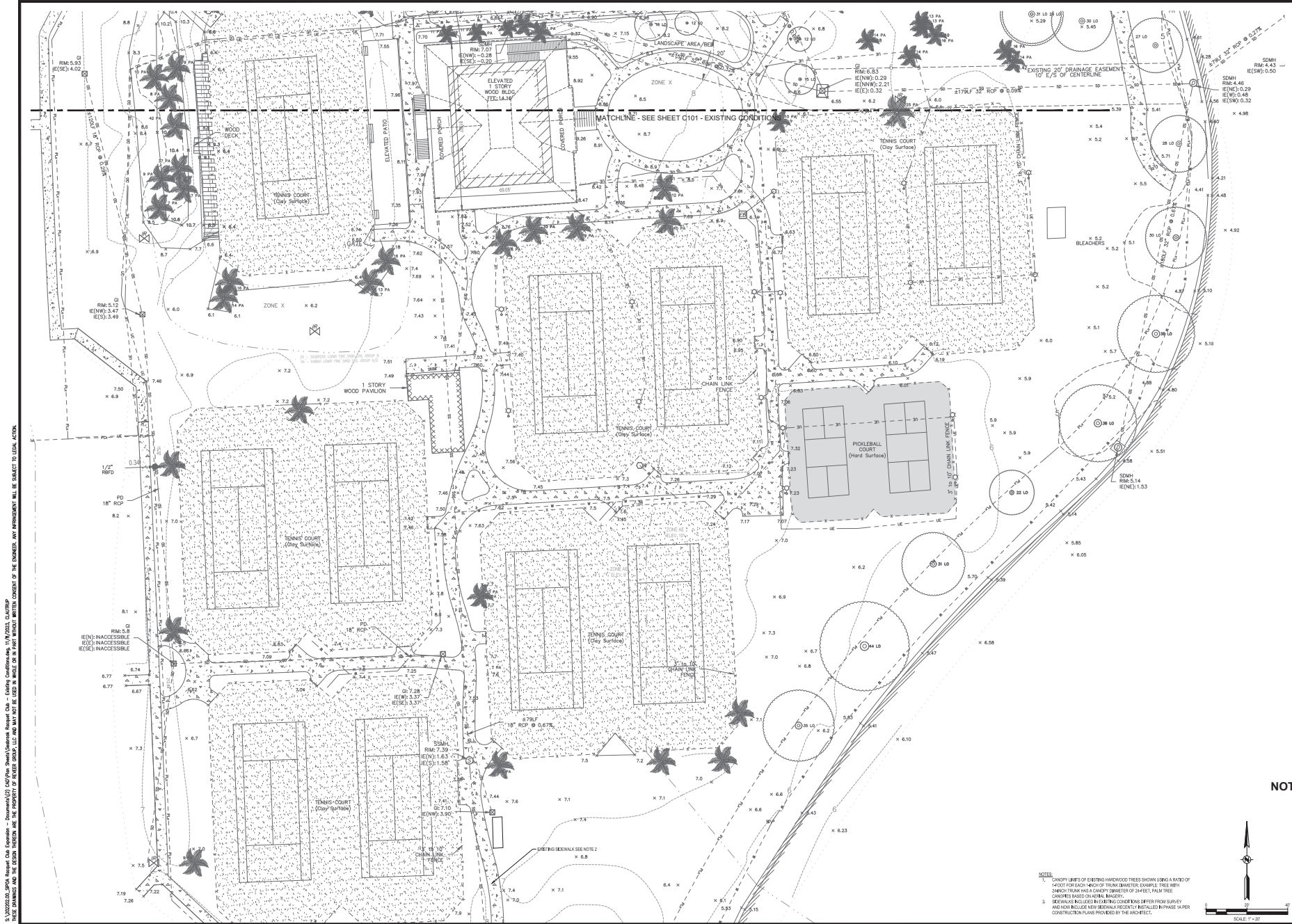
PROJECT:
**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 SHEET TITLE:
EXISTING CONDITIONS



NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COJ
 Checked By: JED / Approved By: PAZ
 Sheet No:

C101
 Sheet 7 of 22



S:\2022\22_2024_South\Reverend Club Expansion - Document\1\21\DWG\Site\Seabrook Request Club - Existing Conditions.dwg, 11/7/2023, CLM/JPB
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 www.revergroup.com

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 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
04	11/17/2023	BOB SUMMITT - UPDATE	REVISION
03	10/20/2023	BOB SUMMITT - UPDATE	REVISION
02	09/29/2023	BOB SUMMITT - UPDATE	REVISION
01	08/15/2023	BOB SUMMITT - UPDATE	REVISION

PROJECT: RACQUET CLUB EXPANSION PHASE 1B THE CLUB AT SEABROOK ISLAND
 SHEET: C102
 DATE: 11/17/2023
 DRAWN BY: BOB SUMMITT
 CHECKED BY: BOB SUMMITT
 APPROVED BY: BOB SUMMITT
 TITLE: EXISTING CONDITIONS

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 EXISTING CONDITIONS

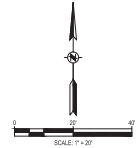


NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: CLM
 Checked By: JPB / Approved By: PJB

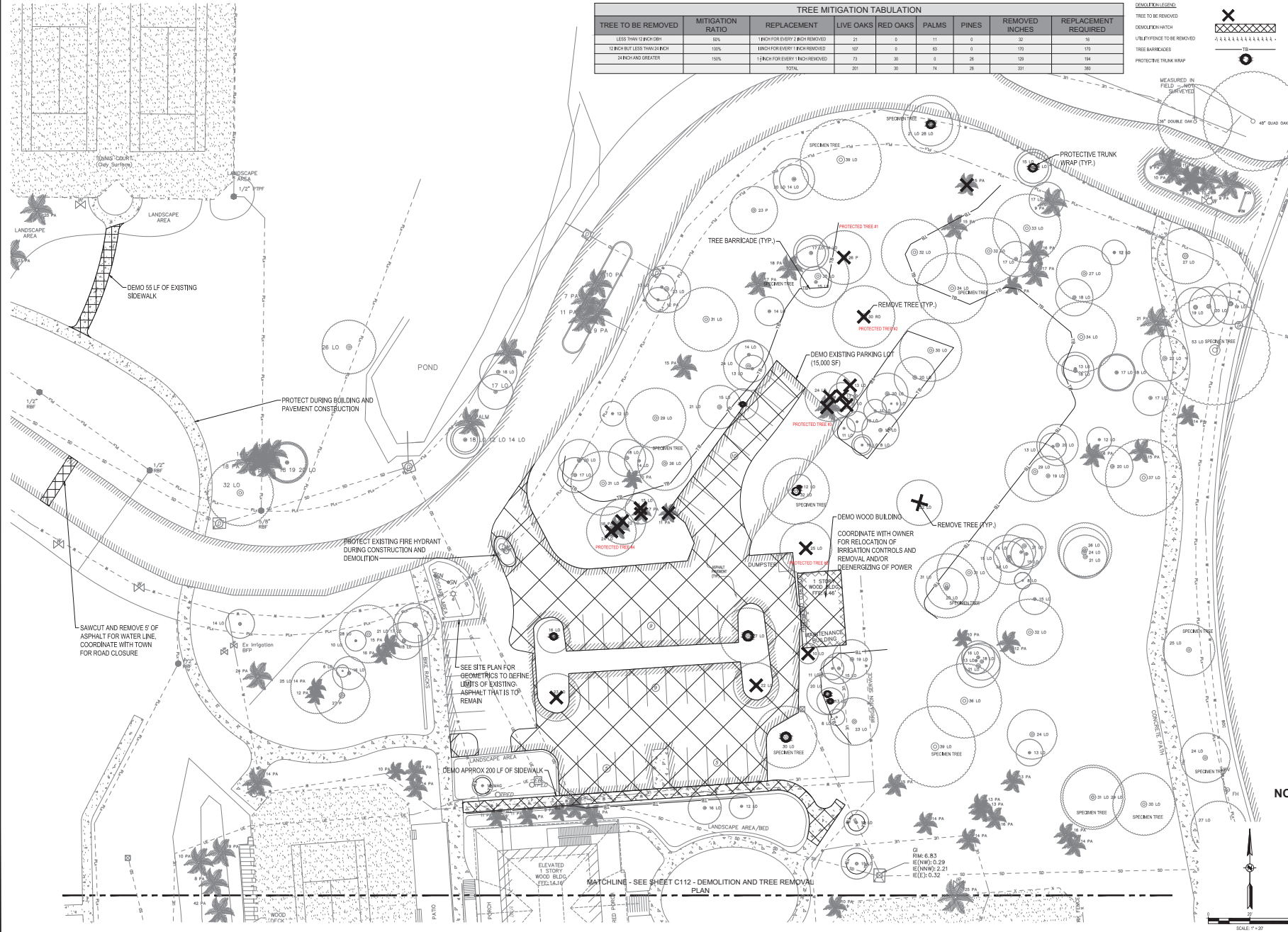
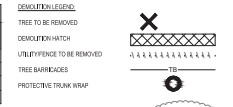
Sheet No:
C102
 Sheet 8 of 22

- NOTES:
- CANOPY LIMITS OF EXISTING HARDWOOD TREES SHOWN USING A RATIO OF 1:400 FOR 50% AND 1:200 FOR 100% DIAMETER SAMPLE TREE WITH 24" DBH. TRUNK HAS A CANOPY DIAMETER OF 24 FEET. PALM TREE CANOPIES RADIUS FROM TRUNK.
 - SPERMS AS INCLUDED IN EXISTING CONDITIONS DIFFER FROM SURVEY AND MAY INCLUDE NEW SPERMS RECEIVED BY PHASE 1A PER CONSTRUCTION PLANS PROVIDED BY THE ARCHITECT.



S:\2022\02_SHOW BOOK\02_Expandable - Documents\02_CAD\Plan_Sheets\Seabrook Request_Cad - Demolition Plan.dwg, 11/16/2022, C:\RUP
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TREE MITIGATION TABULATION								
TREE TO BE REMOVED	MITIGATION RATIO	REPLACEMENT	LIVE OAKS	RED OAKS	PALMS	PINES	REMOVED INCHES	REPLACEMENT REQUIRED
LESS THAN 12 INCH DBH	50%	1 INCH FOR EVERY 2 INCH REMOVED	21	0	11	0	32	16
12 INCH BUT LESS THAN 24 INCH	100%	1 INCH FOR EVERY 1 INCH REMOVED	107	0	63	0	170	170
24 INCH AND GREATER	150%	1 1/2 INCH FOR EVERY 1 INCH REMOVED	73	30	0	25	129	194
		TOTAL	201	30	74	25	331	380



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 843.297.4163
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Owner

SEABROOK ISLAND

1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
04	11/17/2023	BOB SUMMERS - UPDATE	
03	10/20/2023	BOB SUMMERS - UPDATE	
02	09/29/2023	BOB SUMMERS - UPDATE	
01	08/25/2023	BOB SUMMERS - UPDATE	

PROJECT NO. 202202.00
 SHEET NO. C111

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

DEMOLITION AND TREE REMOVAL PLAN

Project No: 202202.00
 Designed by: COL
 Checked by: JED | Approved by: PAW
 Sheet No:



NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed by: COL
 Checked by: JED | Approved by: PAW
 Sheet No:

C111

Sheet 9 of 22

S:\2022\02_South Carolina Club Expansion - Documents\101_040\101a_South Carolina Club Expansion - Demolition Phase.dwg, 11/16/2022, CLM/PLP
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Owner:

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	DESCRIPTION	BY	CHKD.
04	11/17/2023	ISS. SUBMITTAL - UPDATE	PLP	PLP
03	10/27/2023	ISS. SUBMITTAL - UPDATE	PLP	PLP
02	09/20/2023	ISS. SUBMITTAL - UPDATE	PLP	PLP
01	08/25/2023	COURT AND FACILITIES ALLOCATION	PLP	PLP
		DEMOLITION AND TREE REMOVAL PLAN	PLP	PLP

DOCUMENT CONTROL LOG

PROJECT: **RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 SHEET TITLE: **DEMOLITION AND TREE REMOVAL PLAN**

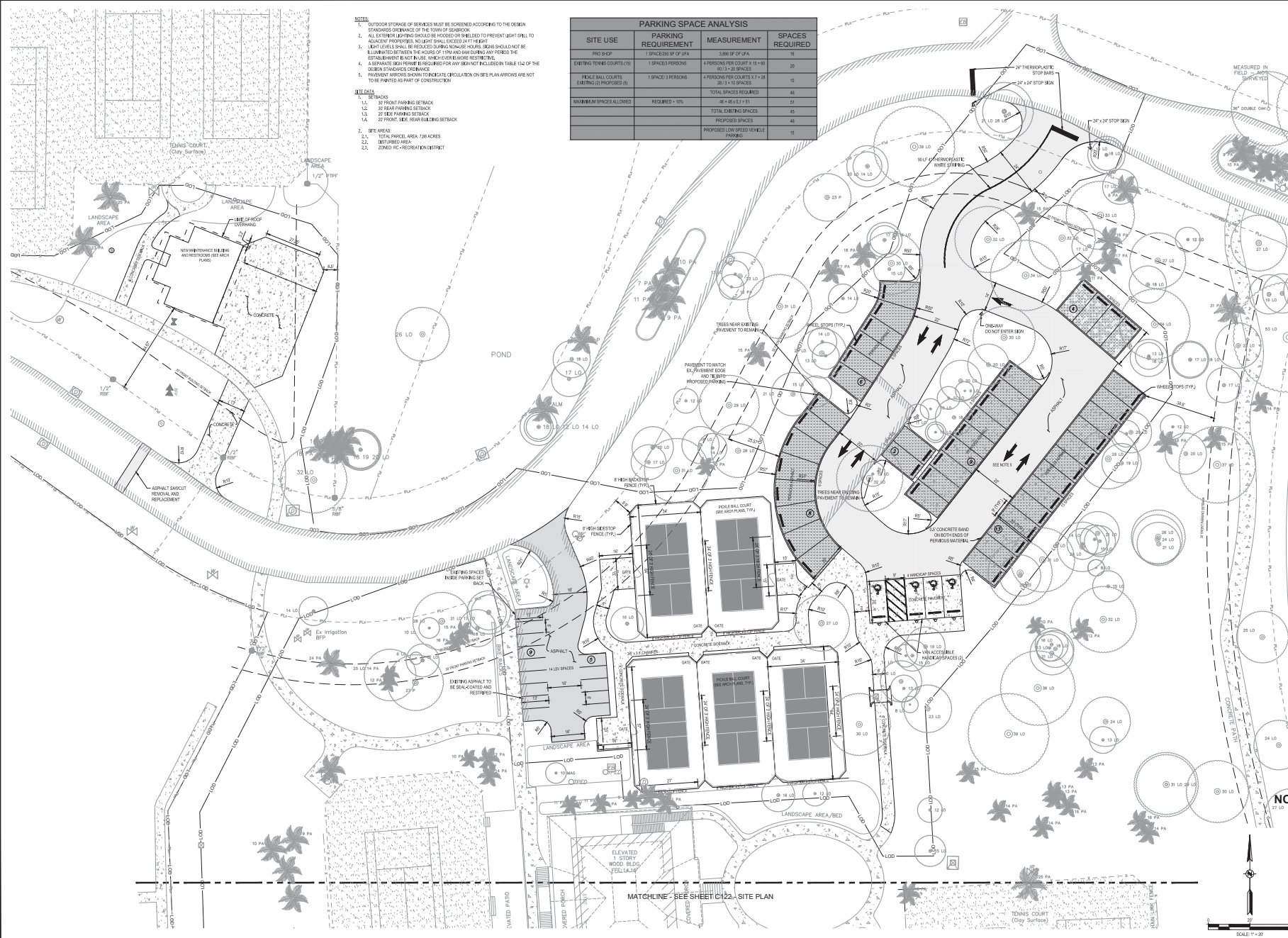


NOT FOR CONSTRUCTION

Project No:	202202.00
Designed By:	CLM
Checked By:	JED
Approved By:	PLP
Sheet No:	

C112
 Sheet 10 of 22

S:\2022\06_SHOW\0601\0601.dwg (Rev. 06/01/2022) - Document(s) C121 (Site Plan) - Seabrook Island Request - 20k - 11/17/2022, C121P01
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- NOTES**
1. OUTDOOR STORAGE OF SERVICES MUST BE SCREENED ACCORDING TO THE DESIGN STANDARDS ORDINANCE OF THE TOWN OF SEABROOK.
 2. ALL EXTERIOR LIGHTING SHOULD BE HOUSED OR SHIELDED TO PREVENT LIGHT SPILL TO ADJACENT PROPERTIES. NO LIGHT SHALL EXCEED 4 FT HEIGHT.
 3. LIGHT FIXTURES SHALL BE RECESSED DURING WASHING HOURS. BEAMS SHOULD NOT BE ILLUMINATED BETWEEN THE HOURS OF 11 PM AND 6 AM DURING ANY PERIOD OF THE ESTABLISHED BUSINESS HOURS.
 4. A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY SIGN NOT INCLUDED IN TABLE 152 OF THE DESIGN STANDARDS ORDINANCE.
 5. PREVENT ARROWS SHOWN TO INDICATE CIRCULATION ON SITE PLAN ARROWS ARE NOT TO BE PART OF CONSTRUCTION.
- ITEM DATA**
1. SETBACKS
 - 1A. 30' FRONT PARKING SETBACK
 - 1B. 30' REAR PARKING SETBACK
 - 1C. 30' SIDE PARKING SETBACK
 - 1D. 30' FRONT SIDE REAR BUILDING SETBACK
 2. SITE AREAS
 - 2A. TOTAL PARCEL AREA 7.88 ACRES
 - 2B. IMPAVED AREA
 - 2C. JOINTS NO. RECREATION DISTRICT

PARKING SPACE ANALYSIS			
SITE USE	PARKING REQUIREMENT	MEASUREMENT	SPACES REQUIRED
PRO SHOP	1 SPACE/50 SF OF UFA	3,888 SF OF UFA	78
EXISTING TENNIS COURTS (10)	1 SPACE/3 PERSONS	4 PERSONS PER COURT X 10 = 40	26
PEOPLE BALL COURTS (EXISTING) (2)	1 SPACE/3 PERSONS	4 PERSONS PER COURT X 7 X 2 = 28	15
		28 X 11 = 308 SPACES	
		TOTAL SPACES REQUIRED	46
MAXIMUM SPACES ALLOWED	REQUIRED + 10%	46 + 46 X 0.10 = 51	51
		TOTAL EXISTING SPACES	45
		PROPOSED SPACES	15
		PROPOSED LOW SPEED VEHICLE PARKING	45



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 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
04	11/17/2023	BOB SUMMERS - UPDATE	REVISION
03	10/12/2023	BOB SUMMERS - UPDATE	REVISION
02	09/20/2023	BOB SUMMERS - UPDATE	REVISION
01	08/15/2023	BOB SUMMERS - UPDATE	REVISION

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

SITE PLAN

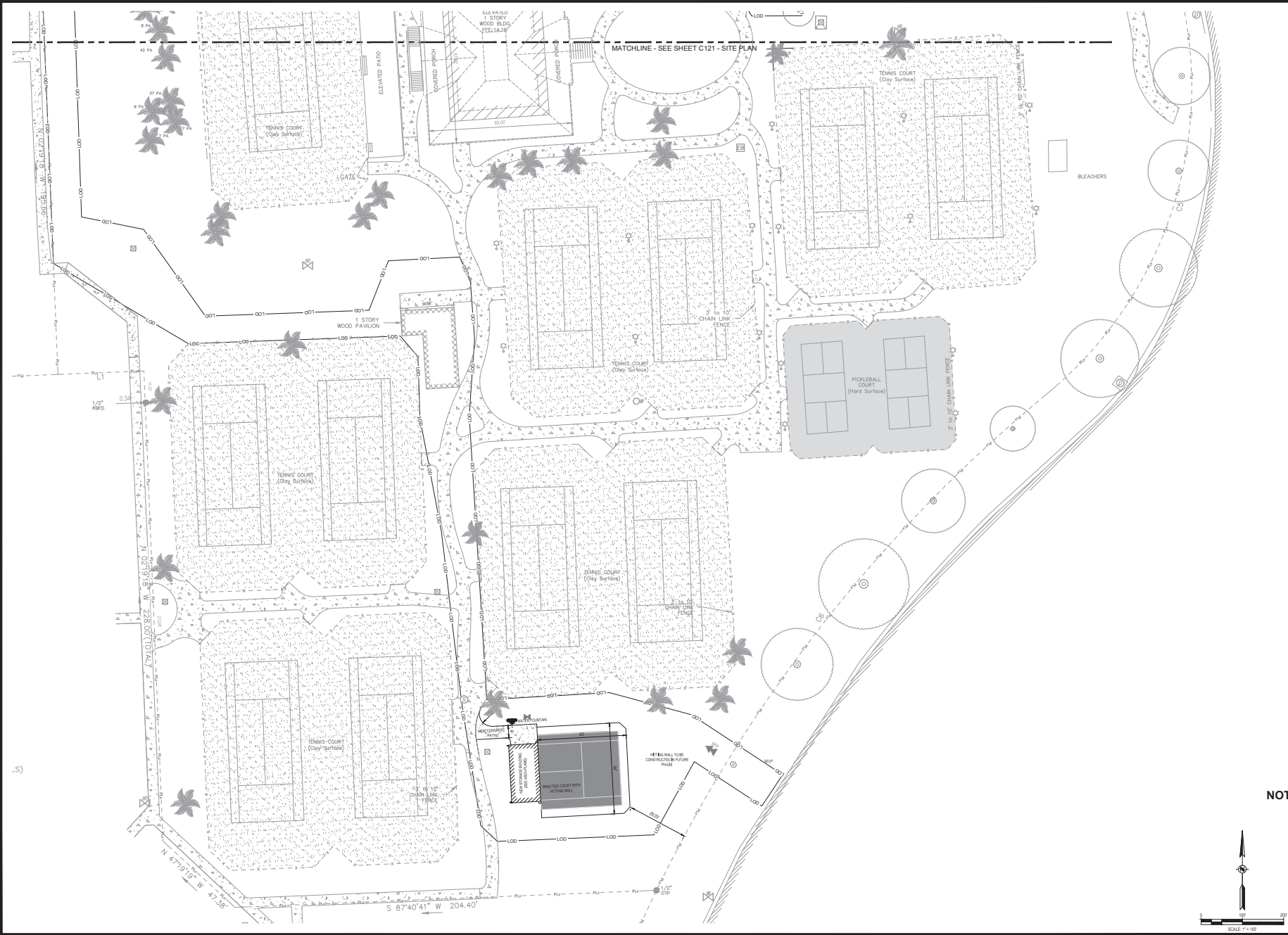
Scale: 1" = 20'




NOT FOR CONSTRUCTION


Project No: 202202.00
 Designed By: COL
 Checked By: JED Approved By: PAW
 Sheet No: C121
 Sheet 11 of 22

S:\2022\02_SPA_Revamp_Club_Expansion - Documents\1\21_CAD\Site Plans\Seabrook Request Club - 2nd Phase.dwg, 11/9/2022, CLAUSTRIP
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NO.	DATE	DESCRIPTION	BY	CHKD.
04	11/17/2023	REV SUBMITAL - UPDATE	PAW	PAW
03	10/12/2023	REV SUBMITAL - UPDATE	PAW	PAW
02	09/09/2023	COURT AND FACILITIES ALLOCATION	PAW	PAW
01	08/15/2023	PRELIMINARY	PAW	PAW

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**


Project No: 202202.00

Designed By: **COL**



Checked By: **JED** Approved By: **PAW**

Sheet No:

SITE PLAN

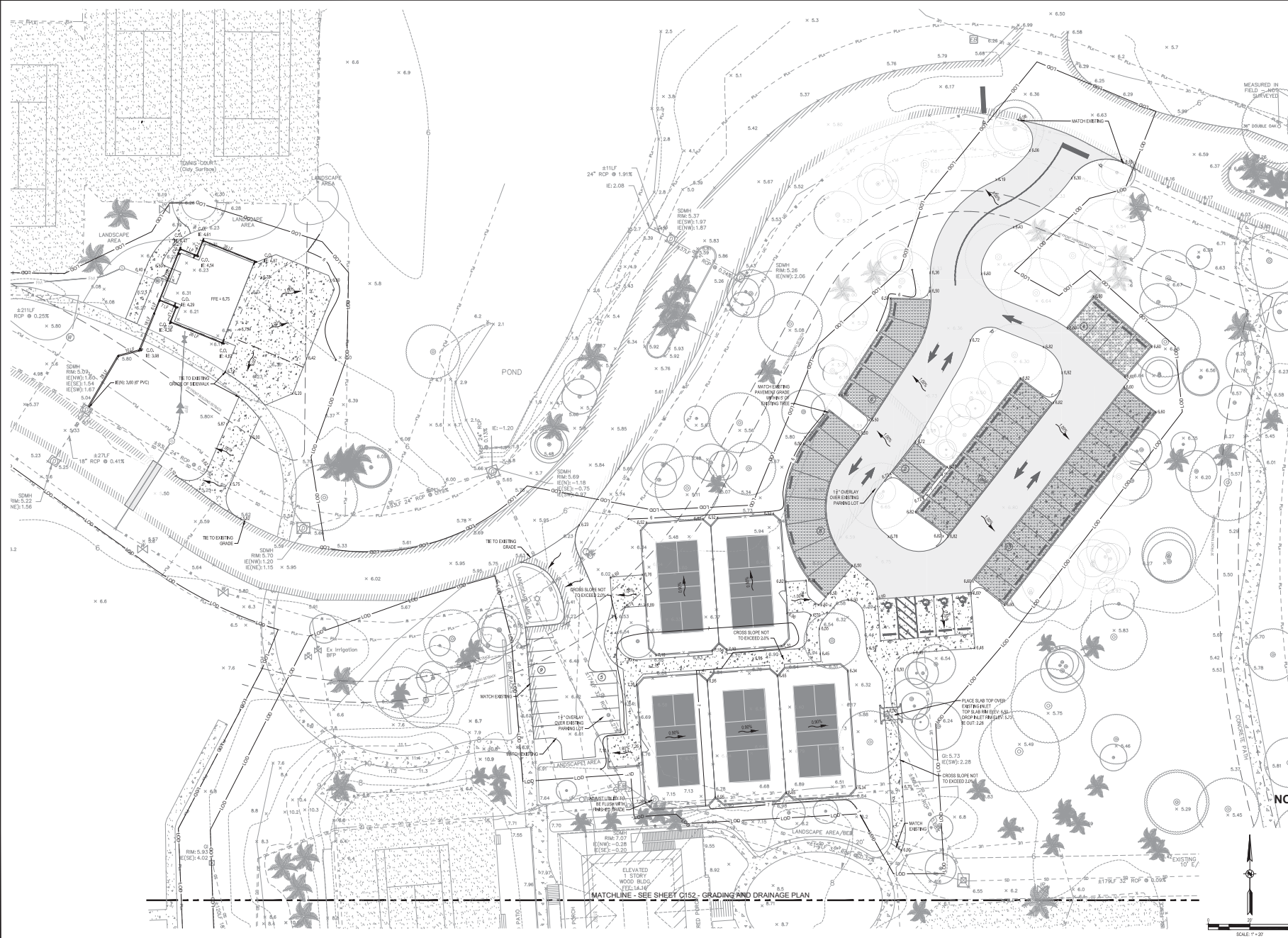


NOT FOR CONSTRUCTION

C122

Sheet 12 of 22



S:\2022\05_SHOW\Revised Club Expansion - Documents\172 CAD\Plan Sheets\Seabrook Revised Club - Grading Plan.dwg 1/18/2023, CLM/TUP
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NO.	DATE	DESCRIPTION	BY	CHK
04	11/17/2023	ISS. SUBMITTAL - UPDATE	RM	RM
03	10/12/2023	ISS. SUBMITTAL - UPDATE	RM	RM
02	09/09/2023	ISS. SUBMITTAL - UPDATE	RM	RM
01	08/15/2023	COURT AND FACILITIES AUTHORITY REVIEW	RM	RM
		REVISION		

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
GRADING AND DRAINAGE PLAN

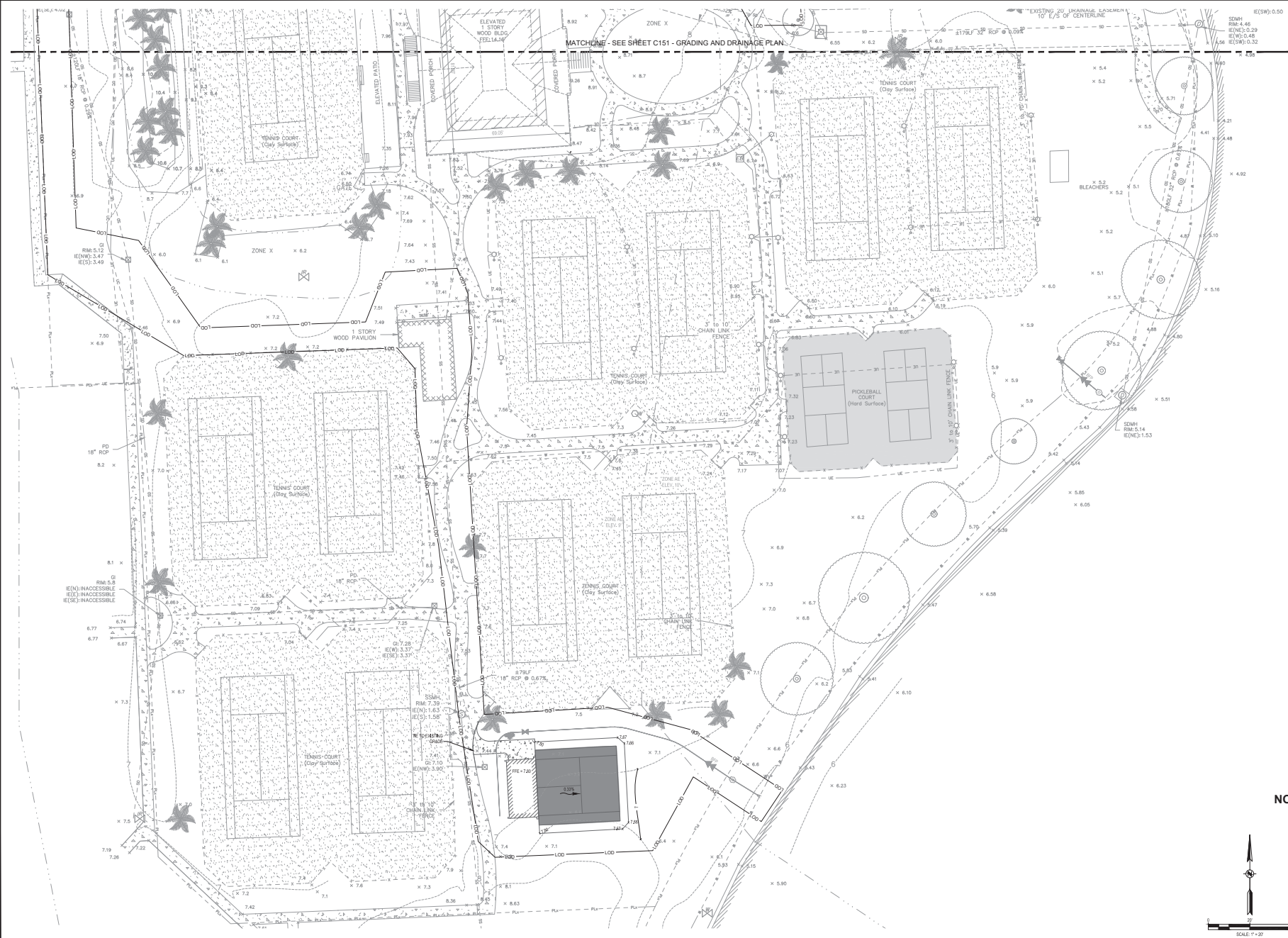


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Project No: 202202.00
 Designed By: CLM
 Checked By: JED Approved By: RM
 Sheet No:

C151
 Sheet 13 of 22

S:\2022\02_SOUTH CAROLINA RACQUET CLUB EXPANSION - DOCUMENTS\121 CAD\Plan Sheets\Seabrook Request Club - Grading Plan.dwg, 1/18/2023, CLM/TUP
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Owner:

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
04	11/17/2023	BOB SUMMITTAL - UPDATE	
03	10/12/2023	BOB SUMMITTAL - UPDATE	
02	09/07/2023	BOB SUMMITTAL - UPDATE	
01	08/15/2023	COURT AND FACILITIES EXPANSION	
		DATE PLOTTED	
		SCALE	

DOCUMENT CONTROL LOG

RACQUET CLUB EXPANSION
PHASE 1B
THE CLUB AT SEABROOK ISLAND
 Sheet Title: **GRADING AND DRAINAGE PLAN**

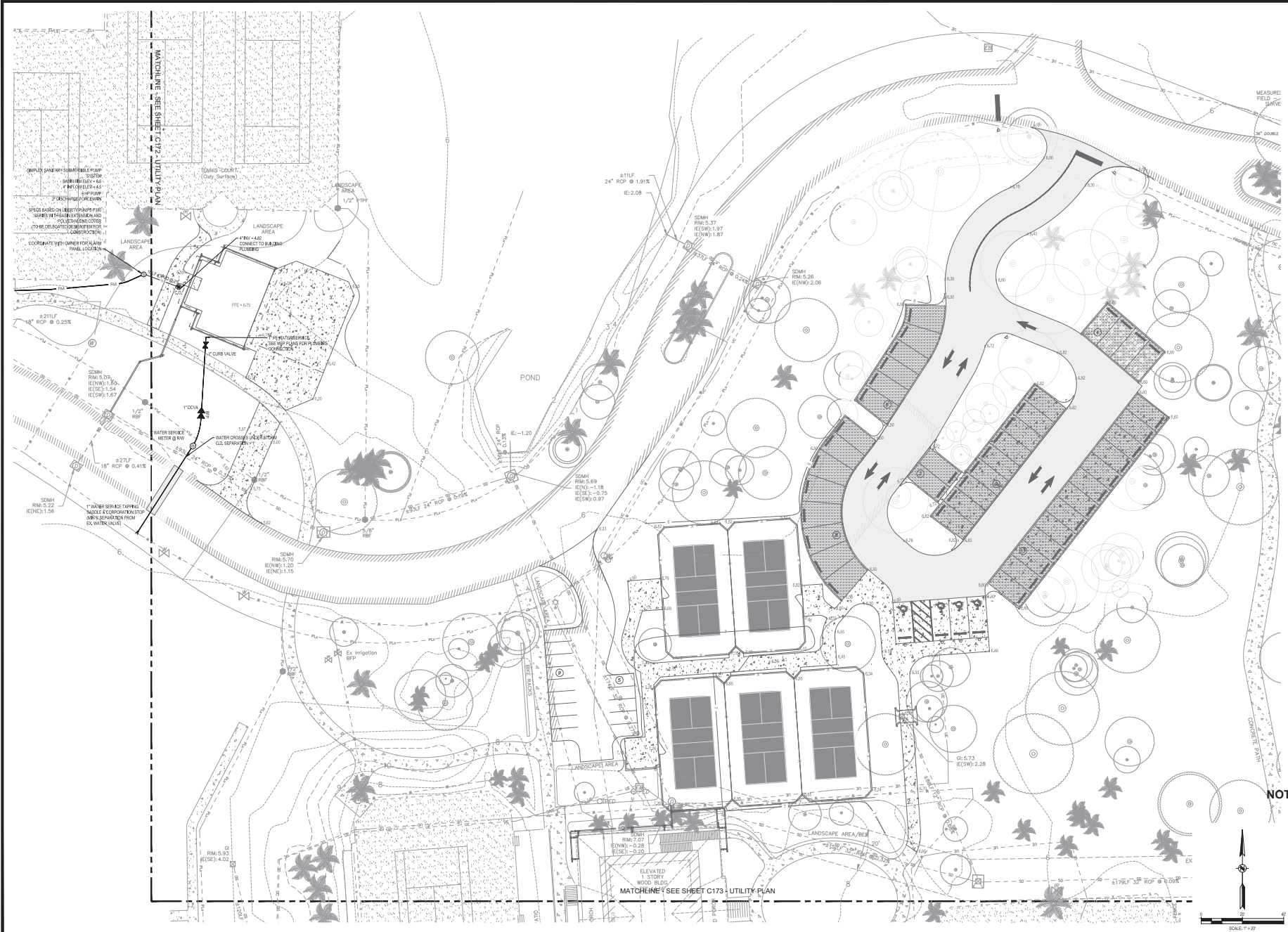



NOT FOR CONSTRUCTION

Project No:	202202.00
Designed By:	COJ
Checked By:	JED
Approved By:	PAW
Sheet No:	


C152
 Sheet 14 of 22

S:\2022\06_SOUTH BEACH Club Expansion - Documents\172 CAD\Plan Sheets\Seabrook Request Club - Utility Plan.dwg, 11/07/2023, CLM/IMP
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SEABROOK ISLAND
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 SEABROOK ISLAND, SC 29455

NO.	DATE	DESCRIPTION	BY	CHK
04	11/17/2023	ISS. SUBMITTAL - UPDATE	IMP	IMP
03	10/12/2023	ISS. SUBMITTAL - UPDATE	IMP	IMP
02	09/09/2023	COURT AND FACILITY CALDWAY FACILITIES	IMP	IMP
01	08/15/2023	ISS. SUBMITTAL - INITIAL	IMP	IMP

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

Sheet Title: **UTILITY PLAN**



REVEER GROUP, LLC
 No. 5324
 STATE OF SOUTH CAROLINA

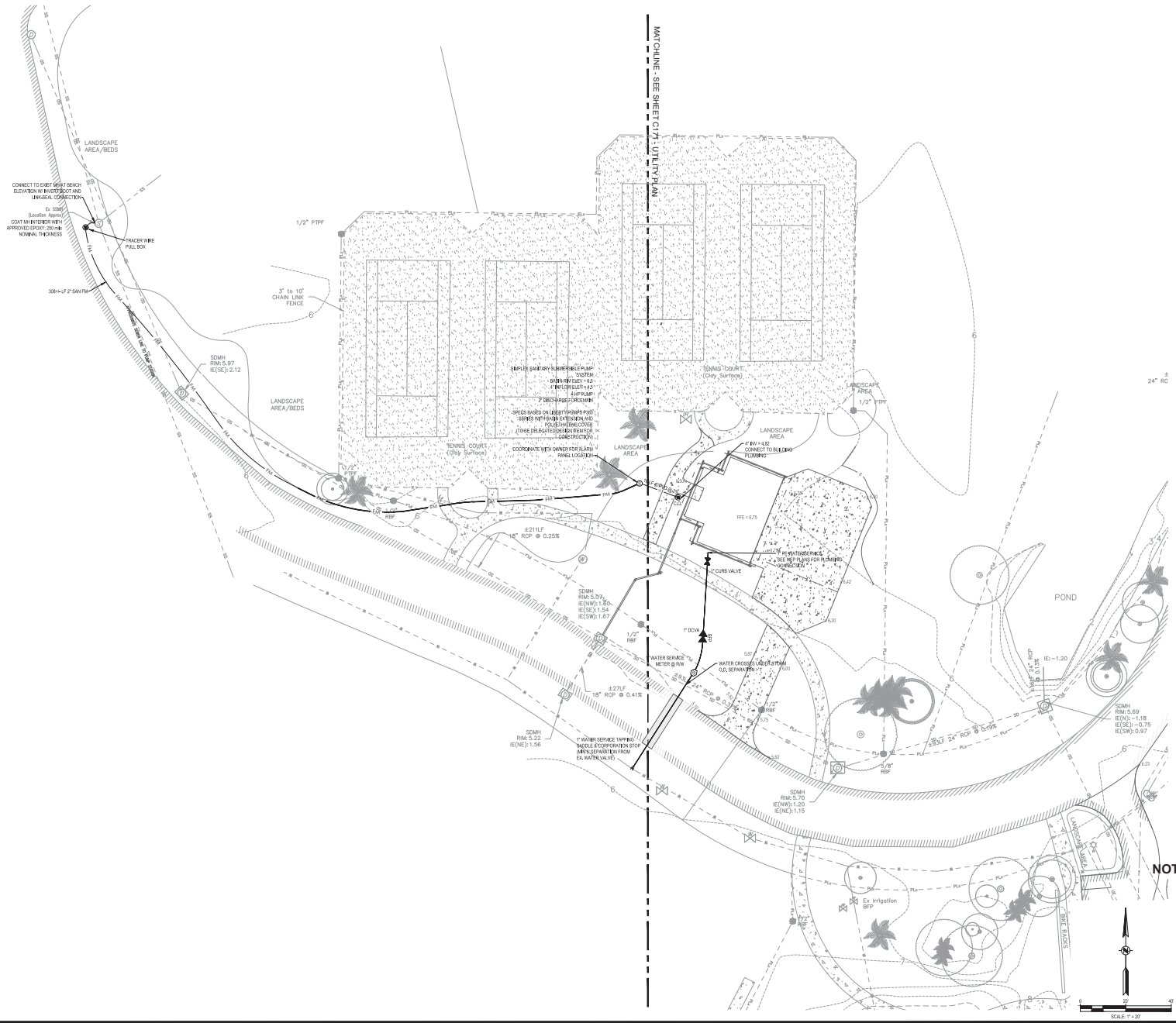
NOT FOR CONSTRUCTION

Project No: 202202.00	Designed By: COJ
Checked By: JED	Approved By: PAW
Sheet No:	

C171

Sheet 15 of 22

S:\2022\05_2024_SPHN_Expanded_Club_Expansion - Documents\1\2\ CAD\Plan Sheets\Seabrook Request Club - 18757_PlanSet_11/07/2023_CAD.rvt
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 www.reveergroup.com

Owner:

SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	DESCRIPTION	BY	CHK
04	11/17/2023	ISS. SUBMITTAL - UPDATE	PAZ	RL
03	10/27/2023	ISS. SUBMITTAL - UPDATE	PAZ	RL
02	09/09/2023	CURT AND TADDEO'S ALIQUOT	PAZ	RL
01	08/25/2023	ISS. SUBMITTAL - INITIAL	PAZ	RL

DOCUMENT CONTROL LOG

PROJECT:
**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 SHEET TITLE:
UTILITY PLAN

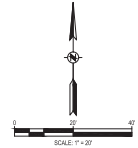


NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COJ
 Checked By: JED Approved By: PAZ
 Sheet No:

C172
 Sheet 16 of 22

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Owner

SEABROOK ISLAND

1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

NO	DATE	DESCRIPTION	BY
04	11/17/2023	ISS. SUBMITTAL - URGENT	PMF
03	10/27/2023	ISS. SUBMITTAL - URGENT	PMF
02	09/09/2023	CURT AND PAVILION ALTERNATE PLAN	PMF
01	08/15/2023	ISS. SUBMITTAL	PMF
00		PROJECT INITIATION	PMF

SCM# 18183.14
 IEC#(S) 11

PROJECT: **RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

Sheet Title: **UTILITY PLAN**

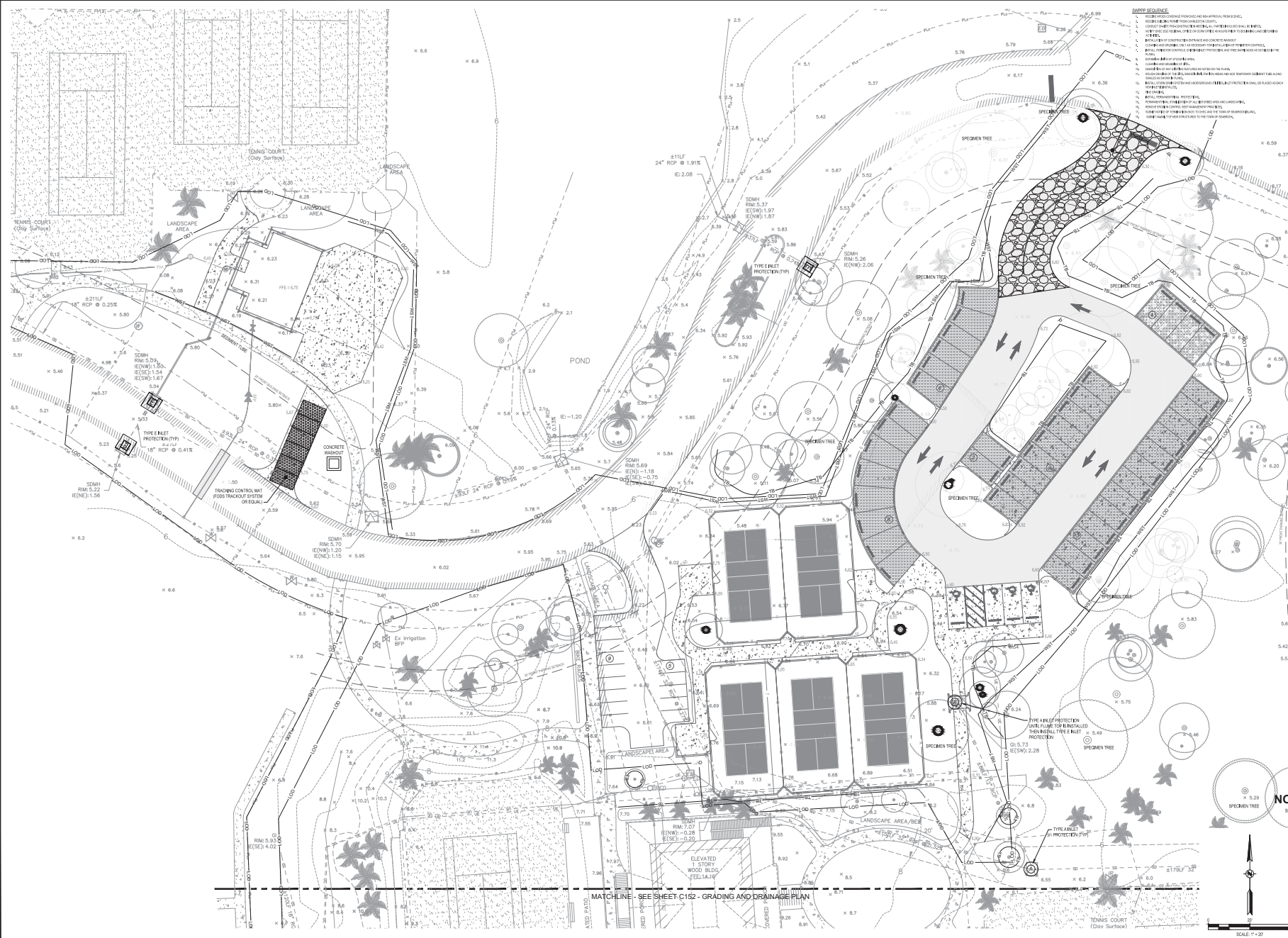


NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COA
 Checked By: JED Approved By: PMF

Sheet No:
C173
 Sheet 17 of 22

S:\2022\05_SWPP\0501_Swpp\0501_Swpp\0501_Swpp.dwg - 2022/05/11/10:20:21, DWG/PLT
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SWPPP SOURCE

- 1. SWPPP SOURCE: THE SWPPP SOURCE IS THE SWPPP FOR THE PROJECT.
- 2. SWPPP SOURCE: THE SWPPP SOURCE IS THE SWPPP FOR THE PROJECT.
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SEABROOK ISLAND
 1819 LONG BEND DR
 SEABROOK ISLAND, SC 29455

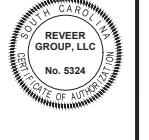
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03	10/12/2023	BOB SUMMERS - UPDATE	
02	09/20/2023	BOB SUMMERS - UPDATE	
01	08/15/2023	BOB SUMMERS - UPDATE	

DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

SWPPP PLAN

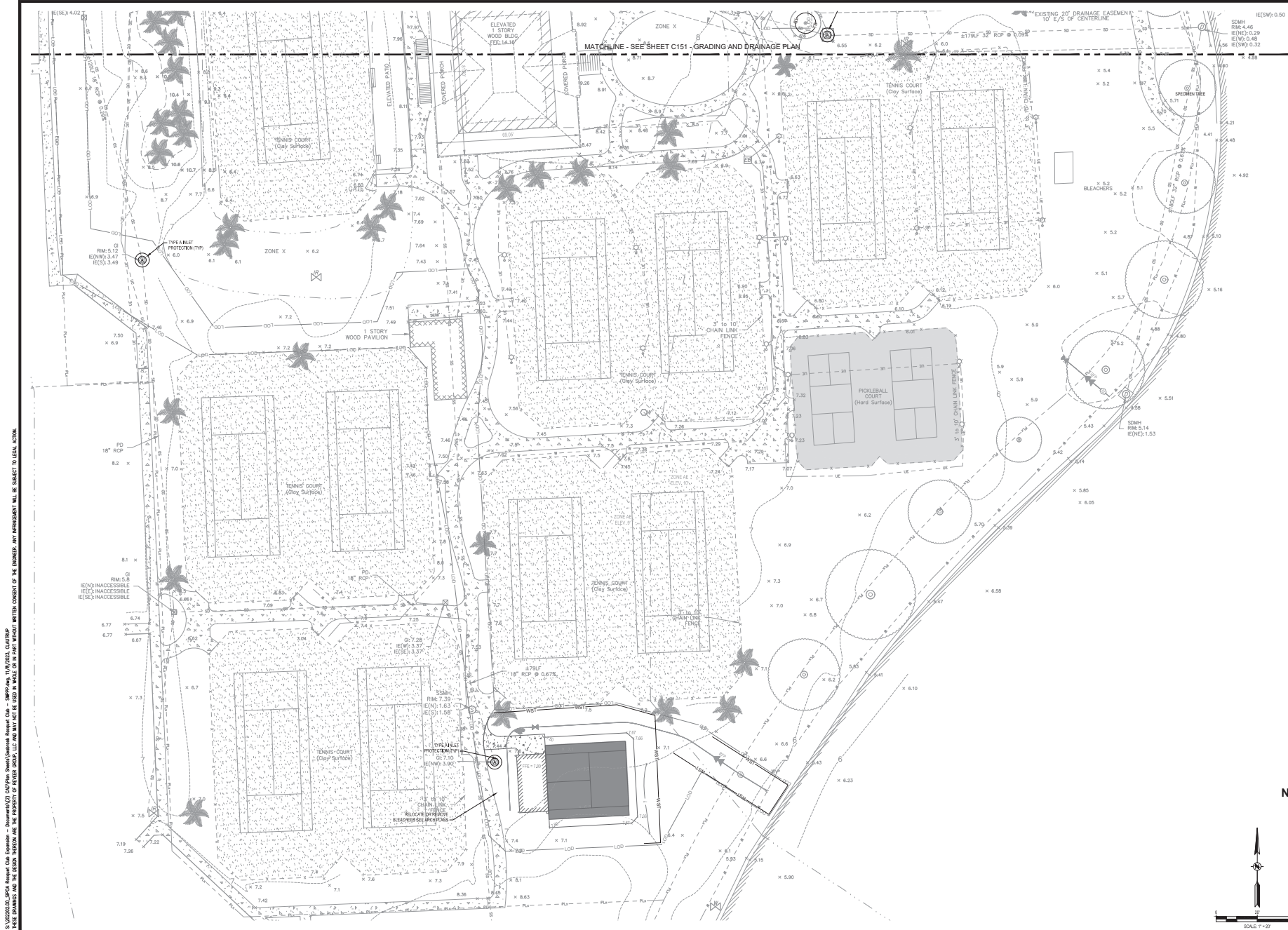
Scale: 1" = 20'



NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COJ
 Checked By: JED Approved By: FMV
 Sheet No:

C251
 Sheet 18 of 22



S:\2022\05_SPHW_Recquet Club Expansion - Documents\172 CAD\17250222_SPHW_Recquet Club Expansion - 18090.dwg, 11/17/2022, C:\Users\...
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NO.	DATE	DESCRIPTION	BY	CHK
04	11/17/2023	ISS. SUBMITTAL - UPDATE
03	10/27/2023	ISS. SUBMITTAL - UPDATE
02	09/20/2023	ISS. SUBMITTAL - UPDATE
01	08/15/2023	COURT AND FACILITIES LAYOUT/ SWPPP PLAN

DOCUMENT CONTROL LOG

PROJECT:
**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 Sheet Title:
SWPPP PLAN



NOT FOR CONSTRUCTION

Project No: 202202.00
 Designed By: COJ
 Checked By: JED Approved By: FMJ
 Sheet No:

C252
 Sheet 19 of 22



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Owner:

SEABROOK ISLAND
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NO.	DATE	DESCRIPTION	BY	CHKD.
04	11/17/2023	ISS. SUBMITTAL - UPDATE	JSD	PAW
03	10/27/2023	ISS. SUBMITTAL - UPDATE	JSD	PAW
02	09/09/2023	ISS. SUBMITTAL - UPDATE	JSD	PAW
01	08/29/2023	ISS. SUBMITTAL - UPDATE	JSD	PAW

PROJECT: RACQUET CLUB EXPANSION PHASE 1B THE CLUB AT SEABROOK ISLAND
 SHEET TITLE: SITE DETAILS
 DOCUMENT CONTROL LOG

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**
 SHEET TITLE: SITE DETAILS

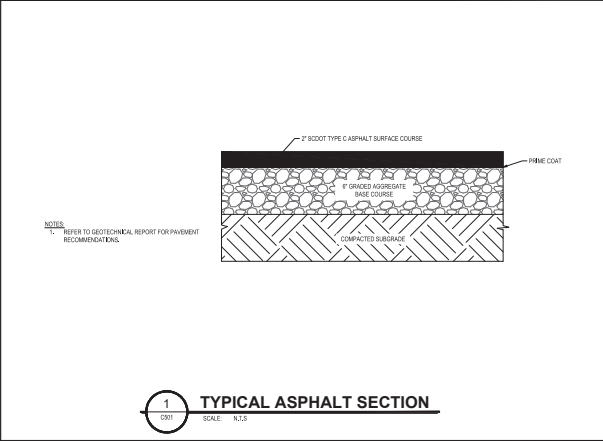
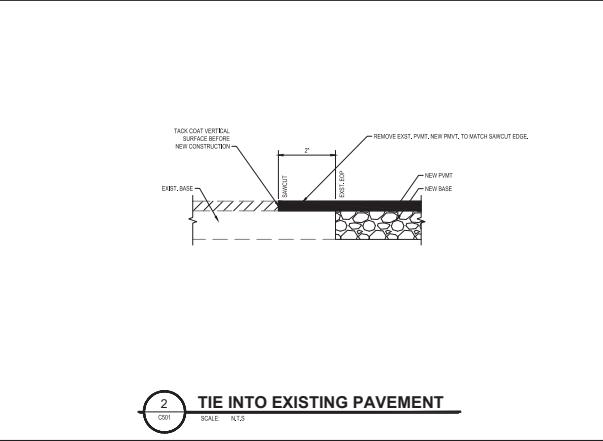
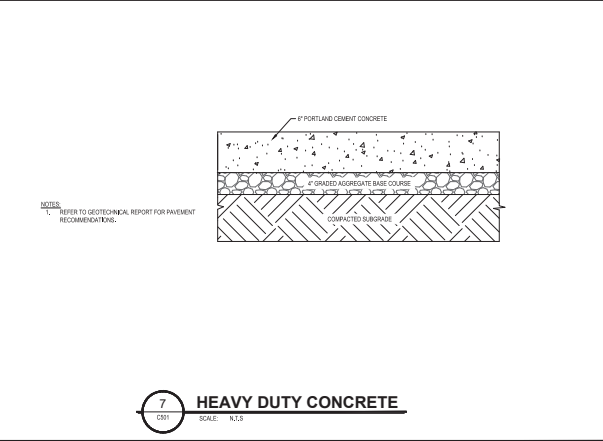


NOT FOR CONSTRUCTION

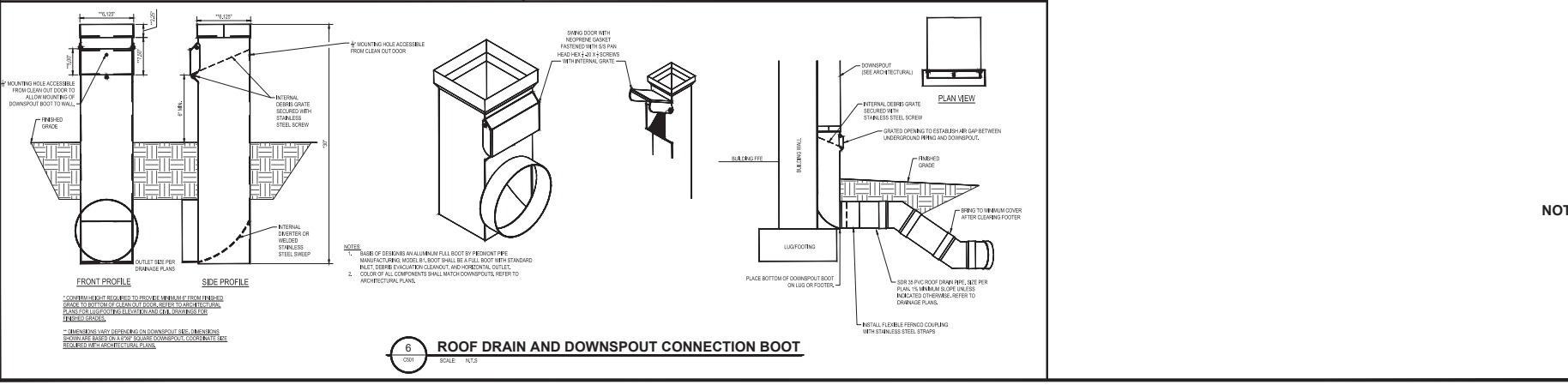
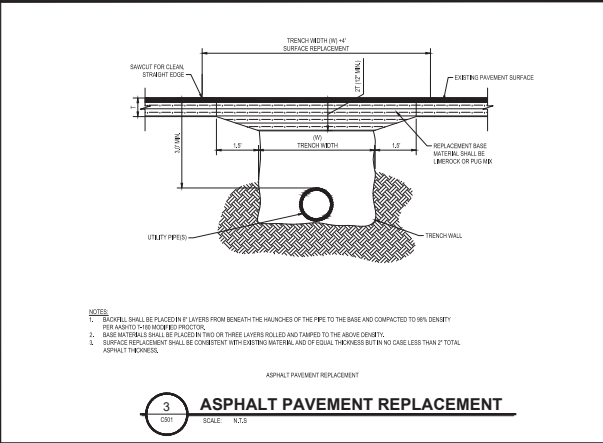
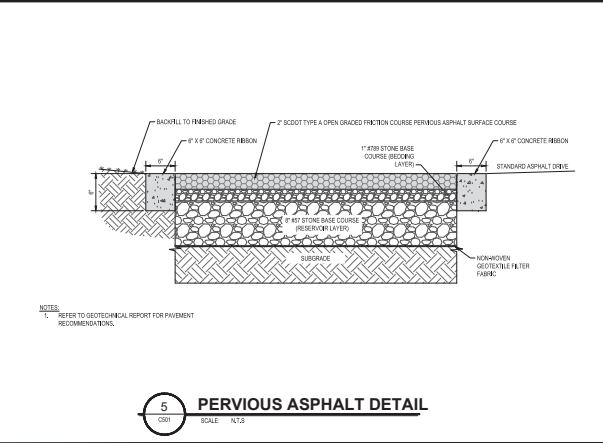
Project No: 202202.00
 Designed By: COL
 Checked By: JSD Approved By: PAW
 Sheet No:

C501

Sheet 20 of 22



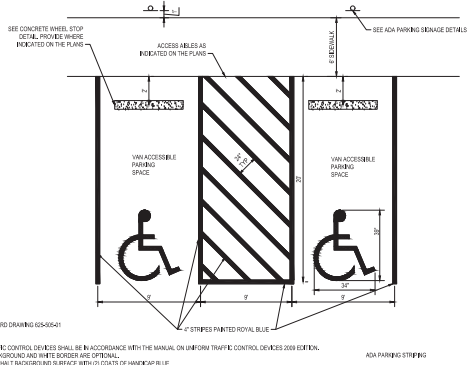
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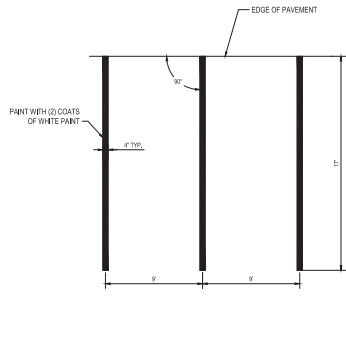
S:\2022\02_SHOW REQUEST Club Expansion - Documents\02_CAD\Plan Sheets\Seabrook Request Club - Details\06_17/23\C501_C501P1.dwg
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CONSTRUCTION SHALL BE TO PROVIDE MINIMUM 4" FROM FINISHED GRADE TO BOTTOM OF DOWNSPOUT HOOD. REFER TO ARCHITECTURAL PLANS FOR HOODS AND ELECTRICAL BOXES. DIMENSIONS FOR HOODS AND ELECTRICAL BOXES REFER TO ARCHITECTURAL PLANS.
 DIMENSIONS VARY DEPENDING ON DOWNSPOUT SIZE. DIMENSIONS SHOWN ARE BASED ON A 4" DIA. DOWNSPOUT. COORDINATE AND REFER TO ARCHITECTURAL PLANS.

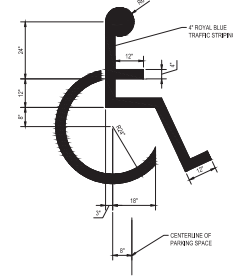
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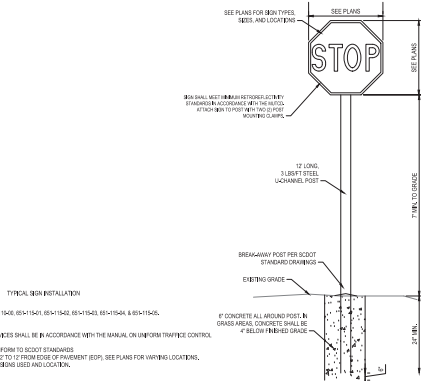
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SCALE: N.T.S.



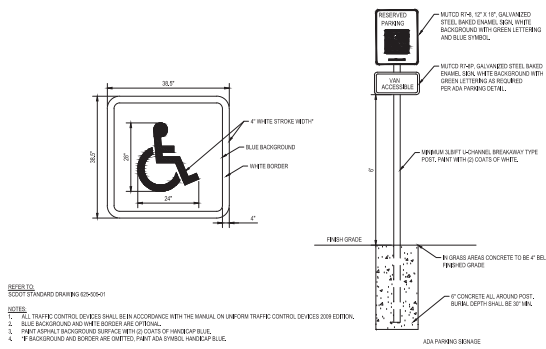
2 PARKING STRIPING DETAIL
SCALE: N.T.S.



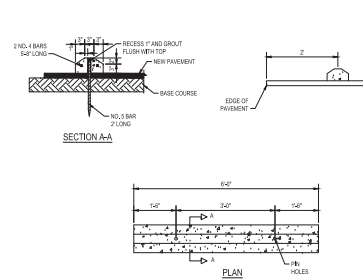
3 HANDICAP SYMBOL STRIPING
SCALE: N.T.S.



4 STOP SIGN DETAIL
SCALE: N.T.S.



5 HANDICAP ACCESSIBLE SIGNAGE
SCALE: N.T.S.



6 CONCRETE WHEELSTOP
SCALE: N.T.S.



7 STOP BAR
SCALE: N.T.S.

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Owner:

SEABROOK ISLAND
1819 LONG BEND DR
SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
04	11/17/2023	ISA SUBMITAL - UPDATE	
03	10/27/2023	ISA SUBMITAL - UPDATE	
02	09/20/2023	COAST AND PACIFIC CONSULTANT	
01	08/25/2023	PRELIMINARY	

DOCUMENT CONTROL LOG

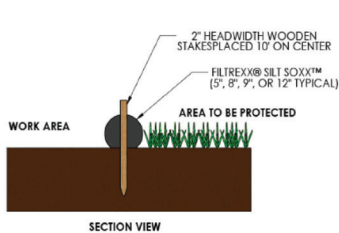
RACQUET CLUB EXPANSION
PHASE 1B
THE CLUB AT SEABROOK ISLAND
 SITE DETAILS
 Sheet Title

REVEER GROUP, LLC
No. 5324
STATE OF SOUTH CAROLINA

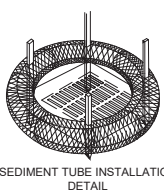
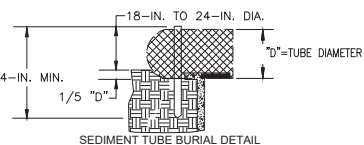
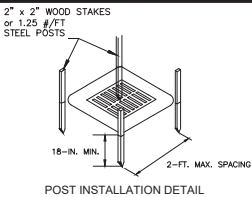
NOT FOR CONSTRUCTION

Project No:	202202.00
Designed By:	COL
Checked By:	JED
Approved By:	PAW

Sheet No:
C502



- INSPECTION & MAINTENANCE**
- The key to functional sediment tube fencing is weekly inspections, routine maintenance, and regular sediment removal.
 - Regular inspections of sediment tube fencing shall be conducted once every calendar week end, or as recommended, while 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
 - Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
 - Remove accumulated sediment when it reaches 1/3 the height of the sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when it fills approximately 1/3 the depth of the sump.
 - Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed areas. Stabilize the removed sediment after it is relocated.
 - Large debris, trash, and leaves should be removed from in front of tubes when found.
 - Sediment tubes should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the plan elevation. Stabilize all bare areas immediately.



PLAN SYMBOL



REFER TO:
SICDC STANDARD DRAWING NO. SC-07A

TYPE A - SEDIMENT TUBE INLET PROTECTION

GENERAL NOTES

- Sediment tubes are eroded tubes of compacted gravelites, curled weather wood, natural coconut fiber, or hardwood. Straw, pine needles, and leaf mulch-filled sediment tubes are not permitted.
- The outer rating of the sediment tube shall consist of 2-inches, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
- Sediment tube diameters shall range from 18-inches to 24-inches. Sediment tubes with smaller diameters are prohibited when used as inlet protection.
- Curled weather wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
- Sediment tubes should be staked using wooden oak stakes (2-inch x 2-inch) or steel posts (standard "D" or "T" sections with a minimum weight of 1.25 pounds per 2-foot centers, with a minimum of 48-inches in length placed on 2-foot centers.
- Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
- The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
- Sediment tubes should not be stacked on top of one another.
- Each sediment tube should be installed in a trench with a depth equal to 1/3 the diameter of the sediment tube.
- Install stakes at a diagonal facing leeward runoff.

INSPECTION & MAINTENANCE

- The key to functional silt protection is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of sediment tube inlet protection shall be conducted once every calendar week end, or as recommended, while 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the sediment tube. When a sump is installed in front of the inlet protection, sediment shall be removed when it fills approximately 1/3 the depth of the sump.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed areas. Stabilize the removed sediment after it is relocated.
- Large debris, trash, and leaves should be removed from in front of tubes when found.
- Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop silt structure crest. Stabilize all bare areas immediately.

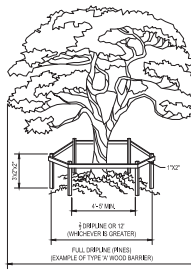
1 SEDIMENT TUBE PERIMETER FENCING

SCALE: N:25

2 TYPE A SEDIMENT TUBE INLET PROTECTION

SCALE: N:25

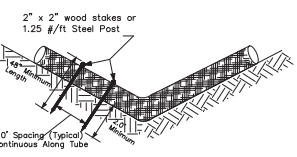
- NOTES:**
- TO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
 - THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES THAT ARE TO REMAIN.
 - ROOTS GREATER THAN 1/2 IN. SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - ROOTS OF TREES OR BRANCHES THAT NEED TO BE CUT SHALL BE CUT DIAGONALLY.
 - STOCKPILE MATERIALS OR UNNECESSARY VERTICAL SURFACING SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
 - TYPE A BARRIERS OR TYPE B BARRIERS SHALL BE CONSTRUCTED INDICATED BY PLAN OR AS DIRECTED BY THE ENGINEER.
 - BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THE ENGINEER.
 - COST OF ALL TREE BARRIERS SHALL BE INCLUDED IN THE BIDDING PRICE.
 - REFER TO CIRCULAR DRAWINGS FOR TYPICAL LOCATIONS OF TREES TO BE MAINTAINED IN PLACE.
- REQUIREMENTS:**
- BARRIERS TO BE ERECTED AROUND ALL TREES 4" DBH AND GREATER TO REMAIN. THEY MUST BE COME BEFORE CONSTRUCTION BEGINS, OR BEFORE ANY TREES ARE REMOVED.
 - TREES 4" DBH AND GREATER THAT ARE LOCATED WITHIN 10' OF THE LOT UNDER CONSTRUCTION SHALL ALSO BE PROTECTED BY A BARRIERS.
- MINIMUM SPECIFICATIONS:**
- THE BARRIERS MUST BE MADE OF WOOD OR TYPE B BARRIERS. REMOVAL MAY BE USED.
- MINIMUM NUMBER TO BE PROTECTED: 2
 - TYPE: TYPE B OR, IF AVAILABLE, GREATER.
 - HORIZONTALS AND ALL OTHERS: 2" x 4" OR GREATER.
 - VERTICALS: 2" x 4" OR GREATER.
- METHOD OF ERECTION:**
- SEE DRAWING.
- MINIMUM HEIGHT OF UPRIGHTS SHALL BE 7' AND NO LESS THAN 2" x 4" DIMENSIONS.
 - UPRIGHTS SHALL HAVE HORIZONTAL MEMBERS AT THE TOP AND 12" BELOW THE TOP, TYPE B BARRIERS.
 - UPRIGHTS SHALL BE SPAZED AT NO MORE THAN 6' ON CENTER.
 - HORIZONTAL MEMBERS SHALL BE OF NOLES THAN 1/2" DIMENSIONS, TYPE B BARRIERS.



3 TREE BARRICADE

SCALE: N:25

SEDIMENT TUBE INSTALLATION

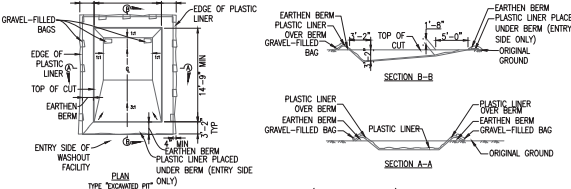


PLAN SYMBOL

SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150- FEET
2%	100- FEET
3%	75- FEET
4%	50- FEET
5%	40- FEET
6%	30- FEET
GREATER THAN 6%	25- FEET

South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
 SICDC STANDARD NO. SC-05 PAGE 1 of 2
 NOT TO SCALE



CONCRETE WASHOUT (EXCAVATED PIT)

- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - INSTALL CONCRETE WASHOUT SIGN (4" x 24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 - TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERMETER CONTROL.
 - CLEAN OUT CONCRETE WASHOUT AREA WHEN JOB IS DONE.
 - THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
 - SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
 - A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT SIGN DETAIL

3 CONCRETE WASHOUT

SCALE: N:25

- NOTES:**
- INSTALL CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
 - DIRT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.
 - THE EXT SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AND REPAIR OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT.

CONSTRUCTION ENTRANCE

REFER TO:
SICDC STANDARD DRAWING SC-06
SICDC STANDARD DRAWING 815-505-00

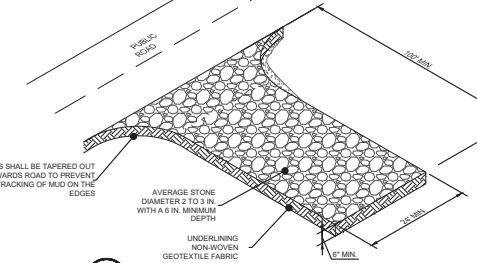
GENERAL NOTES:

- STABILIZED CONSTRUCTION ENTRANCES SHOULD BE USED AT ALL POINTS WHERE TRAFFIC WILL EGRESS/INGRESS A CONSTRUCTION SITE ONTO A PUBLIC ROAD OR ANY IMPERVIOUS SURFACES, SUCH AS PARKING LOTS.
- REMOVE ALL VEGETATION AND ANY OBSTRUCTIONAL MATERIAL FROM THE FOUNDATION AREA.
- INSTALL A CLASS 2 NON-WOVEN GEOTEXTILE FABRIC PRIOR TO PLACING ANY STONE.
- INSTALL A CULVERT PIPE ACROSS THE ENTRANCE WHEN NEEDED TO PROVIDE POSITIVE DRAINAGE.
- THE ENTRANCE SHALL CONSIST OF 2 INCH TO 3 INCH DOD STONE PLACED AT A MINIMUM DEPTH OF 6 INCHES.
- MINIMUM DIMENSIONS OF THE ENTRANCE SHALL BE 24 FEET WIDE BY 100 FEET LONG, AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE SITE CONSTRAINTS.
- THE EDGES OF THE ENTRANCE SHALL BE TAPERED OFF TOWARDS THE ROAD TO PREVENT TRACKING AT THE EDGE OF THE ENTRANCE.
- DIRT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN OR OTHER SEDIMENT TRAPPING STRUCTURE.
- LIMESTONE MAY NOT BE USED FOR THE STONE PAD.

INSPECTION & MAINTENANCE:

- THE KEY TO FUNCTIONAL CONSTRUCTION ENTRANCES IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
- REGULAR INSPECTIONS OF CONSTRUCTION ENTRANCES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK END, AND AS RECOMMENDED, WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2 INCH OR MORE OF PRECIPITATION.
- DURING REGULAR INSPECTIONS, CHECK FOR MUD AND SEDIMENT BUILDUP AND PAD INTEGRITY. INSPECTION FREQUENCIES MAY NEED TO BE MORE FREQUENT DURING LONG PERIODS OF WET WEATHER.
- RESHAPE THE STONE PAD AS NECESSARY FOR DRAINAGE AND RUNOFF CONTROL.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO ADJACENT IMPERVIOUS SURFACES BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED WHEN THE WATER CAN BE DISCHARGED TO A SEDIMENT TRAP OR BASIN.
- DURING MAINTENANCE ACTIVITIES, ANY BROKEN PAVEMENT SHOULD BE REPAIRED IMMEDIATELY.
- CONSTRUCTION ENTRANCES SHOULD BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. PERMANENT VEGETATION SHOULD REPLACE AREAS FROM WHICH CONSTRUCTION ENTRANCES HAVE BEEN REMOVED, UNLESS AREAS WILL BE CONVERTED TO AN IMPERVIOUS SURFACE TO SERVE POST-CONSTRUCTION.
- IF WASHINGS IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE. WASHDOWN FACILITIES SHALL BE REQUIRED AS DIRECTED BY SCOT AS NEEDED. WASHDOWN AREAS IN GENERAL MUST BE ESTABLISHED WITH CRUSHED GRAVEL AND DRAIN INTO A SEDIMENT TRAP OR SEDIMENT BASIN. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY VEHICLES.

PLAN SYMBOL:



4 PROTECTIVE TRUNK WRAP

SCALE: N:25

5 PROTECTIVE TRUNK WRAP

SCALE: N:25

REVEER GROUP
 2871 W. Montague Ave., Suite 101
 North Charleston, SC 29418
 843.297.4103
 www.reveergroup.com

SEABROOK ISLAND
 1819 LONG BEACH DR
 SEABROOK ISLAND, SC 29455

NO.	DATE	BY	DESCRIPTION
01	11/17/2023	BOB SUMMERS - UPDATE	
02	10/27/2023	BOB SUMMERS - UPDATE	
03	09/09/2023	BOB SUMMERS - UPDATE	
04	08/15/2023	BOB SUMMERS - UPDATE	

**RACQUET CLUB EXPANSION
 PHASE 1B
 THE CLUB AT SEABROOK ISLAND**

SWPPP DETAILS

Sheet Title

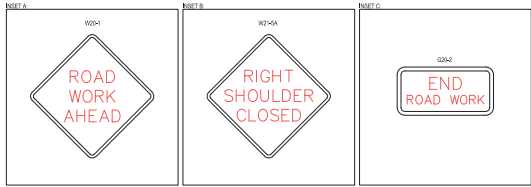
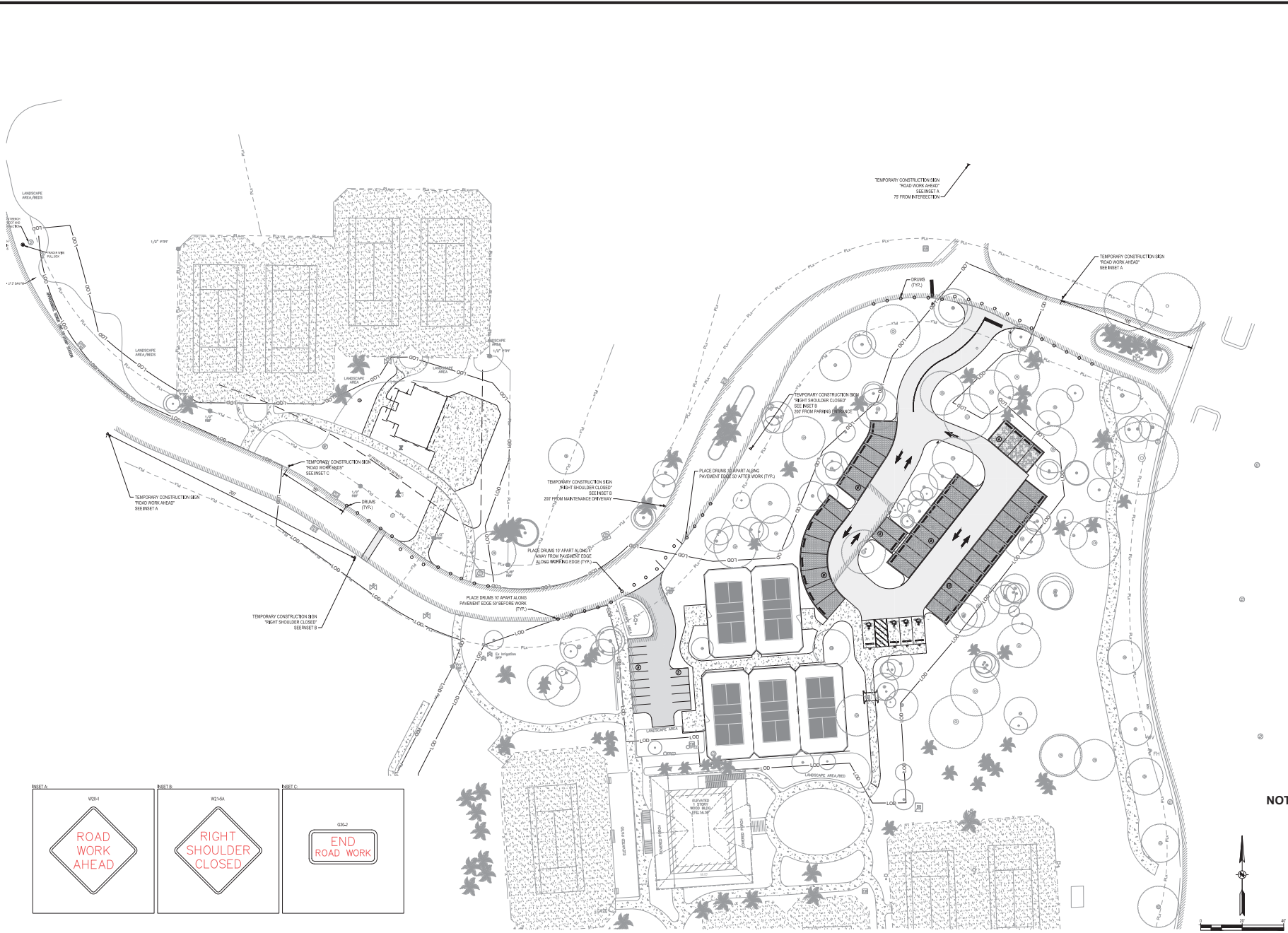
SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

REVEER GROUP, LLC
 No. 5324

NOT FOR CONSTRUCTION

Project No: 202202.00
 Drawn By: COL
 Checked By: JZD Approved By: JAW
 Sheet No:
C541
 Sheet 22 of 22

S:\2022\02_SHOW REQUEST Club Expansion - Documents\02_CAD\Plan_Sheet\Seabrook Request Club - 2nd Phase.dwg, 11/8/2022, CLAUSTRIP
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION WILL BE SUBJECT TO LEGAL ACTION.



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843.297.4163
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1819 LONG BEND DR
SEABROOK ISLAND, SC 29455

REV	DATE	DESCRIPTION	BY	CHKD
04	11/17/2023	ISS. SUBMITTAL - UPDATE	MM	MM
03	10/12/2023	ISS. SUBMITTAL - UPDATE	MM	MM
02	09/20/2023	COURT AND FACILITIES ALIQUANT	MM	MM
01	08/15/2023	PRELIMINARY	MM	MM
DOCUMENT CONTROL LOG				

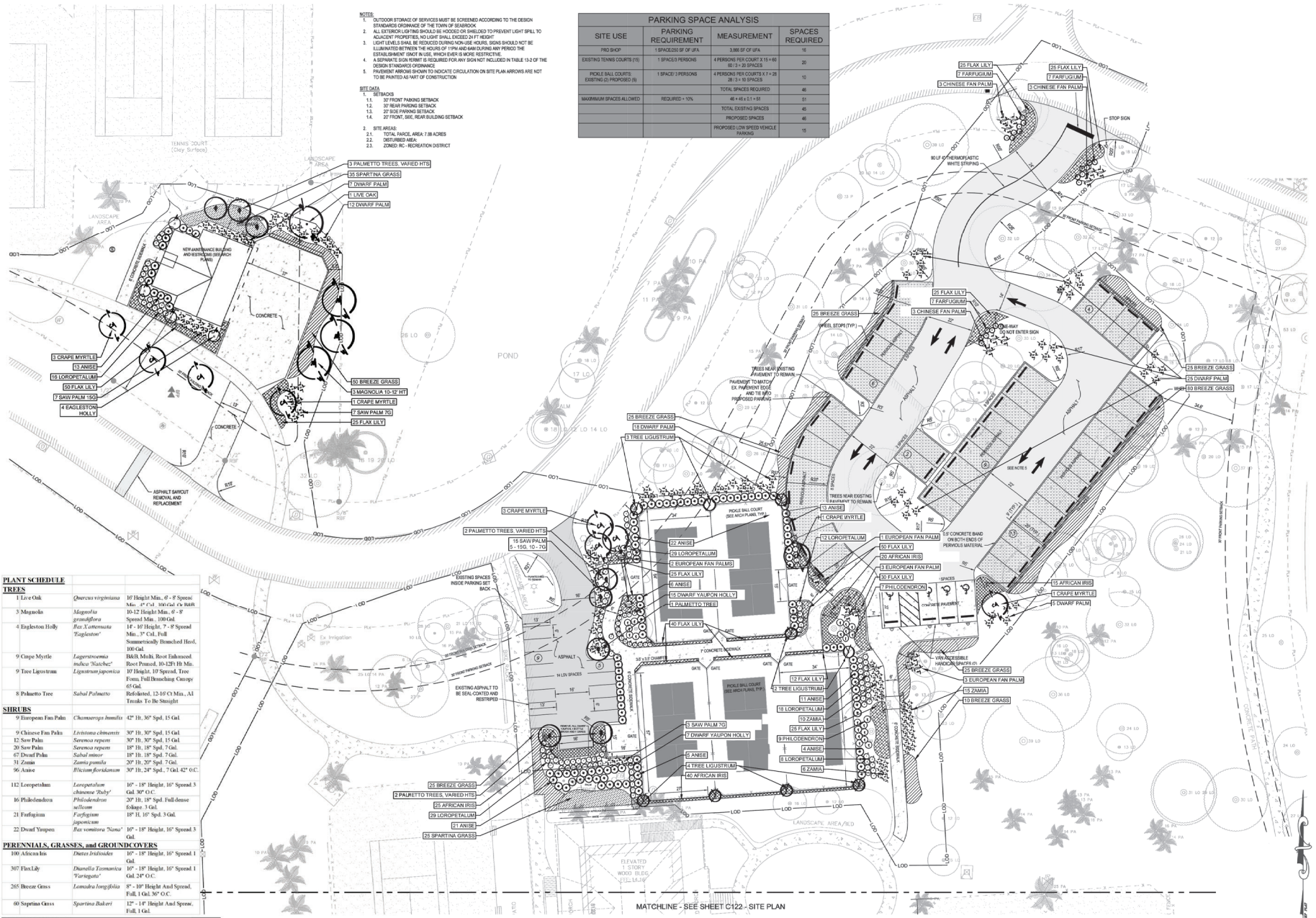
**RACQUET CLUB EXPANSION
PHASE 1B
THE CLUB AT SEABROOK ISLAND**
Sheet Title: **CONSTRUCTION TRAFFIC PLAN**



NOT FOR CONSTRUCTION

Project No: 202202.00
Designed By: COJ
Checked By: JED Approved By: FMW
Sheet No:

C-551
Sheet # of 22



- NOTES**
1. OUTDOOR STORAGE OF SERVICES MUST BE SCREENED ACCORDING TO THE DESIGN STANDARDS ORDINANCE OF THE TOWN OF SEABROOK
 2. ALL EXTERIOR LIGHT FIXTURES SHALL BE HOODED OR SHIELDED TO PREVENT LIGHT SPILL TO ADJACENT PROPERTIES. NO LIGHT SHALL EXCEED 3 FT HEIGHT
 3. LIGHT LEVELS SHALL BE REDUCED DURING HOURS WHEN SIGNS SHOULD NOT BE ILLUMINATED BETWEEN THE HOURS OF 7 PM AND 6 AM DURING ANY PERIOD THE DESIGN STANDARDS ORDINANCE
 4. A SIGNATURE SIGN REPORT IS REQUIRED FOR ANY SIGN NOT INCLUDED IN TABLE 13.2 OF THE DESIGN STANDARDS ORDINANCE
 5. PAVEMENT ARROWS SHOWN TO INDICATE CIRCULATION ON SITE PLAN ARROWS ARE NOT TO BE PAINTED AS PART OF CONSTRUCTION
- SITE DATA**
1. SETBACKS
 12. 30' FRONT PARKING SETBACK
 13. 30' REAR PARKING SETBACK
 14. 20' SIDE PARKING SETBACK
 15. 20' FRONT, SIDE, REAR BUILDING SETBACK
 2. SITE AREA
 3. TOTAL PAVED AREA: 7.88 ACRES
 4. DISTURBED AREA
 5. ZONED: NC RECREATION DISTRICT

PARKING SPACE ANALYSIS			
SITE USE	PARKING REQUIREMENT	MEASUREMENT	SPACES REQUIRED
PRO SHOP	1 SPACE/50 SF OF UFA	3,866 SF OF UFA	16
EXISTING TENNIS COURTS (1)	1 SPACE/3 PERSONS	4 PERSONS PER COURT X 11 X 58 80' X 20' SPACES	26
PICKLE BALL COURTS (EXISTING & PROPOSED) (2)	1 SPACE/3 PERSONS	4 PERSONS PER COURT X 7 X 28 28' X 10' SPACES	10
		TOTAL SPACES REQUIRED	46
	MAXIMUM SPACES ALLOWED	REQUIRED + 10%	51
		TOTAL EXISTING SPACES	46
		PROPOSED SPACES	46
		PROPOSED LOW SPEED VEHICLE PARKING	15

PLANT SCHEDULE

TREES

1 Live Oak	<i>Quercus virginiana</i>	10' Height Min., 6" Spread Min., 4" Cal. 100/120 (x 80/8)
3 Magnolia	<i>Magnolia grandiflora</i>	10-12 Height Min., 6" Spread Min., 100/120
4 English Holly	<i>Ilex x amata</i>	14'-10' Height, 7"-8" Spread Min., 3" Cal. Full Sun/Partly Shaded/Full Sun
9 Cape Myrtle	<i>Laguncularia indica 'Starburst'</i>	10' Height, 10' Spread, Tree Form, Full Sun/Partly Shaded/Full Sun
9 Tree Ligustrum	<i>Ligustrum japonicum</i>	10' Height, 10' Spread, Tree Form, Full Sun/Partly Shaded/Full Sun
8 Palmetto Tree	<i>Sabal palmetto</i>	12-14' Ht. Min., 10' Spread, 12-14" Cal. Min., All Smokes To Be Stripped

SHRUBS

9 European Fan Palm	<i>Chamaerops humilis</i>	42" Ht., 30" Spd., 15 Gal.
9 Chinese Fan Palm	<i>Livistina chinensis</i>	30" Ht., 30" Spd., 15 Gal.
12 Saw Palm	<i>Savaria repens</i>	30" Ht., 30" Spd., 15 Gal.
20 Saw Palm	<i>Savaria repens</i>	18" Ht., 18" Spd., 7 Gal.
17 Dwarf Palm	<i>Sabal minor</i>	18" Ht., 18" Spd., 7 Gal.
31 Zucca	<i>Zamia pumila</i>	20" Ht., 20" Spd., 7 Gal.
36 Yucca	<i>Yucca filamentosa</i>	30" Ht., 24" Spd., 7 Gal., 42" O.C.
112 Loropetalum	<i>Loropetalum chinense 'Redy'</i>	10"-18" Height, 10" Spread 3 Gal., 30" O.C.
16 Philodendron	<i>Philodendron sellowii</i>	20" Ht., 18" Spd., Full dense foliage, 3 Gal.
21 Fuchsia	<i>Fuchsia japonica</i>	18" Ht., 18" Spd., 3 Gal.
22 Dwarf Yucca	<i>Ilex vomitoria 'Nana'</i>	10"-18" Height, 10" Spread 3 Gal.

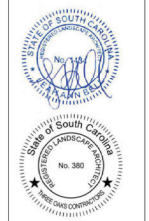
PERENNIALS, GRASSES, and GROUNDCOVERS

100 African Iris	<i>Iris sibirica</i>	10"-18" Height, 10" Spread 1 Gal.
307 FleX Lily	<i>Dianella tasmanica 'Variegata'</i>	10"-18" Height, 10" Spread 1 Gal., 2" O.C.
265 Becca Grass	<i>Themis triflorus</i>	7"-10" Height And Spread, Full, 1 Gal., 30" O.C.
60 Seppia Grass	<i>Spartina Bakeri</i>	12"-14" Height And Spread, Full, 1 Gal.

est. 1950

OAKS

Three Oaks Contractors, Inc.
P.O. Box 409
Ravenel, SC 29470
843.564.1315
www.threeoakscontractors.com



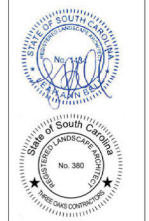
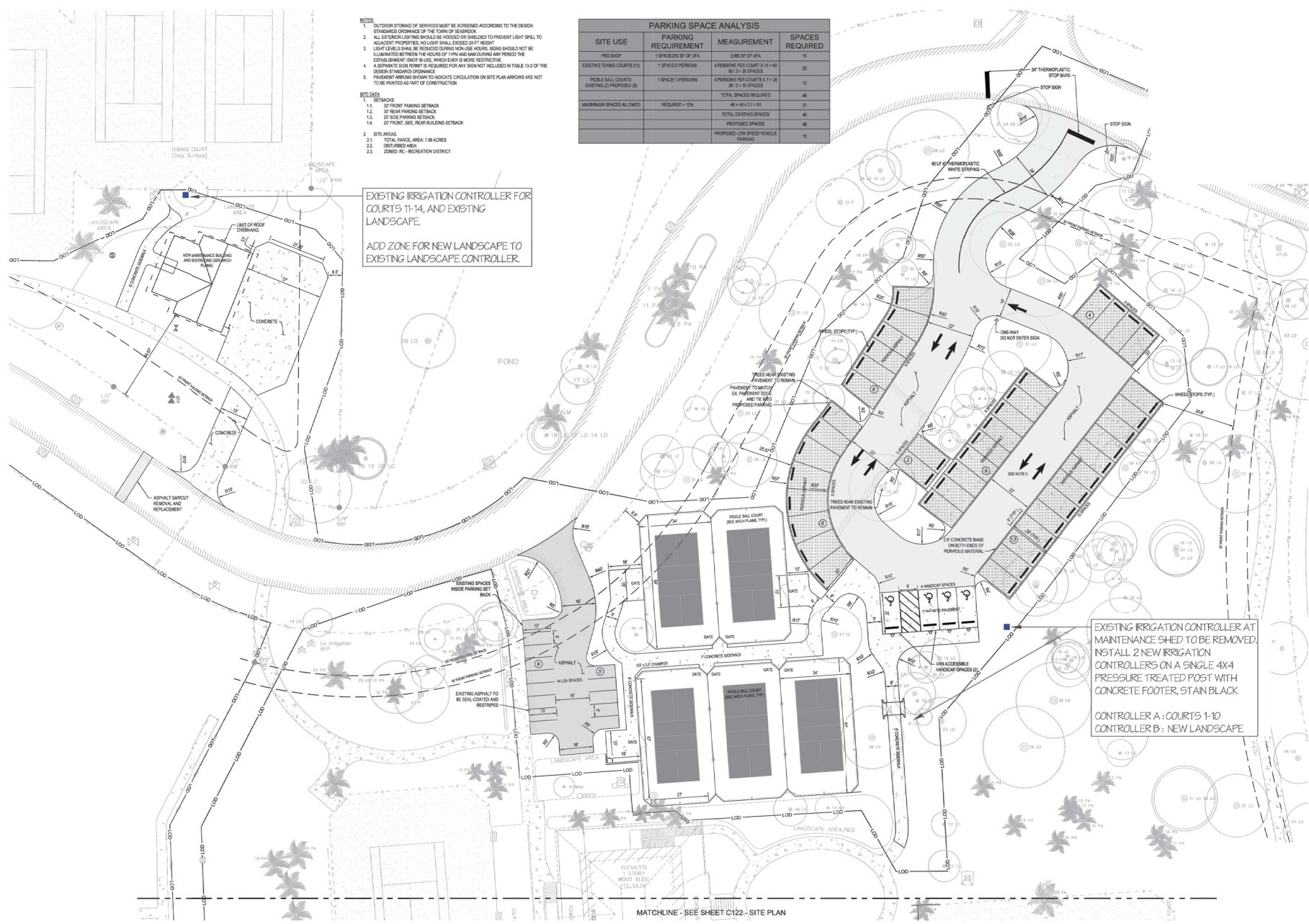
Seabrook Island
Racquet Club
2.0
Seabrook
Island, SC

Scale: 1" = 10'-0"
Date: 8/24/2023
Revisions: 10/2/2023
10/31/2023

LANDSCAPE
PLAN

L1.0

REVIEW BOARD
SUBMITTAL



Scale: _____
Date: 8/24/2023
Revisions: 10/2/2023
10/31/2023

IRRIGATION NOTES

L2.0

REVIEW BOARD
SUBMITTAL

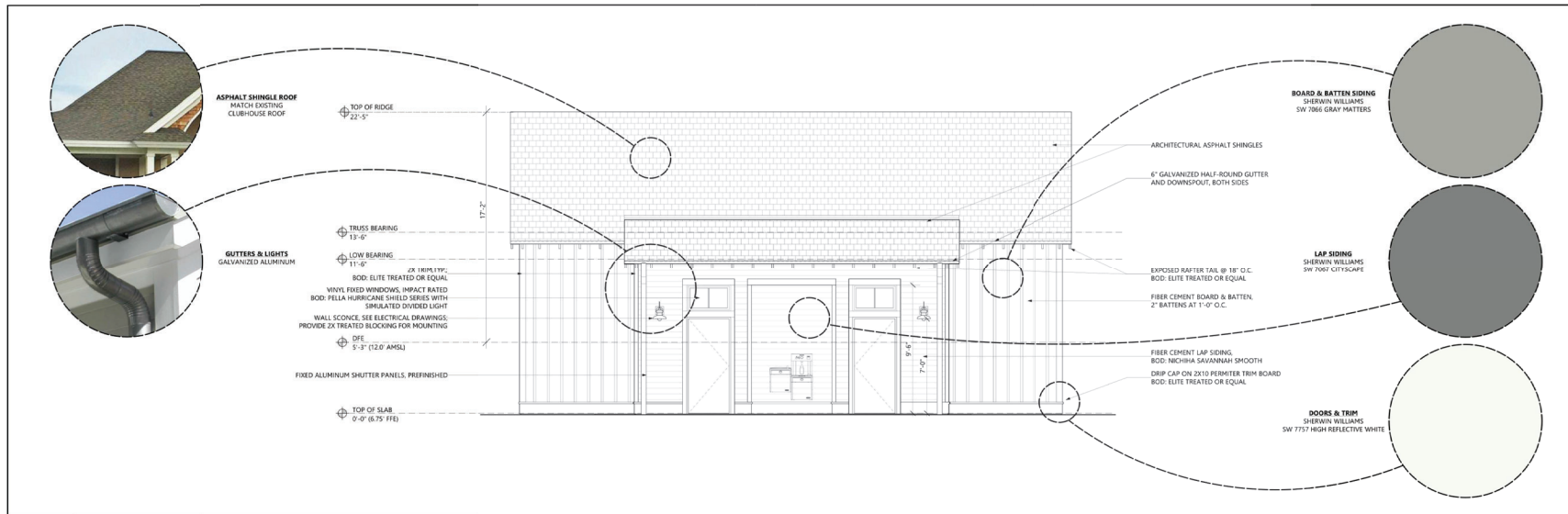
MAINTENANCE BUILDING
AT SEABROOK ISLAND RACQUET CLUB

1701 LONG BEND DR.
SEABROOK ISLAND, SC 29455

BZA SUBMITTAL

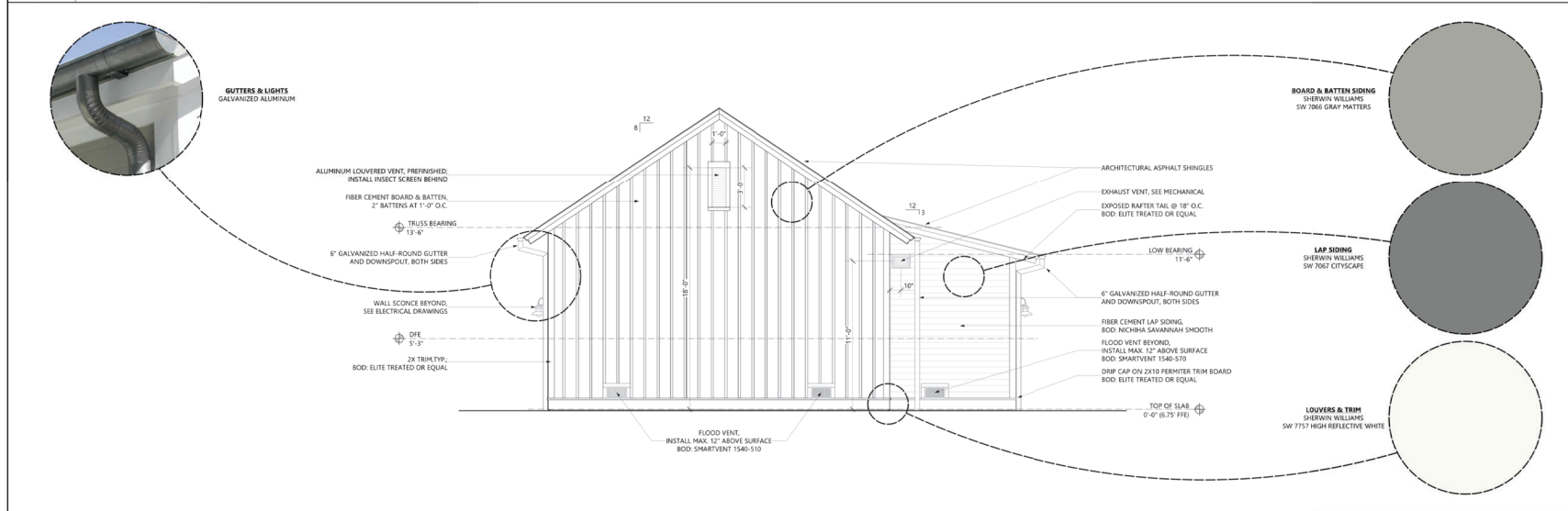
EXTERIOR
ELEVATIONS

A201



B1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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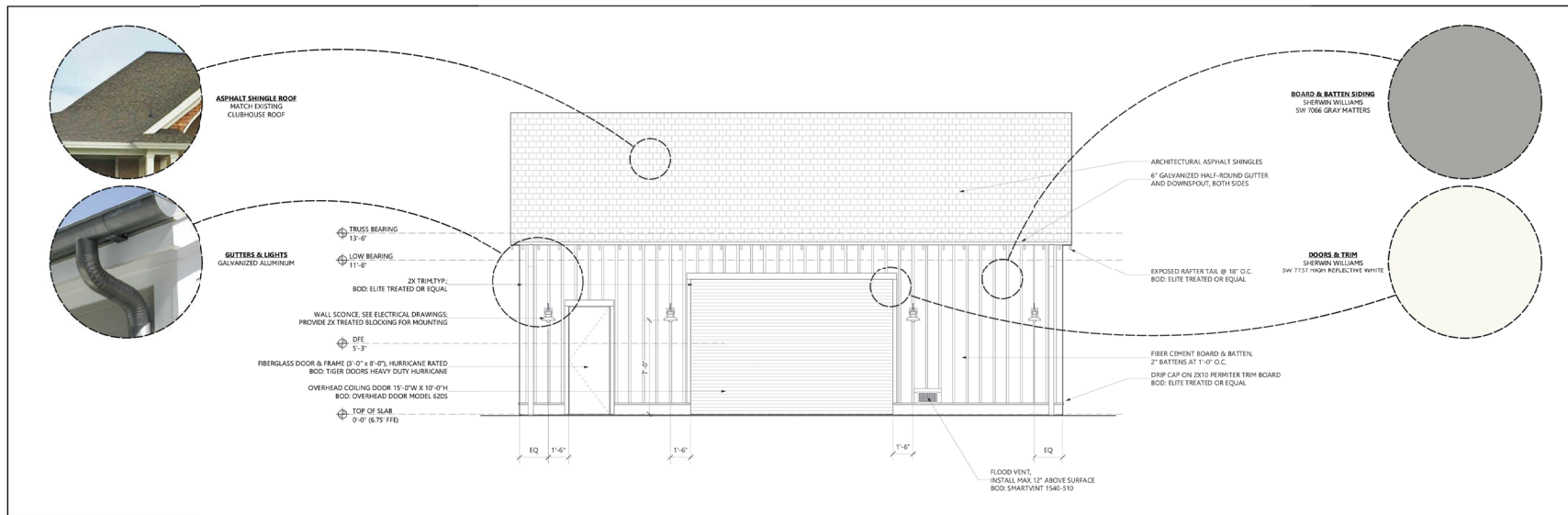
**MAINTENANCE BUILDING
AT SEABROOK ISLAND RACQUET CLUB**

1701 LONG BEND DR.
SEABROOK ISLAND, SC 29455

BZA SUBMITTAL

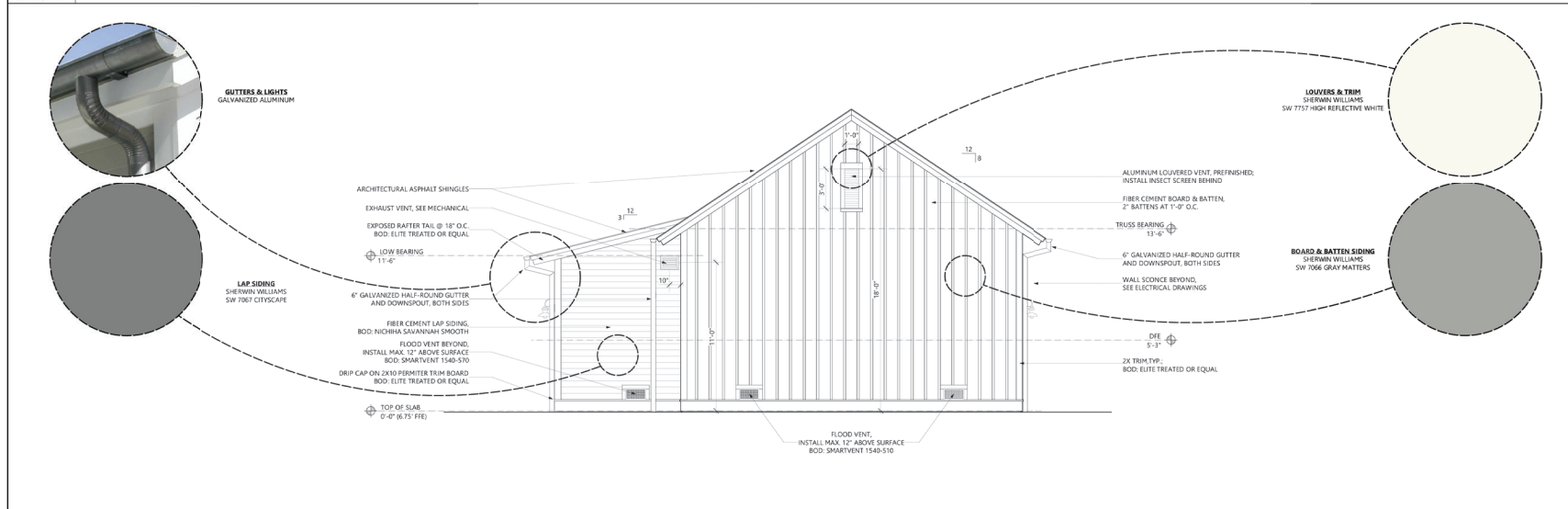
EXTERIOR
ELEVATIONS

A202



B1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

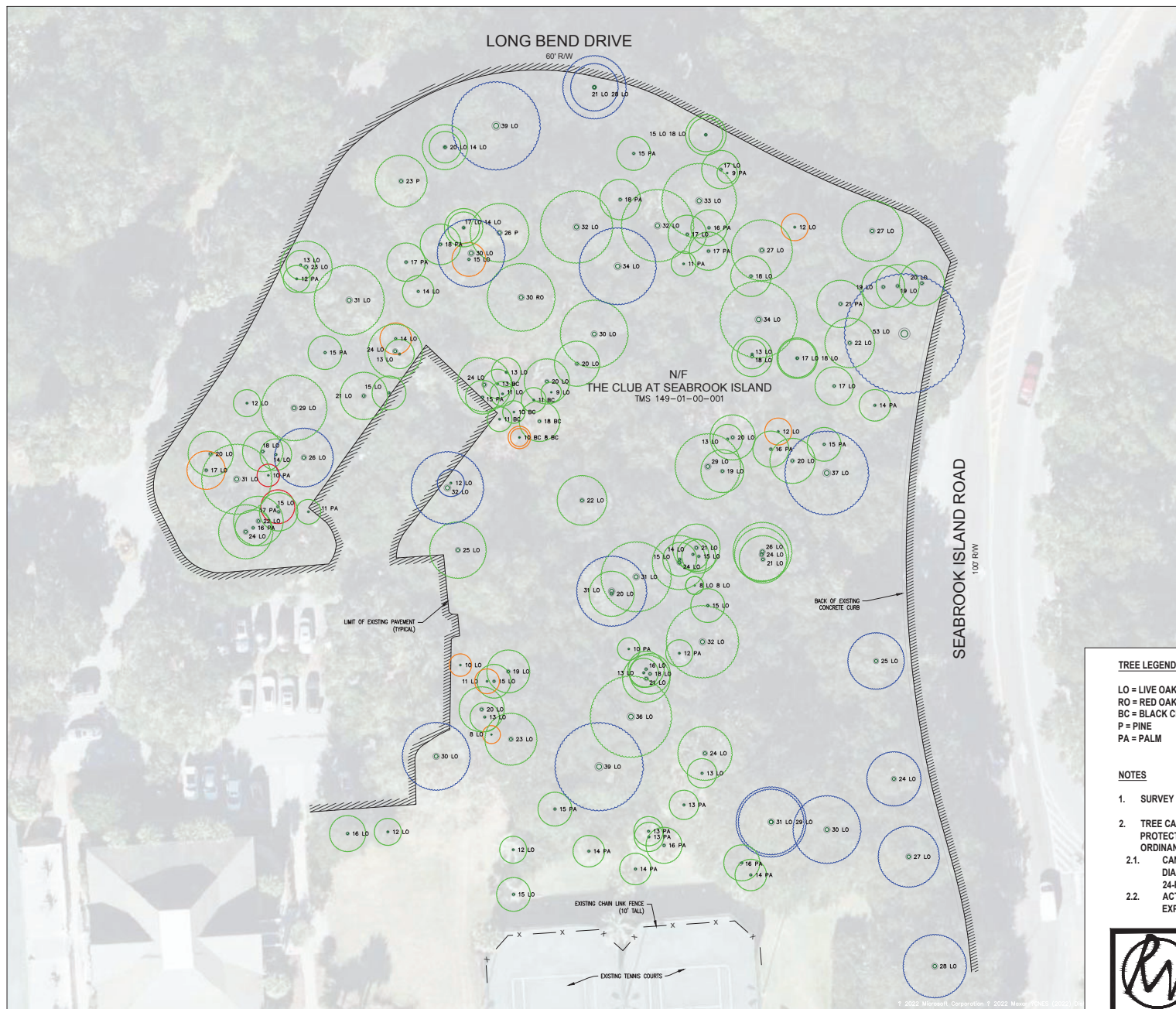


A1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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Attachment #11: Tree Report & Exhibit



TREE GRADES PROVIDED BY:
 OUTDOOR SPATIAL DESIGN, LLC
 GEORGE SCHNEIDMULLER
 ISA CERTIFIED ARBORIST - SO - 10272A

TREE GRADING LEGEND
 BLUE = SPECIMEN TREE
 GREEN = HEALTHY TREE - MINIMAL DAMAGE
 ORANGE = DAMAGED TREE - NON-HAZARDOUS
 RED = HAZARDOUS TREE - RECOMMEND REMOVAL

NOTES:
 SEE FULL ARBORIST REPORT FOR PHOTOGRAPHS OF TREES
 AND MORE DETAILED DESCRIPTIONS OF CLASSIFICATIONS

TREE LEGEND

- LO = LIVE OAK
- RO = RED OAK
- BC = BLACK CHERRY
- P = PINE
- PA = PALM

NOTES

1. SURVEY PERFORMED BY ATLAS SURVEYING BETWEEN APRIL 7 AND APRIL 12, 2022
2. TREE CANOPY LIMITS ARE GRAPHICALLY SHOWN TO REPRESENT THE STANDARD PROTECTION LIMITS DURING CONSTRUCTION AS REQUIRED BY ZONING ORDINANCES.
 - 2.1. CANOPY LIMITS SHOWN USING A RATIO OF 1-FOOT FOR EACH 1-INCH OF TRUNK DIAMETER; EXAMPLE: TREE WITH 24" TRUNK HAS A CANOPY DIAMETER OF 24-FEET.
 - 2.2. ACTUAL CANOPY LIMITS (AS SHOWN BY UNDERLYING AERIAL) ARE MORE EXPANSIVE.



Drawing Title:
 TREE SURVEY
 SEABROOK ISLAND CLUB
 Date:
 4/28/2022

ATLAS SURVEYING, INC. (SIC 800) 511-2200 (SIC 800) 511-2200 FAX (SIC 800) 511-2200
 ATLAS SURVEYING, INC. 2021 W. HICKORY AVE. STE. 101
 NORTH CHARLESTON, SC 29419
 P: 803.527.4920

TREE INVENTORY / GRADING



Project: Seabrook Island Racquet Club
Date: April 29, 2022
Address: 1970 Long Bend Drive, Seabrook Island, SC 29455
Prepared By: George Schneidmuller, ISA Certified Arborist SO-10272A

1. DESCRIPTIONS OF TREE GRADES / CORRESPONDING PICTURES OF TREES ON SITE

1.1. **Blue** - Specimen Trees

There are (18) Live Oaks I have graded as specimen trees on the site. These trees are generally large Live Oaks that are growing in more open areas. The benefit of having more open area has allowed these Live Oaks to grow outwards and upwards and display beautiful spread-out structural forms. These trees have some minor storm damage and dead wood and would benefit from a light pruning.



1.2. **Green** - Healthy Trees

The majority of the trees on site are healthy trees. There are a total of (121) surveyed trees that I have graded as healthy. These trees include Live Oaks, Pine Trees, Red Oaks, Black Cherries, and Palm Trees. Many of these trees are closer together than the grand trees, and as a result have grown more slenderly and upright. The trees are in many cases just as healthy as the specimen trees, but don't display the same spread out structures which make the others specimen trees. These trees would still benefit from removal of damaged and dead wood.



1.3. Orange - Damaged Trees

There are a total of (8) Live Oaks and (1) double Black Cherry tree on site that I have graded as damaged trees. These trees exhibit poorer form and health than most of the other trees on the site. These trees are not hazardous however, and can remain, but should be pruned to remove dead, damaged, and diseased branches. However, these trees will likely never rebound to become healthy, specimen trees, and do not add much aesthetic interest to an already beautiful, mature, wooded site. Removing them might be a good consideration to free up some space for the healthy and specimen trees to continue thriving.



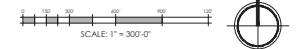
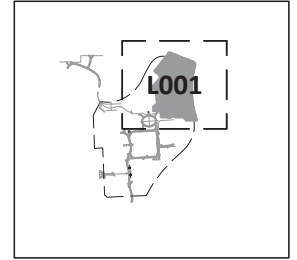
1.4. Red - Hazardous Trees

Of all of the trees on the site, there were only (2) trees that I recommended for removal as hazards. The 10" Palmetto Tree has a large chunk missing from its trunk and is at a high risk of failure, and the 15" Live Oak adjacent to the parking lot consists of one trunk with a tremendous lean directly over the parking lot. The tree also has been hit by vehicles and is missing a section of bark and the lean is significant enough that it poses a hazard to vehicles and pedestrians in a significant wind event.



**Attachment #12: Variance #179 – Approved
Site Plan**

KEY MAP



elm
 planning
 architecture
 landscape architecture
 urban design
 visual communication

Jacksonville
 ELM Studio
 1035 Kings Avenue
 Jacksonville, FL 32207
 T 904 256 8066
 elmpln.com

Seal of the City of Jacksonville, Florida, No. 1627, signed by Donald E. Podany Jr. No. 1627.

SEABROOK ISLAND CLUB RACQUET CLUB PHASE 1B IMPROVEMENTS 1701 LONG BEND DRIVE SEABROOK ISLAND, SC 29455

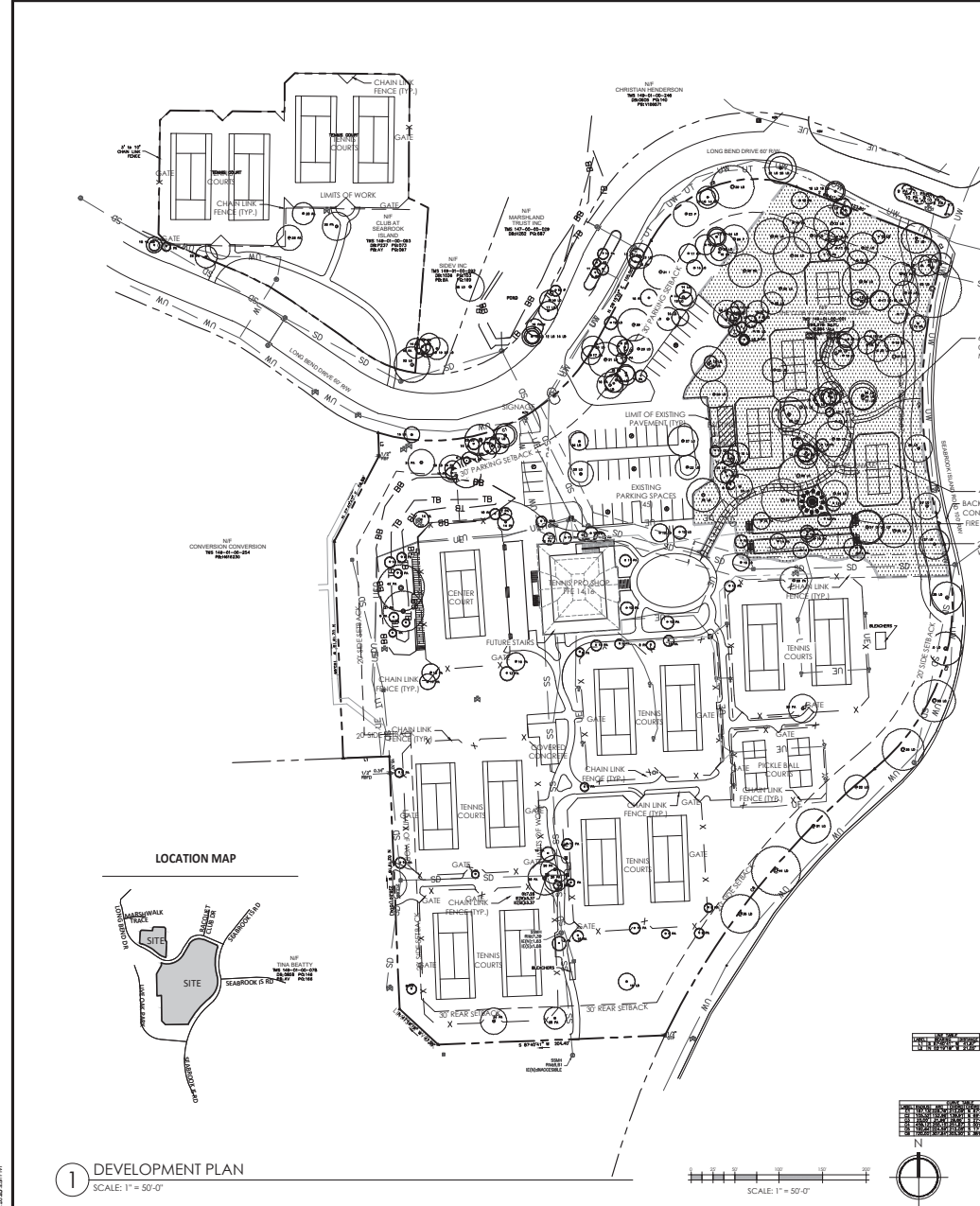
ISSUE DATES		
NO.	DESCRIPTION	DATE

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PROJ. #: 22-01
 DATE: 11.11.2022
 DRAWN BY: DRB
 CHECKED BY: DRB
 SCALE: AS NOTED

DEVELOPMENT PLAN

SHEET NUMBER
G001
 VARIANCE SET



1:20/24/2022 10:58 AM

Attachment #13: Parking Narrative

Seabrook Island Racquet Club Expansion

Need for Additional Parking (LSV Spaces)

October 13, 2023

SUPPORTING INFORMATION

The Racquet Club does not currently have enough parking to meet the needs of the club. The current users of the club fill the parking spaces provided and spill over into the forest and along the roadside of Long Bend Drive. The images below were taken on a typical day, mid-day on a Tuesday.

The Club proposes to meet the Design Standards Ordinance for standard parking spaces and add low-speed vehicle (LSV) parking spaces to provide alternative means of transportation for Club members. Providing additional parking in the form of LSV spaces encourages the use of more efficient and compact vehicles around the island which will benefit the environment. These spaces are in addition to recently added bike racks and connecting pedestrian pathways to the Racquet Club making the club accessible by 4 means of transportation rather than just one.

The LSV spaces are a more efficient utilization of the property while addressing the issue of parking lot overflow and encouraging environmentally conscious means of transportation. Trends toward higher use of low-speed vehicles have been observed around Seabrook Island and other island communities in South Carolina. The overflow of cars that this shift in transportation means to address can be seen in the images below.





October 13, 2023

Page 2 of 7



October 13, 2023

Page 3 of 7



October 13, 2023

Page 4 of 7



October 13, 2023

Page 5 of 7



October 13, 2023

Page 6 of 7



October 13, 2023

Page 7 of 7

Attachment #14: SIPOA Approval Email

Re: Racquet Club Improvements - New Plan Coordination



Steve Hirsch <shirsch@sipoa.org>

To ● Tyler Newman

Cc ○ Mitchell Laskowitz; ○ John Fitzpatrick; ○ Coleen Lautrup; ○ Thomas Gore; ○ Hamer Darby; ○ Paul Ford; ○ David Cruse; ○ David Brown



Fri 10/13/2023 3:54 PM

cid24820F6D-0760-4572-B194-81F9F0FA2165.pdf 1 MB	image001.png 453 bytes	image002.png 555 KB
image003.png 581 KB	image004.png 493 KB	image005.png 271 KB
image006.png	image007.png	image008.png

Start your reply all with:

[Received, thank you.](#)

[Thank you!](#)

[Approved.](#)

[Feedback](#)

The SIPOA General Operation and Maintenance Committee (GOMC) has reviewed a driveway request from The Seabrook Island Club. The attached driveway plan as submitted on 10-12-23 was approved. The committee chairs Dave Brown and David Cruse are copied.

Steve Hirsch

843-725-1562

Attachment #15: CZC Determination



Coastal Zone Consistency Determination

To: George M. Cox, BOW Coastal Stormwater Permitting Section

From: Benjamin Thépaut, OCRM Coastal Zone Consistency Section BT

Applicant: Mitchell Laskowitz

Project Name: Seabrook Racquet Club Expansion Phase 1B

Finding: Conditionally Consistent with the SC Coastal Zone Management Program

Site Location: 1701 Long Bend Dr, Seabrook Island, Charleston County, South Carolina
(TMS#: 149-00-00-001, 149-00-01-093)

Reference #: HPR-NVCC-MRNHN

Date: October 12, 2023

The staff of the Office of Ocean and Coastal Resource Management (OCRM) reviewed the above referenced Coastal Zone Consistency project request for land disturbance associated with improvements to existing residential recreation facility. Construction activities include grading site for five new pickle ball courts, a maintenance building with restrooms, a new partially pervious parking lot, a summer kitchen addition to an existing building, and a half-court practice area. Stormwater Management includes overall infiltration and associated infrastructure. The total area of disturbance will be 2.6 acres of a 7.9 acre project site.

We hereby certify that the above referenced project is **Conditionally Consistent** with the ***Guidelines for Evaluation of All Projects*** as well as the Residential Development, Transportation Facilities (*Parking Facilities*), and Stormwater Management (*Runoff*) policies contained in the S.C. Coastal Zone Management Program provided the following conditions are included in the permits and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.

2. The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality.
3. All construction BMPs must be installed, inspected and maintained to hold sediment onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (including undeveloped) areas, including those impacted for access, must be immediately stabilized.
4. The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted.

This determination shall serve as the SCDHEC OCRM Coastal Zone Consistency Determination for the work described above. However, this determination **does not** serve as a Department permitting decision and **does not** alleviate the applicant's responsibility to obtain any applicable State or Federal permit(s) for the work. Local government authorizations **may also** be required.

Attachment #16: Site Photos



VARIANCE REQUEST #2



Pickle ball courts to be behind existing 31" oak





Pickle ball court
encroachment not
visible from adjacent
property





Existing parking lot which will be partially used in proposed parking lot configuration. 70' from roadway.

VARIANCE REQUEST #5



32" Oak

26" Pine

(To be removed)

VARIANCE REQUEST #6



30" Red Oak

(To be removed)

26" Pine

(To be removed)

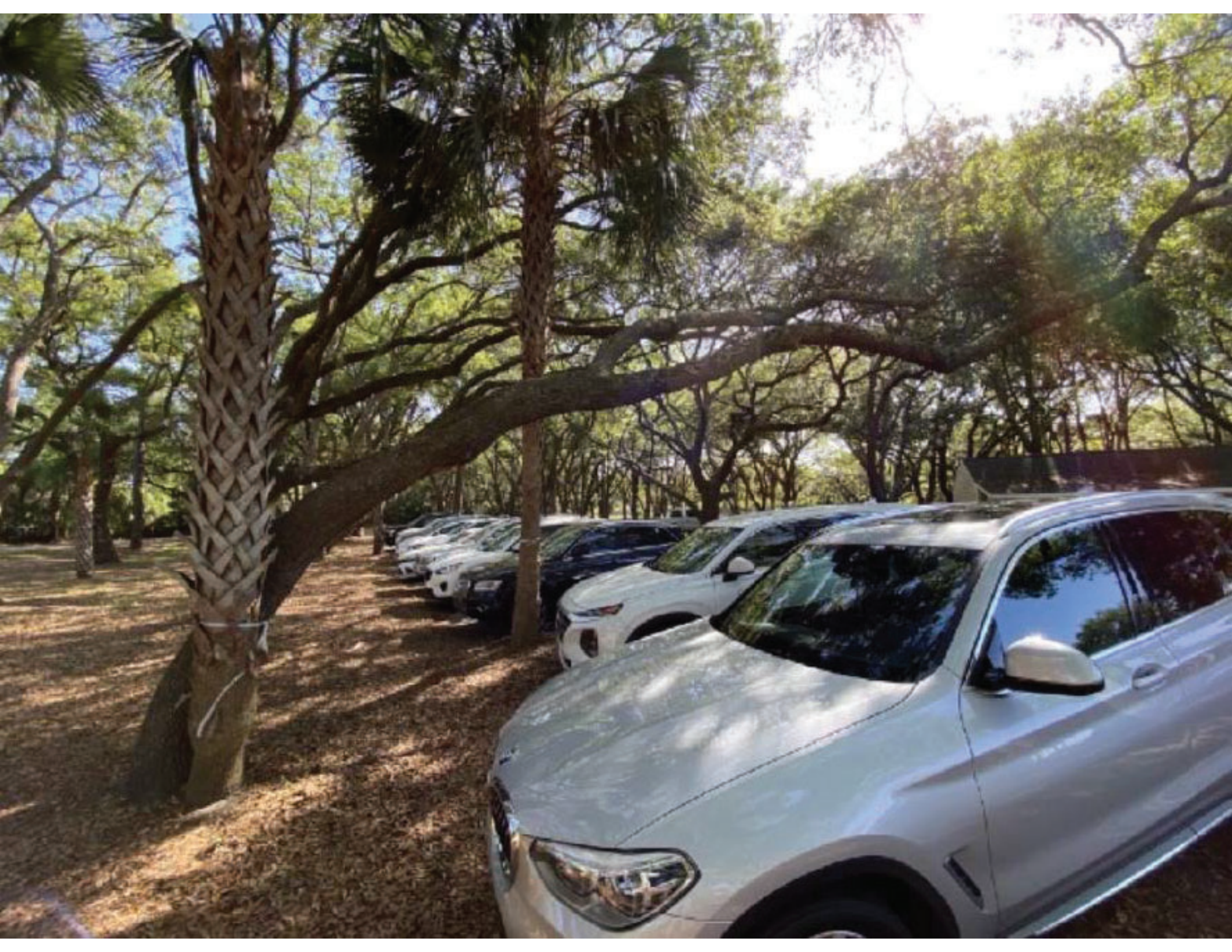


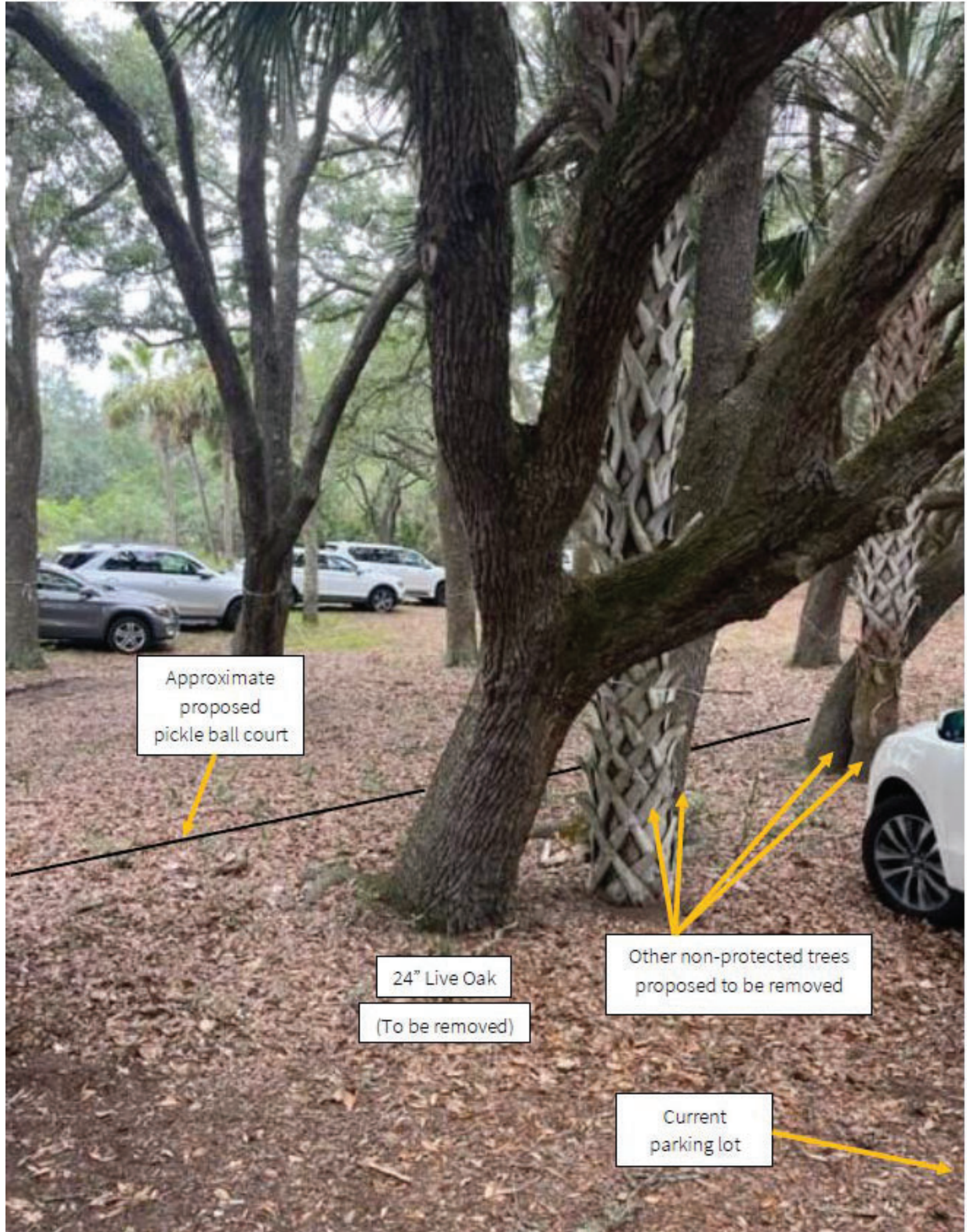
30" Red Oak
(To be removed)

24" Live Oak
(To be removed)

Approximate proposed edge of pavement

Other non-protected trees shown to be removed





Approximate
proposed
pickle ball court

24" Live Oak

(To be removed)

Other non-protected trees
proposed to be removed

Current
parking lot



24" Live Oak

(To be removed)

Attachment #17: Public Comments (as of 11/9/23)

all public comments are forwarded to the BZA in advance of the meeting date. Those received after 11/9 will still be seen by the BZA prior to the public hearing

From: [Milum](#)
To: [Tyler Newman](#)
Subject: BZA - Variance #184 Public Hearing (Seabrook Island Club)
Date: Wednesday, November 1, 2023 1:56:50 PM

Dear Tyler,

Regarding the request from the Seabrook Island Club (SIC) for additional pickleball courts and new parking, I am writing in favor of this request and the associated variances.

The pickleball courts are desperately needed for SIC members. Only two pickleball courts currently exist for members, the number playing pickleball larger than tennis which has 15 courts. The proposed solution to move the parking lot and leverage the existing lot for courts is a good use of the limited space in the Racquet Club complex.

While always favoring preservation here on Seabrook, the 5 protected trees (3 live oak, 1 red oak, 1 pine tree) to be removed is acceptable given their smaller size and to accommodate the project. I am certain the new landscaping to be added will mitigate this loss of trees. The fence set-off variance is also acceptable to maximize the space.

I am aware through conversations and social media that certain individuals are misrepresenting the number of trees to be removed, grossly inflating the number. This misinformation is unfortunate and hopefully you and others on the BZA can correct the error and move this project forward.

Thank you for your consideration.

Sincerely,

Milum Livesay

[REDACTED]
Seabrook Island, SC 29455
[REDACTED]

Sent from my iPhone

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:42:43 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Connie Updike

Address

2901 Captain Sams Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 2:47:45 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Rob and Andi Carroll

Address

3503 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 7:58:01 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Lori Chait

Address

4189 Haulover Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 7:15:30 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Julie Clarke

Address

3041 Marsh Haven

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 9:17:26 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jean Cook

Address

552 Double Eagle Trace

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

There is a huge need for more Pickleball courts. Why anyone would be apposed is ridiculous.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 8:21:23 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Linda Demler

Address

3755 Beach Couty

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We are in dire need of more pickle ball courts for the fastest growing sport in the US and on Seabrook Island. The current design minimizes as much as possible the environmental impact of new construction. The removal of only five trees will be offset by additional plantings.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Saturday, November 4, 2023 8:58:13 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Cheryl C Dillard

Address

2002 Long Bend Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

As a resident on Long Bend Drive I am not in favor of the 8' fencing proposed for the new pickleball courts nor the nearness of the courts to the road (a requested variance). In addition, I am not in favor of the removal of a protected Live Oak tree for the sole purpose of recreational activities. Current pickleball courts have not reached maximum capacity to justify the removal of this tree of the other requested variances in order to create more courts.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 4:10:05 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Joanne Gallivan

Address

2759Old Oak Walk

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We need more Pickleball courts!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 9:00:48 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Marilyn Giannos

Address

2412 High Hammock Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:34:55 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Heather Glendinning

Address

1911 Marsh Oak Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Additional Pickle Ball courts are desperately needed. This sport is very popular and enjoyed by many.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:54:38 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Sarah Good

Address

1142 Turtle Watch Lane, Johns Island SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 12:42:13 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Chris Phillips

Address

2429 Racquet Club Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 9:07:51 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Shelley Hearne

Address

3082 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

This is a need for the community. The only other option -- how about building them in the equestrian center?

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 3:28:39 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Nathan Hibler

Address

3041 Seabrook Island Rd.

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 3:05:11 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Chris Hix

Address

3108 Up Da Creek

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We do not have enough PB courts to satisfy the amount of players on our island. This is the fastest growing sport in the US, and it is an activity in which older people can participate — thus promoting health and well being. We need more courts, and this variance will allow for the construction of the courts along with replacement plantings for the 5 trees that will be removed.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Friday, November 3, 2023 9:26:49 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Maurice Isaac Snr

Address

3027 Hidden Oak Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

Require alternate design submittals/ variance to preserve all trees except the pine tree.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:43:43 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jane DiTullio

Address

2465 Cat Tail Pond Rd

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 11:15:50 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jane Phillips

Address

2429 Racquet Club Drive Seabrook

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:54:08 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

James Updike

Address

2901 Captain Sam, Seabrook Island, SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:54:24 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Tory Kindley

Address

2958 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:06:46 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Elizabeth King

Address

2414 Golf Oak Park Seabrook Island SC 29451

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

It is a wonderful and social sport for ALL ages. SI does not have enough courts to support demand. Please allow our courts!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 9:45:13 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kelly Koch

Address

2270 Seascape Ct

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We simply do not have enough courts for all the interest. It is constantly a struggle to get court time.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 6:05:24 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Leonie Leventhal

Address

1521 Baywood Drive,Seabrook Island

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We are in need of additional pickleball courts and are not cutting down many trees.I believe those that are being removed will be replace.In order to keep up with the growing popularity of Pickleball,we definitely need additional courts.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 11:00:37 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

joanne lewis

Address

2440 Cat Tail Pond Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

we desperately need more pickleball courts!!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 9:18:34 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Amy Lindamood

Address

1405 Nancy Island Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

These courts are needed. There are too few to serve the number of players in Seabrook already and there will no doubt continue to be a growing interest for pickleball.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 7:55:40 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Milum Livesay

Address

1704 Live Oak Park, Seabrook Island, SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I support the Seabrook Island Club request for 5 new pickleball courts and parking lot relocation. The variances requested are necessary to complete the project and do not create safety or conservation/preservation issues. I am concerned about misinformation and misrepresentations being circulated by a small minority of residents. A large proportion of Club members play pickleball for health and social benefits.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:55:02 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Michael DITullio

Address

2465 Cat. Tail Pond

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Currently two courts can not accommodate the number of pickleball players on Seabrook island.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:44:08 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jennifer Macdonald

Address

2540 Clear Marsh, Johns Island SC

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I play PB 4-5 times a week and am well aware of the need for more courts. I'm lucky in that I have regular reserved courts for playing but others may not be as fortunate. It's a great sport and a growing one especially for the demographic on SI.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:57:21 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jennifer McLaughlin

Address

3006 Rascal Run Ct Johns Island

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I'm an active environmentalist and hate cutting down trees, but unfortunately I think in this case it is the only option and the plan appears to have been well studied. Pickle ball is growing in popularity and Seabrook definitely needs more courts.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:44:10 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kristy Medford

Address

2214 Oyster Catcher Ct



Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Friday, November 3, 2023 7:44:31 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Melissa K Morgan

Address

525 Cobby Creek Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

SBI is so proud of our environmental example it is on the first page of our website: Seabrook Island is a welcoming community located less than 30 minutes from historic Charleston, South Carolina.

Well treed and edged by nearly four miles of ocean and riverfront beaches, Seabrook Island is home to a spectacular range of wildlife and a thriving ecosystem. From breathtaking sunsets to winding streets lined with live oaks and Spanish moss, the beauty of our island is unparalleled.

This is a terrible idea. There should be other alternatives- I live here full-time and don't see all courts full except for Fleming tournament- there are options.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:04:10 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kim Neath

Address

3705 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I strongly support the variance. The racquet club at Seabrook has needed more pickleball courts for years. The number of people playing pickleball on Seabrook continues to increase. It is to the point where the number of people playing pickleball is close to or more than the number of people playing tennis on Seabrook most months although there are 7 times more tennis courts available. It has become very difficult to get pickleball court reservations unless you make them very far ahead of time. There are many days where there are no time slots available to play unless you are part of a group that has a standing time slot already reserved. My understanding is that 5 trees will be taken out to accomodate the new courts and that new trees will be planted. I believe this is necessary to accomodate all of the people who wish to play pickleball on Seabrook Island now and hopefully to keep pace with future demand.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 5:18:52 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Pam Nelson

Address

1704 Live Oak Park

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We desperately need these pickleball courts. Nearly 40% of members play pickleball and it is the second most used sports amenity the club offers, yet we only have 2 courts. Many members have had to pay to play at Kiawah. These courts are long overdue. The club will replace the few trees that need to be removed. For every one person against this variance, there 50 who strongly approve it. Please vote to approve this request.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 8:05:28 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Karen Nuttall

Address

2525 Pelican Perch

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

I would like to know what the thoughts are of the conservancy and environmental committee regarding the removal of the trees. As you drive through the gate, these trees are the first impression of Seabrook and its oaks. The courts will be the first thing you see instead of the trees. This island is supposed to be an island of conservation. Will pickleball last as long as the trees? Are you certain pickleball will not go by way of squash and racquetball?

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 11:47:02 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

David Ratcliffe

Address

1630 Providence Drive



Do you support the approval of Variance #184

Yes - In Favor

Comment

First, I want to thank all involved on the BOZ.

There is tremendous interest in expanding the number of pickleball courts for Club. Currently, the pickle courts are booked most of every day.

Your variance outlines five assorted species of trees for removal. I am certain the Club can replant trees on the property to replenish the trees removed.

I have heard rumors of the Club trying to remove 125 live oaks. This kind of misinformation may skew the public's support of the project. I hope not.

The Club has done a beautiful job of revitalizing the tennis facility. I feel certain any future improvements will be handled in the same professional manner.

I will be glad to discuss the popularity of pickleball if needed.

Thank you for your efforts.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:06:59 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Susan Rowe

Address

1110 Emmaline Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 7:56:28 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jill Ruppel

Address

1944 Marsh Oak Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

There is great demand for the additional pickleball courts, it is only growing. The plan is smart and needs to be approved. Long overdue!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 12:09:40 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Charles Russo

Address

2105 Loblolly Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The club does need to moved ahead in making available, to members and guests, adequate playing venues for the fastest growing racquet sport in America. Seabrook Island is way behind the curve in this arena.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 2:44:51 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Katherine Sankovich

Address

1114 Summerwind Lane

Email Address

Do you support the approval of Variance #184

Yes - In Favor

Comment

We definitely need more pickle ball courts!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 3:49:41 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Julie Sellinger

Address

2104 Royal Pine Dr., Seabrook Island, SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I am strongly in favor of the new courts and feel that it will be a great improvement and asset to our community. Unfortunately, there have been many falsehoods shared regarding this project. This will not have the environmental impact that many have been misled to believe. I look forward to seeing this project move forward.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:21:33 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Patricia Short

Address

504 Cobby Creek, Seabrook Island, SC

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 1:40:26 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Linda Sivert

Address

2118 KINGS PINE DR

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The SIC has spent a lot of time working with all parties to minimize any negative impact from this construction. This improvement will significantly be an asset to Seabrook Island.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:53:09 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Judy Stevens

Address

4029 Bridle Trail

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Well needed amenity! With only 5 trees having to come down! 90% of people playing pickleball are homeowners- not renters. The demand for pickleball courts is very high - I have often waited in line to play then played until 7 then gotten off the court so others may play. Thank you!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 9:49:52 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Karen Stout

Address

3238 Middle Dam Court SI

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Very much in favor

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 6:29:33 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Thomas Thornburgh

Address

2513 The Bent Twig

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The approval of the variance will allow more people on Seabrook Island to use pickleball courts (as there are only two courts currently) and allow for team play. Five trees will be impacted but will be offset by plantings.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:10:05 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Colleen Thornburgh

Address

2513 The Bent Twig

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

More SBI residents play PB than tennis. PB courts are a much needed amenity.
Colleen

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 5:03:36 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Krista Tillman

Address

3036 Seabrook Island Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

I do not support the variance requested. I do not think the location is the best location for the PB courts. I live on Seabrook Village dr. We currently hear (echos across the lake) the existing PB court balls constantly. The sound of 6 additional will be robust and affect residents both around and across the lake. Also, we should not take down the trees. I better location is the lawn of the SIRE office. Plenty of space and no residents close by.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 10:49:33 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Thomas Tozer

Address

2762 OLD FOREST DR

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Too many pickleball players, not enough courts

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:33:57 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Bill Turley

Address

2801 Mallard Lake Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I have now heard from several people in our community that the reason they are opposing the new courts is because of the 129 trees they think are being cut down. Once I explain that it is only 5 trees, then their opinion changes dramatically.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 3:06:17 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Simone Voelker

Address

2910 Deer Point Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We are badly in need of new Pickleball courts. This area has been deemed the best place to put them with as little disturbance to the trees as possible to achieve the project.

I am in favor of the variance as is my husband.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:25:12 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

John Wakely

Address

2412 Racquet Club Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Pickleball is a rapidly growing sport. If the club does not adapt to meet the need for more pickleball courts it could quickly become less relevant to a large portion of residents and guests.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 9:05:52 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kathleen Welch

Address

3082 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I think there has been excellent planning for these courts. Contrary to some misinformation out there, I believe the planning has been excellent, preserving the trees, while also building courts that are in huge demand in this community. They will be a great addition.

These should be built as swiftly as possible.

And, ps, I am not really a pickleball player

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:35:32 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kim Wesson

Address

327 Beach Club Villa

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 6:05:52 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jean Wolitarsky

Address

2805 Mallard Lake Dr, Seabrook island

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

One does not have to look far to see the popularity of Pickleball is. Seabrook 's statistics on court usage support this - tennis courts are empty but both Pickleball courts are full. The design team has worked hard to find the best spot for the very needed new courts with minimal disruption. These are not hasty decisions and should be valued as being researched, thought out plans in the best interest of tennis club members

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 8:37:58 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Cindy Yule

Address

1127 Emmaline Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The proposed plan seems to be thoughtful.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:05:19 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Ann Zielinski

Address

2403 High Hammock Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Only five protected trees are being removed and replaced in other areas close by. It seems a very reasonable request for the Seabrook Island Club so the can accommodate the rapidly increasing demand for pickleball courts.

Elsewhere, someone commented that pickleball is a fad. it is here to stay.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 6:10:41 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Maggie Bangston

Address

1814 Longbend Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

Hello, Please do not approve these variances. When the plan was communicated initially by the club, it was said no trees would be removed. Then, when the more formal plan was revealed in a site sketch, it was obvious this beautiful natural area would be quite disturbed. I mentioned to the club at a meeting that I felt misled. Now, they are requesting variances that I do not feel we should allow. Parking on the pine straw when busy during tournaments has been fine for over 20 years. We will lose the pileated woodpeckers, bobcats and owls that frequent this lovely area. This green space compliments the preserved canopy as you enter Seabrook and losing it for more courts for what may be a fad sport is such a shame. The club would not change their plans based on feedback, but maybe denying the variances will force them to re-think this sad plan. Thank you for the opportunity to comment. Sincerely, Maggie Bangston

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:18:11 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Bonnie L Bohme

Address

2410 Racquet Club Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We desperately need additional pickle-ball courts. We have to turn away players in the multiple groups I participate in routinely. We live next door to the proposed courts and the only concern we have is the potential for some traffic problems making a left turn out of the RC during the busy times of court changes. The Post and Courier did the island a disservice by mis-representing the trees to be taken down. Please move this project forward! Thank you!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 6, 2023 8:36:57 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Andrew Boukydis

Address

929 Sealoft Villa Drive John's Island SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I support the proposed variance for the addition of up to 5 pickleball courts.
There are not enough courts to meet the demand for playing at present.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Sunday, November 5, 2023 8:12:45 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Carol Bruno

Address

2701 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We have been waiting for these courts for over 2 years. Please approve this variance.

From: [PAMELA NELSON](#)
To: [Tyler Newman](#)
Subject: Variance #184
Date: Wednesday, November 1, 2023 1:59:14 PM

Dear Tyler,

I am writing in favor of Variance #184. It's my understanding a group of residents are against it due to receiving misinformation about the number of trees being removed.

Out of all the sports amenities, pickleball is number two in terms of usage and the new courts have been desperately needed for years and anxiously awaited by the pickleball community. It is the fastest growing sport in the US due to the fact that just about anyone can play. Many Seabrook Island club members who play pickleball have been unable to use their membership and have been having to pay to play at other clubs.

I urge you to not be moved by those that have been misinformed of the facts. Know that for every one of those against this variance there are most likely 50 in support of it. If needed, we can make sure you hear from them as well.

Please let me know if you have questions we can answer or if you need to hear from the other pickleball players and we would be delighted to mount a campaign to get this variance passed.

Most Sincerely,
Pam Nelson
1704 Live Oak Park

Sent from my iPhone

From: [Sasha Haynes](#)
To: [Tyler Newman](#)
Subject: Variance at Racquet Club
Date: Friday, October 20, 2023 2:27:54 PM

Hi. We are owners at Racquet Club Villas and love the location of our villa due to the privacy and beauty of the natural setting.

The area purposed for the variance and the removal of protected and additional asphalt parking is an area filled with nature and beauty. Evenings the deer walk through and daily people enjoy taking their dogs in the large shaded area. Seabrook is such a special place due to the natural beauty and the trees. Please do not approve the variance and ask for a different approach that puts the nature of the area at top priority.

Thank you
Sasha Haynes Lamb
2420 Racquet Club Drive

Sent from my iPhone

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 9:36:59 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

RobertBohme

Address

2410 Racquet Club Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I strongly support this Variance. It's too bad people read some bad info in the Post & Courier and make hasty judgments against what will be a very well done improvement to the Racquet Club

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 11:28:49 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Gerrienne Delaney

Address

2943 Captain Sam's Rd

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

I just hate to see the trees cut down. It also will change the look of the entrance to our community. There must be another location that could be used or perhaps convert some of the existing tennis courts.

From: [REDACTED]
To: [Tyler Newman](#)
Subject: Tree removal at Racquet Club
Date: Tuesday, November 7, 2023 9:08:14 AM

I want to voice my outrage and disappointment at the proposed removal of protected trees for the construction of parking/pickleball courts. This is a MAJOR failing for consideration of the natural beauty of the island as well as the ecosystem. It will absolutely have a significantly negative effect on the overall feel of the area, and the island's marketability overall. I play tennis and would happily trade out courts for more trees, not less. Seabrook already trails Kiawah in overall greenspace, and removing gorgeous oaks seems positively short-sighted and absurd. It is truly "paving paradise to put up a parking lot". Seabrook Island, and it's leaders, residents, should absolutely do better. Please reconsider. Perhaps there is space for whatever is desired at Lake House facility? Pickleball can certainly be a part of the community but should not be prioritized over nature.

Thank you for your consideration.
Heather Huck

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 9:27:02 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Kathleen O'Sullivan

Address

2505 Seabrook Island Rd. Johns Island, SC 29455

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 9:36:59 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

RobertBohme

Address

2410 Racquet Club Dr

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I strongly support this Variance. It's too bad people read some bad info in the Post & Courier and make hasty judgments against what will be a very well done improvement to the Racquet Club

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 2:01:00 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Beth Connolly

Address

2430 Bateau Trace

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 8, 2023 4:52:28 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Lori Cox

Address

2612 Jenkins Point Rd

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 4:18:46 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Brian Doak

Address

1203 Jenkins Lagoon Drive North Sea

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The courts will be used by a large number of members and I'm sure the least amount of trees will be impacted as possible.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 8, 2023 9:11:46 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Sherry Dyl

Address

2719 Jenkins Point Rd

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

I support having additional Pickle Ball Courts. However, we have other much better options for Pickle Ball court construction. The property where the current real estate offices are located would be an ideal location for a Pickle Ball facility. I have not heard any valid reasons why this is not an option that is being pursued. We also have land at the equestrian center that could be used. The current plan makes no sense for many reasons...sound issues, protection of trees, parking, etc.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Thursday, November 9, 2023 7:17:40 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Ernest Ferland

Address

1188 Oyster Catcher Ct

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The Seabrook Island Club has a need for the new pickle ball courts and this approach provides the best option that minimizes the environmental impact. Please approve Variance Request #184.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 8, 2023 5:04:50 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Jimmy Addison

Address

1174 Oyster Catcher Ct

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 5:33:11 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

TOM JOHNSON

Address

3606 Beachcomber Run

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The Club has worked diligently to reduce the impact of the additional pickleball courts, and the other improvements and this review seems to be exaggerated beyond normal reviews for such scope. Pickleball court demand continues to grow and include players of all ages, men and woman, and its great for our members health.

Some stats:

The 2023 Sports & Fitness Industry Association's (SFIA) Topline Participation Report announced that pickleball continued to be America's fastest-growing sport for the third year in a row (out of 124 tracked).

The 2023 APP Pickleball Participation Report released details that 36.5 million people have played pickleball at least once in the last year. That's 14% of the adult population!

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 8, 2023 9:54:28 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Wallace Kyle

Address

2233 Oyster Catcher Court

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Please build our pickleball courts so we can have inter club events and tournaments and build social friendships with our neighbors.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 6:08:03 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

David Orr

Address

3122 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

The proposed Pickleball courts will have minimal impact on the environment and will provide much enjoyment for members of the community. I'm fully in favor of the proposed variance.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Thursday, November 9, 2023 7:52:39 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Patti Addison

Address

1174 Oyster Catcher Ct

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I am strongly in favor of this variance allowing SIC to add new Pickleball courts. Pickleball is the fastest growing sport in the nation and it is very difficult to reserve the few courts we currently have at Seabrook as they are often booked. Rumors about the number of trees to be cut down to accommodate this project are incorrect. Five trees will need to be cut down and there will be other plantings around the proposed new courts.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 8, 2023 9:35:58 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Cat Russo

Address

2105 Liblolly Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

The Club won't consider alternatives such as converting courts 7and8 into 6 pickle ball courts. These courts are only used for tennis in the first two hours each day...convert these courts to ZpB. Then no need to remove any trees or build alternate parking.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 7:34:58 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Cindy Stigall

Address

2800 Captain Sam's Rd

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 7, 2023 4:49:26 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Melissa Whitmore

Address

2717 Old Forest Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

**Attachment #18: Letters of Support
(included with Applicant's
Submittal)**

Received via email

To the Town of Seabrook Island:

Over the last few years, the Seabrook Island Club has found that the demand for pickleball courts has far exceeded the availability of the Club's two pickleball courts. Players of all ages use the two courts from morning into the night. In fact, this summer pickleball court usage has increased 33% year over year and from month to month there may be more pickleball players (2 courts) than tennis players (14 courts). The most frequent request from racquet sports players is for more pickleball courts. With pickleball clinics and lessons being offered by the Club, the need for more pickleball courts becomes even more apparent.

Pickleball is a fun sport that appeals to all ages and abilities. As a member of the SIC Racquet Sports Committee and a tennis and pickleball player myself, I am excited to see that the Club will be able to provide enough courts for this growing community.

Sincerely,
Susan Leggett
3063 Greggs Court
216-402-1307

September 15, 2023

TO: The Town of Seabrook

I am writing to ask you to support the Club's proposed plan to add five (5) pickleball courts with additional parking to the Seabrook Island Club Racquet Sports complex. Currently, the Racquet Club has two (2) courts which is woefully inadequate to serve our Membership.

Racquet sports, and in particular pickleball, has witnessed exponential growth over the past several years. One of the Club's strategic planning consultants stated he is recommending to clients that they plan for one pickleball court for every 100 to members. The Seabrook Island Club has nearly 2200 members and only two (2) courts despite racquet sports being the fastest growing segment of the Seabrook Island Club.

Parking at the Racquet Club has been an issue for many years particularly in the morning hours where Members often have to park on the periphery.

The Racquet Sports community is very excited about the proposal and appreciates your time and consideration.

Patti Leibach
2251 Seabrook Island Road

To: Town of Seabrook Island

Re: Request for Approval of Pickleball Court Expansion

Date: September 14, 2023

The purpose of this memorandum is describe the need for the expansion of pickleball courts for the Raquet Sports Facility and the urgency of the need. Note – the addition of 4 pickleball courts and fencing variance has already been approved by the Town (Dec 2022) BUT the Club has revised its plans and is requesting a Staff Review Approval versus the Committee review process to save time. A comparison of the current plan to the prior approved plan is as follows:

Item	Prior Plan	Current Plan	Comments
1) Number of courts expanded	4	5	The demand for pickleball continues to grow at a higher rate than all other amenities COMBINED and PB court utilization is higher than any other amenity.
2) Variance	Pickleball courts require metal fencing to contain balls	No change	This variance was approved by Committee Dec 2022. Comment from the Committee was town Code simply did not consider a need such as this.
3) Tree removal	Approved plan required removal of 15 trees	Current plan requires removal of 19 trees, 5 of which are protected	5 of the trees being removed are also palm trees
4) Parking	Prior plan envisioned replacement of existing asphalt parking	Pervious relocated parking planned.	New plan is better for the environment.

A Racquet Sports renovation plan was presented to membership in June 2022. We are looking for ways to complete the renovation as quickly as possible to address member satisfaction concerns, The lack of pickleball is BY FAR the most frequent complaint of membership. Please work with us to fast track this process as much as possible.

Thank you

Todd Lynch

2455 The Haul Over, Seabrook Island

Received via email:

Town of Seabrook Island:

This email is to provide support for the building of 5 new Pickleball courts at the Seabrook Island Club Racquet Sports Center. Many old and new members of Seabrook are interested in playing PB and the two existing courts cannot handle the current demand let alone the forecasted demand over the next 5 years. The minimum # of courts needed to be eligible to play in Charleston area PB leagues is 4. Once Seabrook is league eligible the demand for court times will be even greater.

The placement of these courts using the existing parking area will minimize the environmental concerns around oak trees, drainage, etc. New parking spaces can be created within and around the current trees without disturbing the grove.

I hope the development of the PB courts and parking area will be approved as soon as possible.

Rich Goheen

2614 Seabrook Island Rd, Johns Island, SC 29455

Club member since 2014

(513) 378-8290

Received via email:

Town of Seabrook Island:

As a resident of the town of Seabrook Island and club member, I would encourage the town to approve the addition of the 5 new pickleball courts and the expanded parking that has been proposed. The need for additional parking has been a long-time issue for the members of the RSC and the need for additional pickleball courts has been the number one complaint from the club membership for a number of years. The prospect of these new courts has created great enthusiasm from the members. Pickleball is one of the fastest growing club sports in America and there is an urgent need to augment our club's 2 existing courts.

Sincerely

Rick Regensburg
2445 The Haul Over
Seabrook Island

Received via email:

Representatives of the Township of Seabrook,

I understand that the Township of Seabrook Island is considering granting approval to the Seabrook Island Club to build 5 additional pickleball courts and to increase the number of available parking spaces at the Seabrook Island Racquet Club (hereinafter "the Racquet Club").

As an active member of the Racquet Club, I am strongly in favor of these changes. The pickleball courts are very much needed. The existing two courts are in constant use and are woefully insufficient to meet the needs of our pickleball playing membership. As you may be aware, nationwide the popularity of pickleball is growing exponentially, which is consistent with what we are seeing here at Seabrook. This is an issue that is not going away, and it is best that it is dealt with as soon as possible.

The existing parking lot at the Racquet Club, particularly during the peak morning hours, is packed with Seabrook Island citizens. It is not uncommon to see cars parked on the grass, in the mulch and along the road because all the existing spots are filled. The popularity of tennis at the Racquet Club has always been high and it continues to grow. Please allow the parking lot to grow along with these sports.

Finally, there is a plethora of evidence indicating that racquet sport delivers greater health benefits than other aerobic sports/activities. Racquet sports can be played at any age, and it includes a social connection which is also known to be beneficial for good health. It should come as no surprise that racquet sports reduce the risk of death more than any other type of sport. A study conducted by the National Institutes of Health in 2022 determined that while many types of physical activities lower the risk of death of older adults, racquet sports top the list with a 27% lower risk of death from heart disease and 16% lower risk overall, both topping all other sports. What a wonderful problem for Seabrook to have so many of its citizens enjoying racquet sports. I encourage you to stop by the Racquet Club and experience why so many of us love to spend our time there.

Thanks for your consideration.

Very Truly Yours,

Jackie Cocchiola

Received via email:

To the Town of Seabrook -

Many of us on Seabrook Island are avid racquet sports participants and look forward to the day when we can sign up for Pickleball and play without a waiting list or challenges getting on a court. Pickleball is one of the fastest growing sports in the country and people of all ages are enjoying the sport wherever courts are available. The biggest issue that we face on Seabrook Island is that several hundred people like to play, and they must squeeze in their times on 2 courts, which is not an easy feat. There are men's groups, women's groups, mixed groups, visitors/renters and clinics all vying for times on those 2 courts.

We have a lovely facility with 15 tennis courts and 2 Pickleball courts, and with the changing numbers this is just not an acceptable situation for the club members. Everyone pays substantial fees to belong to the Seabrook Island Club and expects to be able to use the available amenities. In August of this year, over 1100 players were on the courts playing Pickleball, which is a considerable increase over last year and the year before that, etc.. In order to enable members to use the facility for Pickleball we need to expand the number of available courts, which has been under discussion for a few years. The members are hopeful that in the near future we will have the proposed additional courts for everyone to be able to play, join leagues, participate in tournaments, and not have to wait weeks on end to reserve a court if they are not part of a group.

We appreciate all of the efforts, planning, funding and hopeful construction of the new courts during 2024 and thank those who have been involved to make this happen. If any of you in the Town of Seabrook Island have any questions or concerns about the needs of the courts, please swing by and visit any of the groups playing Pickleball at the courts on a daily basis. They cannot wait to have their expanded facility at the Racquet Sports Center.

Thank you for your interest in this project and we hope that you can appreciate the need for expansion for Pickleball players.

Ellen Cole Smith
Member and Full time resident

**Attachment #19: Letter to
Neighboring Property Owners**



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners & Property Management Companies
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Request for 1701 Long Bend Drive (Variance #184)
DATE: October 17, 2023

Dear Property Owner or Property Manager:

The purpose of this letter is to notify you that the owners of **1701 LONG BEND DRIVE** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance requests is to:

1. A variance from DSO § 2.5.B.1.c, Fence Material, to allow for the use of chain link material for the construction of fencing associated with five proposed pickleball courts.
2. A variance from DSO § 2.5.B.1.g, Fence Height, to allow the construction of 8' tall fences to surround five proposed pickleball courts.
3. A variance from DSO § 4.3.B, Setbacks, to allow 34' of fencing to encroach 11' into the required 20' setback.
4. A variance from DSO § 11.3.C.2.c.i, Parking Landscape Islands, to allow a 13-space stretch of parking stalls instead of the required maximum 10 space stretch for the perimeter of the parking lot.
5. A variance from DSO § 11.3.C.1, Parking Landscaping, to allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of the required 20' landscaping strip.
6. A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 26" pine tree for the purpose of creating access to a proposed new parking lot.
7. A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 30" red oak tree for the purpose of creating access to a proposed new parking lot.
8. A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 24" live oak tree in association with the construction of a new parking lot.
9. A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 24" live oak tree for the purpose of adding new pickleball courts.
10. A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 25" live oak tree for the purpose of creating access to a proposed new parking lot.

A copy of the variance application is enclosed for your information.

The Seabrook Island Board of Zoning Appeals will hold a **PUBLIC HEARING** on the variance request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.2.B.2 of the DSO.

PUBLIC HEARING DATE: Wednesday November 22, 2023
PUBLIC HEARING TIME: 1:00 PM
PUBLIC HEARING LOCATION: TOWN HALL (2001 SEABROOK ISLAND ROAD)

For information on how to submit a public comment during (or prior to) the Public Hearing, please refer to the attached Public Hearing Notice.

The Public Hearing will be live streamed on the town's YouTube channel beginning at 10:00 AM at the following address: <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at tnewman@townofseabrookisland.org.

Sincerely,



Tyler Newman
Zoning Administrator

Attachment #20: Post & Courier Legal Ad

The Post and Courier

148 Williman Street - Charleston, SC 29403

Classified Ad to publish in		Post and Courier, Post & Courier Web			
		* One affidavit of publication will be provided for Legal Ads. Additional affidavits will have a charge of \$20.00 per affidavit. (Effective July 20, 2023) FOR ALL LEGAL AFFIDAVIT INQUIRIES, CONTACT affidavits@postandcourier.com			
Customer Name		TOWN OF SEABROOK ISLAND			
Order	2055542	Class	965	Lines	158.0
Account	108294	Start Date	10/20/2023	Payments	\$0.00
Name		Stop Date	10/20/2023	Total Price	\$347.44
Phone	(843) 768-9121	Insertions	2	Ad Rep	P&C Legals

TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 1:00 p.m. on November 22, 2023, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the Board will consider the following requests for variances from the Development Standards Ordinance for the Town of Seabrook Island:

APPLICATION # 184

APPLICANT:

The Club at Seabrook Island

ADDRESS:

1701 Long Bend Drive

TAX MAP NUMBER:

149-01-00-001

ZONING DISTRICT:

RC (Recreation)

CODE SECTIONS:

- 1) 2.5.B.1.c (Fence Material)
- 2) 2.5.B.1.g (Fence Height)
- 3) 4.3.B (Setbacks - RC District)
- 4) 11.3.C.2.c.1 (Parking Landscape Island)
- 5) 11.3.C.1 (Parking Landscaping)
- 6) 11.5.B.3.d (Protected Tree Removal)
- 7) 11.5.B.3.d (Protected Tree Removal)
- 8) 11.5.B.3.d (Protected Tree Removal)
- 9) 11.5.B.3.d (Protected Tree Removal)
- 10) 11.5.B.3.d (Protected Tree Removal)

VARIANCE REQUESTS:

- 1) A variance from DSO § 2.5.B.1.c, Fence Material, to allow for the use of chain link material for the construction of fencing associated with five proposed pickleball courts.
- 2) A variance from DSO § 2.5.B.1.g, Fence Height, to allow the construction of 8' tall fences to surround five proposed pickleball courts.
- 3) A variance from DSO § 4.3.B, Setbacks, to allow 34' of fencing to encroach 11' into the required 20' setback.
- 4) A variance from DSO § 11.3.C.2.c.1, Parking Landscape Islands, to allow a 13-space stretch of parking stalls instead of the required maximum 10 space stretch for the perimeter of the parking lot.
- 5) A variance from DSO § 11.3.C.1, Parking Landscaping, to allow a 10' strip of landscaping around the perimeter of the proposed parking lot instead of the required 20' land-

scaping strip.

6) A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 26" pine tree for the purpose of creating access to proposed new parking lot.

7) A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 30" red oak tree for the purpose of creating access to proposed new parking lot.

8) A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 24" live oak tree in association with the construction of a new parking lot.

9) A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 24" live oak tree for the purpose of adding new pickleball courts.

10) A variance from DSO § 11.5.B, Protected Tree Removal, to allow the removal of a protected 25" live oak tree for the purpose of creating access to proposed new parking lot. The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours or on the town's website at www.townofseabrookisland.org.

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

• **ONLINE:** <https://www.townofseabrookisland.org>

• **EMAIL:** Inewman@townofseabrookisland.org

• **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

Watch Live Stream Video:

The meeting will be live streamed on the town's YouTube channel beginning at 1:00 p.m. at <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

More information: For more information, please call (843) 768-9121.

AD# 2055542

Legal (843) 958-7392 Fax: (843) 937-5473

www.postandcourier.com

Attachment #21: 300' Address List

Owner	REGIME	C/O	Company	Street #	Street Name	Suite	City	State	Zip
N/A	Charles Towne Place	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite 1	Johns Island	SC	29455
N/A	Courtside I (1601 - 1632)	Leeann Miller	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
N/A	Courtside II (1633 - 1648)	Cuyler Applegate	Applegate Real Estate	5	Warren Street		Charleston	SC	29403
N/A	Fiddlers Cove I	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite 1	Johns Island	SC	29455
N/A	Fiddlers Cove II	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite 1	Johns Island	SC	29455
N/A	Golf Shore	Owen Gudridge	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
N/A	Heron Point	Cuyler Applegate	Applegate Real Estate	5	Warren Street		Charleston	SC	29403
N/A	Horseshoe Cove	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite 1	Johns Island	SC	29455
N/A	Live Oak	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite 1	Johns Island	SC	29455
N/A	Marsh Walk	Cameron Leyh	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
N/A	Racquet Club	Ashley Fitch	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
N/A	Shelter Cove	Ashley Fitch	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
WILKES RONALD W TRUST	N/A	N/A	N/A	2191	Seabrook Island Road		Seabrook Island	SC	29455
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION	N/A	N/A	N/A	1202	Landfall Way		Seabrook Island	SC	29455
GARMON JOHNNIE B II	N/A	N/A	N/A	514	Joslin Pointe Lane		Rock Hill	SC	29732
THE CLUB AT SEABROOK ISLAND	N/A	N/A	N/A	1002	Landfall Way		Seabrook Island	SC	29455
SIDEV LLC	N/A	N/A	N/A	7303	Three Chopt Road		Richmond	VA	23226

Attachment #22: Property Posting

PUBLIC HEARING

Rezoning Request From: _____ To: _____

Variance Request DSO Section: Mobile (see below)

Purpose: Mobile use of property for a private residence

Hearing Date: Monday, 11/22/2022 Time: 1:00

Location: Town Hall - 2001 Seabrook Island Road

More Information townofseabrookisland.org (843) 738-9122

Case # 184

PUBLIC HEARING

Rezoning Request Current: _____ Proposed: _____

Variance Request DSO Section: Multiple (see below)

Purpose: Variance From Sections 2.5.B.1.c (Fence Material), 2.5.B.1.g (Fence height), 4.3.B (Setback), 11.3.C.2.c.i (Park on LS Island), 11.3.C.1 (Bike Lanes), 11.5.B.3.d (Tree Removal) in association w/ new pickleball courts and new parking lot.

Hearing Date: NOVEMBER 22, 2023 **Time:** 1:00 P.M.

Location: Town Hall - 2001 Seabrook Island Road



More Information
townofseabrookisland.org
(843) 768-9121

Case #

184