

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
December 28, 2022 – 1:00 PM



Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
[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 179](#)
- **Email:** tnewman@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: September 6, 2022 *[Pages 3–6]*

PUBLIC HEARING ITEMS

1. Variance # 179 *[Pages 7–50]*

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

- VARIANCE REQUEST:**
- 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.

ITEMS FOR INFORMATION / DISCUSSION

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
September 6, 2022



MINUTES

CALL TO ORDER

Present: Fox, Pickney, Williams

Absent: Gorski, Leggett

Staff Present: Zoning Administrator Newman, Town Clerk/Treasurer Watkins

The meeting was called to order at 9:30AM.

ELECTION OF CHAIR AND VICE CHAIR

Mr. Pickney moved to appoint John Fox as Chair of the Board of Zoning Appeals; Mr. Williams seconded. All voted in favor.

Mr. Fox was appointed Chair of the Board of Zoning Appeals.

Mr. Pickney moved to appoint Bob Leggett as Vice Chair of the Board of Zoning Appeals; Mr. Williams second. All voted in favor.

Mr. Leggett was appointed Vice Chair of the Board of Zoning Appeals.

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: October 7th, 2021

Mr. Pickney noted some scrivener's errors for staff prior to posting. Ms. Watkins noted these errors will be corrected prior to posting the approved minutes.

Mr. Pickney moved to approve the previous meeting minutes of October 7th, 2021; Mr. Williams seconded. All voted in favor.

The previous meeting minutes of October 7th, 2021 were approved.

PUBLIC HEARING ITEMS

1. Variance #178

APPLICANT:	Bill Senst (Applicant) Frank Randazzo & Anna Moca (Owners)
ADDRESS:	2931 Deer Point Drive
TAX MAP NUMBER:	149-14-00-024

ZONING DISTRICT: R-SF2 (Residential Single Family)
CODE SECTION: § 10.5.A.1, Critical Area Setback
VARIANCE REQUEST: 1) To reduce the required 25' critical area setback to 22'-5 ¼" to allow for a staircase and elevator.
2) To reduce the required 25' critical area setback to 15'-2 ¼" to allow for a first-floor open deck, outdoor shower, and HVAC stand.

Zoning Administrator Newman presented the request made by Bill Senst, Frank Randazzo, and Anna Moca at 2931 Deer Point Drive for the following:

- 1) To reduce the required 25' critical area setback to 22'-5 ¼" to allow for a staircase and elevator.
- 2) To reduce the required 25' critical area setback to 15'-2 ¼" to allow for a first-floor open deck, outdoor shower, and HVAC stand.

Mr. Senst, applicant, summarized the request for the variance in two separate sections (stairs & open setback) and would like clarification on the open space rear requirements are within the new Development Standards Ordinance (DSO).

The Board clarified the square footage of the home.

Ms. Moca, owner, commented on the variance as the owner and would like to comply with the regulations of Seabrook Island.

Zoning Administrator Newman clarified the open setback encroachments to the open deck with regards to the current DSO as of July 1, 2022, and the previous DSO, and the definition of open space within the DSO.

Mr. Randazzo, owner, noted to the board that he is handicapped which is the need for the encroachment into the critical area with regards to the staircase and elevator. Mr. Randazzo added the open deck will add to the character of the home and fit within the character of the neighborhood.

The Board discussed with the applicant the type of disability the applicant has.

The Board discussed where the elevator and staircase are proposed on the property and how far it is from the garage.

Zoning Administrator Newman reviewed the review criteria the Board should consider when voting on the variance according to State Law and the new DSO.

Katrina Burrell, Director of Administration & Architectural Review at the Seabrook Island Property Owners Association (SIPOA), summarized the review process by SIPOA and added they reviewed the proposed variance and noted the applicants and owners would not need another review by SIPOA if the variance is approved.

The Board clarified the decks and which ones are open vs. covered.

Ms. Moca described the location of the lot with regards to Marsh Gate and how the proposal will go with the aesthetics of the community.

The Board discussed some of the public comments received from Old Forrest Road and asked the applicants if they discussed the variance with the neighboring properties.

Joan Carney, 2938 Deer Point Drive, questioned the type of materials being used under the proposed two decks. Mr. Senst clarified that the material that will be used will be pervious materials.

Leo Marien, 2927 Deer Point Drive, noted the owners that have requested the variance have not discussed what has been proposed, and summarized the photos he submitted for the board to consider.

The Board clarified the encroachment area and asked Zoning Administrator if this will add to water issues as described by the neighboring properties. Zoning Administrator Newman noted what staff takes into consideration when reviewing a variance.

Zoning Administrator Newman noted the section of the DSO with regards to the Town's regulations for the elevator.

Mr. Fox commented in approval on the request by the criterion set by State Law as follows:

- The proposed variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance.
- There are extraordinary and exceptional conditions to the property.
- The conditions do not generally apply to other properties in the vicinity
- The application of the ordinance to the property would effectively prohibit or unreasonably restrict the utilization of the property.

The Board discussed the criterion as set by State Law to see if the variance falls into the categories as specified by Mr. Fox.

John Lassiter, 2928 Deer Point Dr, clarified when he met with the applicants and the applicants did not attempt to discuss the proposal with the neighbors. Mr. Lassiter commented on the location on the placement of the elevator and discussions had with Zoning Administrator Newman. Mr. Lassiter further commented on the vacant lots on the street and the water levels along Deer Point Drive.

The Board had a discussion with Mr. Lassiter with regards to his comments.

Joan Carney clarified what the next steps of the variance process if this approved. Zoning Administrator Newman summarized the required steps if the variance is approved.

Mr. Senst responded to comments made by the audience and by members of the board.

Mr. Pickney moved to approve the variance; Mr. Williams seconded. All voted in favor.

The variance was approved.

Zoning Administrator Newman reviewed how the variance request is applicable to the criterion according to State Law and the new DSO, and the additional criterion as staff recommended.

Mr. Pickney moved to approve with the criteria with regards to staff recommendations and the State

criteria as noted by Mr. Fox previously in the meeting; Mr. Williams seconded. All voted in favor.

The criteria to the variance were approved.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of staff proposal to have regularly scheduled Board of Zoning Appeals meeting dates.

Zoning Administrator Newman noted with the new regulations of the DSO and proposed having a set meeting date on the 4th Wednesday of every month.

Mr. Pickney prior to leaving at 11:00AM that he was in favor of having a set meeting date.

Mr. Fox noted the previous procedures for the Board of Zoning Appeals with a second meeting with a site visit. Zoning Administrator Newman noted the process moving forward.

ADJOURN

Mr. Fox adjourned the meeting at 11:01AM.

Date: December 14th, 2022

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Application # 179 – 1701 Long Bend Drive
MEETING DATE: December 28, 2022

Variance Application #179	
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:	§ 2.5.B.1.c, Fence Material § 2.5.B.1.g, Fence Height
Purpose:	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.

Overview

The town has received a variance application (variance #179) from The Club at Seabrook Island (the “Applicant”). The Applicant is requesting two variances related to fence height and material in association with the construction of four new pickleball courts 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.

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 property is currently zoned RC, Recreation, and open-air recreation is an approved conditional use. Per DSO § 9.4.I.1 the condition associated with an unlighted athletic court is that

“unlighted athletic courts shall provide a level “B” 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, the 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 addition of the four pickleball courts and two bocce ball courts will not result in the need for any additional parking on site. Additionally, based on the plans provided with the submittal the Applicant is not proposing to remove any grand or heritage trees and the tree protection details outlined in the plans meet DSO requirements. Furthermore, there are no lot coverage requirements in the RC zoning district (*See Attachment 4, Plans*).

To allow for construction of the proposed 8’ tall chain link fencing surrounding the four proposed pickleball courts, the Applicant is requesting the following variances from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Fence Material	<p>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>Allow the use of chain link material for the construction of fencing associated with four proposed pickleball courts</p>
Fence Height	<p>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 (§ 2.5.B.1.g)</p>	<p>Allow the construction of 8’ tall fences to surround four proposed pickleball courts</p>

In their application, the Applicant is requesting relief from the DSO requirements related to fence height and material for the following reasons (*See Attachment 1, Variance Application*):

- a) The property is the only racquet sports facility for the Club of Seabrook Island. Currently there are 15 tennis courts and two pickleball courts which each have 10' tall black vinyl chain link fencing and black wind screens. Additionally, the tennis and pickleball industries recommend fence height for tennis and pickleball courts of 10' or 12', with 10' being the most common height. The applicant also notes that chain link fencing allows for air flow across all courts.
- b) There are no other properties in the vicinity of the subject property that have court facilities like those located at the Seabrook Island Racquet Club.
- c) The application of the maximum fence height of 6' and the inability to use chain link fence material with screens would unreasonably restrict the Applicant's ability to construct the courts to pickleball industry standards.
- d) The addition of the courts to the Racquet Club will not be a detriment to adjacent property owners as the proposed improvements match the existing property use and add opportunities for increased member activity.
- e) The adoption of the current Development Standards Ordinance by the Town of Seabrook Island, which does not address the height or materiality of pickleball & tennis industry standards, limits the ability of the Racquet Club to construct additional courts that meet industry standards. This hardship was not created by the Racquet Club.
- f) A variance for the height and material of the fence will not allow the property to be used more profitably but will allow the Racquet Club to provide additional facilities to members.

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 December 28, 2022. 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 faint, illegible stamp.

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. 13 - 16
2	Aerial Image	p. 17
3	Property Zoning Report & Dimensional Requirements	p. 18
4	Plans	p. 19 - 33
5	Site Photos	p. 34 - 42
6	Public Hearing Notice – Letter to Neighboring Property Owners	p. 43
7	Public Hearing Notice – Post & Courier Legal Ad	p. 44 - 46
8	Public Hearing Notice – Property Posting	p. 47
9	Public Hearing Notice – List of Neighboring Properties	p. 48
10	Public Hearing Notice – List of Property Management Companies	p. 49
11	Public Comment	p. 50



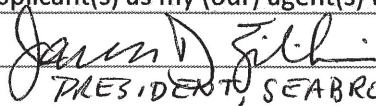
TOWN OF SEABROOK ISLAND
 2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

APPLICATION FOR VARIANCE
 Board of Zoning Appeals

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

1. PROPERTY INFORMATION				
Please provide information regarding the property which is subject to the variance request.				
Property Address	1701 Long Bend Drive			
Tax Map Number	1490100001	Block	Lot	
Lot Size (Square Feet)	6.88 Ac			
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)		Yes	<input checked="" type="checkbox"/>	No

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	John Fitzpatrick
Applicant Address	2890 Seabrook Island Road
Applicant Phone Number	620-762-3489
Applicant Email Address	jfitzpatrick@seabrookisland.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Head of Engineering

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) <u>NOT</u> the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	The Club at Seabrook Island		
Owner Mailing Address	1002 Landfall Way		
Owner Phone Number	843-768-2500		
Owner Email Address	mlaskowitz@seabrookisland.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	11/9/22
	PRESIDENT, SEABROOK ISLAND CLUB	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	
		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:

Construction of 4 pickleball courts, two bocce ball courts, concrete sidewalks, fire pit area with seating, associated landscape and irrigation

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): 2.5.B.1.c. and 2.5.B.1.g.

2) DSO Requirement(s):
2.5.B.1.c. - Chain link fence is prohibited
2.5.B.1.g. - Fence shall be no taller than 6'

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 property is the only racquet sports facility for the Club of Seabrook Island. Currently, 15 tennis courts and 2 pickleball courts have 10' tall black vinyl chain-link fence and black wind screens.
The tennis and pickleball industries recommend fence height for tennis and pickleball courts is **10' or 12'**, with 10' high being the most common height.
Chain link fence allows for air flow across the court. The black screen lessens the visibility of the chain link and allows for adequate ball visibility.

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

There is no other property in the vicinity with these existing court facilities.

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:

The application of a maximum fence height of four feet and inability to use chain link fence with screens would unreasonably restrict the property's courts to be constructed to tennis and pickleball industry standards.

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 addition of courts to the Racquet Club will not be a detriment to adjacent property owners as the proposed improvement match the existing property use and add opportunities for increased member activity.

- 5) The owner shall not be entitled to relief from a self-created or self-inflicted hardship. A claim of unnecessary hardship shall not be based on conditions created by the owner.

The adoption of the current DSO by the Town of Seabrook Island, which does not address the height or materiality of industry standards, limits the ability of the owner to add additional courts to meet those industry standards. This hardship was not created by the owner.

- 4) The fact that the property may be used more profitably, if a VARIANCE is granted, may not be considered grounds for a VARIANCE.

A variance for the height and material of the fence will not allow the property to be used more profitably but will allow the Club to provide additional facilities to existing members.

6. APPLICATION MATERIALS

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

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

CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in **unnecessary hardship**. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would

effectively prohibit or unreasonably restrict the utilization of the property; and

- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

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

Town of Seabrook Island

Property Zoning Report

13 Dec 2022



Parcels

Parcel ID: 149010001
 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

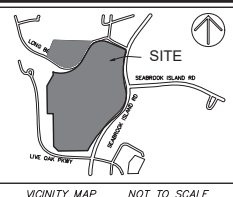
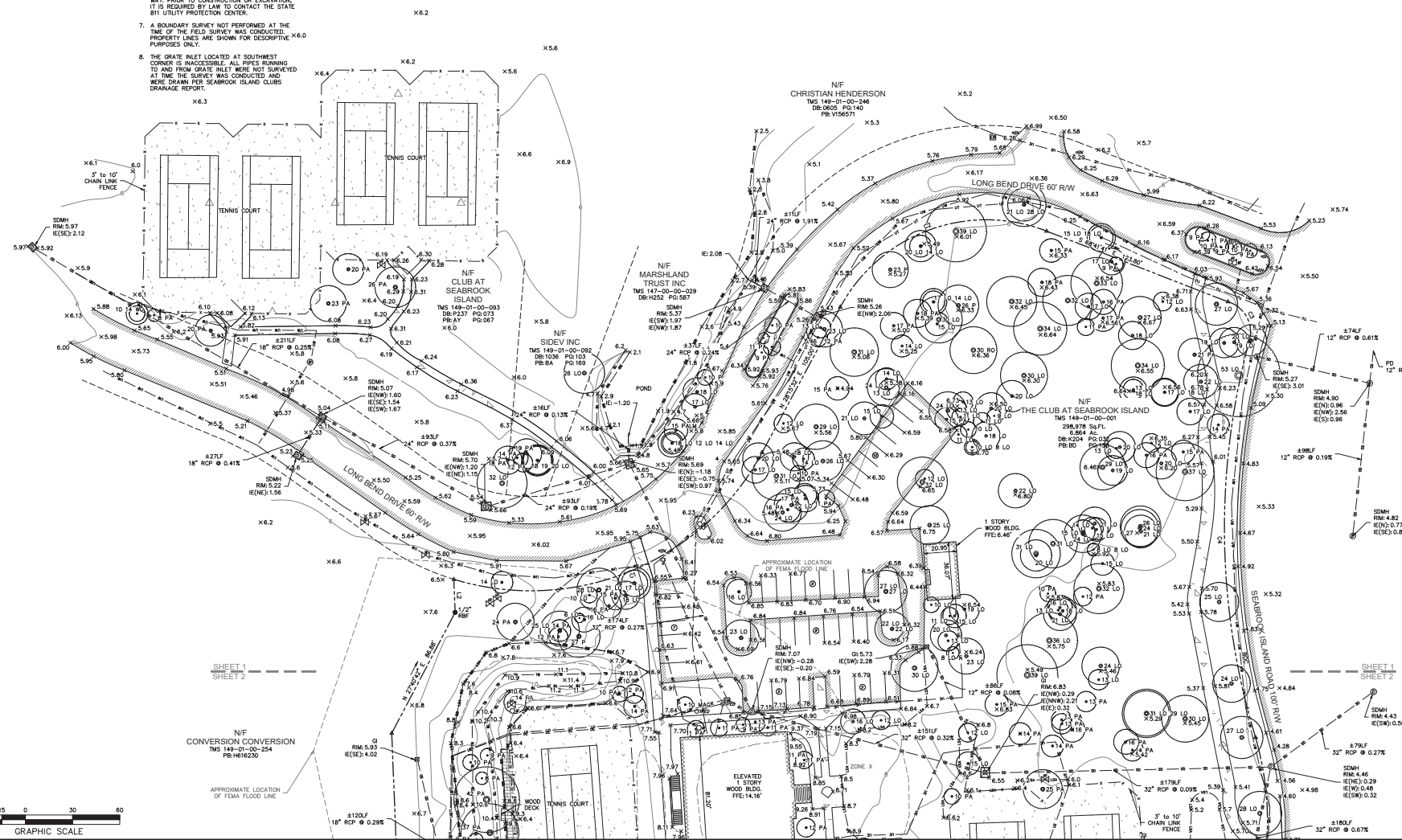
THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF SEABROOK ISLAND SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES 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.

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X & AE ELEVATION 9'-10", COMMUNITY 402056, MAP NUMBER 401007066, 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(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 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 ELECTRIC AND ADJUSTMENT 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 DERIVED 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.

SPOT ELEVATION	
LABEL	SPOT ELEVATION
1	5.9401M W 41.6
2	IN 5.9719 W 41.6

PIPE TABLE			
LABEL	SIZE	DEPTH	REMARKS
1	10" DIA	12"	CONCRETE
2	10" DIA	12"	CONCRETE
3	10" DIA	12"	CONCRETE
4	10" DIA	12"	CONCRETE
5	10" DIA	12"	CONCRETE
6	10" DIA	12"	CONCRETE
7	10" DIA	12"	CONCRETE
8	10" DIA	12"	CONCRETE
9	10" DIA	12"	CONCRETE
10	10" DIA	12"	CONCRETE
11	10" DIA	12"	CONCRETE
12	10" DIA	12"	CONCRETE
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100	10" DIA	12"	CONCRETE



- 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
 - ⊗ FINE 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 NOS. 149-01-00-003,
 149-01-00-092, & 149-00-00-029
 SEABROOK ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

SHEET 1 OF 2

ATLAS

SURVEYING, INC.

1017 BANKTON CIRCLE
 HANAHAN, SC 29410
 PHONE: (843) 573-7531
 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 THAT I DO NOT CONCEAL OR CHIEFEYS THE REQUIREMENTS AS SPECIFIED THEREIN.

COLIN J. BARBER
 S.C.P.E. License No. 40228
 NOT VALID UNLESS COMPLETED WITH SEAL



SHEET 1
 SHEET 2

SEABROOK ISLAND

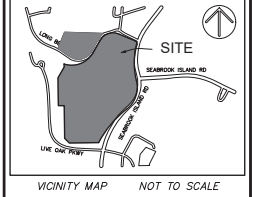
SHEET 1
SHEET 2

N/F
CONVERSION
TMS 149-01-00-254
PR:R616230

APPROXIMATE LOCATION
OF FEMA FLOOD LINE

ZONE AE
ELEV. 10'

ZONE AE
ELEV. 9'



VICINITY MAP NOT TO SCALE

LEGEND

- ▲ CALC POINT - CORNER NOT SET
- TP OPEN TOP PIPE
- RFB IRON REBAR FOUND
- RFBD IRON REBAR FOUND DISTURBED
- ×12.9 SPOT ELEVATION
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
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- ⊕ PVC POLYVINYL CHLORIDE PIPE
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- ⊕ WOOD
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- ⊕ UNDERGROUND ELECTRIC LINE
- ⊕ UNDERGROUND WATER LINE
- ⊕ UT UNDERGROUND TELEPHONE
- ⊕ UNDERGROUND DRAINAGE LINE
- ⊕ 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. 149-01-00-003,
149-01-00-092, & 149-00-00-029

SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

FIELD NO: LC
DRAWN BY: CJB
DATE: 09-12-2022
SCALE: AS SHOWN
PROJECT NO: DS-2204
REV: 100-1004

SHEET 2 OF 2

ATLAS
SURVEYING, INC.

1017 BANKTON CIRCLE
HANAHAN, SC 29410
PHONE: (843) 575-7831
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 AND
PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA,
AND NO OTHER CHANGES OR DEVIATIONS FROM THE
SPECIFIED THEREIN.

COLIN J. BEARDEN
S.C.P.E., No. 46026
NOT VALID UNLESS DUMPED WITH SEAL

- NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X & AE ELEVATION 9-10', COMMUNITY 450056. MAP NUMBER 450056R, 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 HEREIN ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES, ALONG WITH ELECTRIC AND ACoustical 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 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 FOR SEABROOK ISLAND CLUBS DRAINAGE REPORT.

N/F
TINA BEATTY
TMS 149-01-00-078
DR:DSH PG:146
PR:AV PG:166

LINE TABLE	
LABEL	BEARING DISTANCE
L2	N 02°19'18" W 21.05'

LABEL	RADIUS	ARC LENGTH	BEARING	DELTA
L1	10.00'	10.00'	0°00'00"	0°00'00"
L2	10.00'	10.00'	112°29'00"	112°29'00"
L3	10.00'	10.00'	112°29'00"	112°29'00"
L4	10.00'	10.00'	112°29'00"	112°29'00"
L5	10.00'	10.00'	112°29'00"	112°29'00"
L6	10.00'	10.00'	112°29'00"	112°29'00"



GRAPHIC SCALE





















PUBLIC HEARING NOTICE

TO: Neighboring Property Owners & Property Management Companies
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Request for 1701 Long Bend Drive (Variance #179)
DATE: November 18, 2022

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 request is to:

- **1) A VARIANCE FROM DSO SECTION 2.5.B.1.C, FENCE MATERIAL, TO ALLOW THE USE OF CHAIN LINK MATERIAL FOR THE CONSTRUCTION OF FENCING ASSOCIATED WITH FOUR PROPOSED PICKLEBALL COURTS, 2) A VARIANCE FROM DSO SECTION 2.5.B.1.G, FENCE HEIGHT, TO ALLOW THE CONSTRUCTION OF 10' TALL FENCES TO SURROUND FOUR PROPOSED PICKLEBALL COURTS**

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 December 28, 2022
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

AFFIDAVIT
OF PUBLICATION

The Post and Courier

State of South Carolina
County of Charleston

Personally appeared before me
The undersigned advertising Clerk of the
Above indicated newspaper published
In the City of Charleston, County and
State aforesaid, who, being duly sworn,
Says that the advertisement of

_____ (copy attached)

appeared in the issue of said newspaper
on the following day(s):

11/25/22

Subscribed and sworn to

Before me this 25th day
Of November

A.D. 2022

Maryrie Shaw
Advertising Clerk

Notary Public, SC
My Commission expires May 24, 2028

Virginia S. Mix



Gay club owner: Shooting comes amid a new 'type of hate'

BY JESSE BEDAY
Associated Press

COLORADO SPRINGS, COLO.—The owner of the Colorado Springs gay nightclub where a shooter turned a drag queen's birthday celebration into a massacre said he thinks the shooting that killed five people and injured 17 others is a reflection of anti-LGBTQ sentiment that has evolved from prejudice to incitement.

Nic Grzecka's voice was tinged with exhaustion as he spoke with The Associated Press on Wednesday night in some of his first comments since Saturday night's attack at Club Q, a venue Grzecka helped build into an enclave that sustained the LGBTQ community in conservative-leaning Colorado Springs.

Authorities haven't said why the suspect opened fire at the club before being subdued into submission by patrol, but they are facing hate-crime charges. The suspect, Anderson Lee Aldrich, 22, has not entered a plea or spoken about the incident.

Grzecka said he believes the targeting of a drag queen event is connected to the act form being cast in a false light in recent months by right-wing activists and politicians who complain about the "sexualization" or "grooming" of children. Even though general acceptance of the LGBTQ community has grown, this new dynamic has fostered a dangerous climate.

"It's different to walk down the street holding my boyfriend's hand and getting spit at (as opposed to) a politician relating a drag queen to a groomer of their children," Grzecka said. "I would rather be spit on in the street than the hate get as bad as where we are today."

Earlier this year, Florida's Republican-dominated legislature passed a bill barring teachers from discussing gender identity or sexual orientation with younger students. A month later, references to "pedophiles" and "grooming" in relation to LGBTQ people rose 400%, according to a report by the Human Rights Campaign.



Nic Grzecka (right), co-owner of Club Q, hugs a supporter after a 25-foot historic pride flag was unfurled Nov. 23 to cover the exterior of City Hall to mark the weekend mass shooting at the gay nightclub in Colorado Springs, Colo.

"Lying about our community, and making them into something they are not, creates a different type of hate," said Grzecka.

Grzecka, who started mopping floors and bartending at Club Q in 2003 a year after it opened, said he hopes to channel his grief and anger into figuring out how to rebuild the support system for

Colorado Springs' LGBTQ community that only Club Q had provided.

City and state officials have offered support and President Joe Biden and First Lady Jill Biden reached out to Grzecka and co-owner Matthew Haynes on Thursday to offer condolences and reiterate their support for the community as well as their commit-

ment to fighting back against hate and gun violence.

Grzecka said Club Q opened after the only other gay bar in Colorado Springs at that time shuttered. He described that era as an evolution of gay bars. Decades ago, dingy, hole-in-the-wall gay venues were meant largely for finding a hookup or date, said Grzecka. But he said once the internet offered anonymous ways to find love online, the bars transitioned into well-lit, clean non-smoking spaces to hang out with friends. Club Q was at the vanguard of that transition.

Once he became co-owner in 2014, Grzecka helped mold Club Q into not merely a nightlife venue but a community center—a platform to create a "chosen family" for LGBTQ people, especially for those estranged from their birth family. Drag queen bingo nights, friendsgiving and Christmas dinners, birthday celebrations became staples of Club Q which was open 365 days a year.

In the aftermath of the shooting, with that commu-

nity center having been torn away, Grzecka and other community leaders said they are channeling grief and anger into reconstructing the support structure that only Club Q had offered.

"When that system goes away, you realize how much more the bar was really providing," said Justin Burn, an organizer with Pikes Peak Pride. "Those that may or may not have been a part of the Club Q family, where do they go?"

Burn said the shooting pulled back a curtain on a broader lack of resources for LGBTQ adults in Colorado Springs. Burn, Grzecka and others are working with national organizations to do an assessment of the community's need as they develop a blueprint to offer a robust support network.

Grzecka is looking to rebuild the "loving culture" and necessary support to "make sure that this tragedy is turned into the best thing it can be for the city."

"Everybody needs community," he said.

Ex-Iranian soccer player arrested amid World Cup scrutiny

Associated Press

Iran arrested a prominent former member of its national soccer team on Thursday over his criticism of the government as authorities grapple with nationwide protests that have cast a shadow over its competition at the World Cup.

The semi-official Pars and Tasnim news agencies reported that Voria Ghafoori was arrested for "insulting the national soccer team and propagandizing against the government."

Ghafoori, who was not chosen to go to the World Cup, has been an outspoken critic of Iranian authorities throughout his career. He objected to a longstanding ban on women spectators at men's soccer matches as well as Iran's confrontational foreign policy, which has led to crippling Western sanctions.

More recently, he expressed sympathy for the family of a 22-year-old woman whose death while in the custody of Iran's morality police ignited the latest protests. In recent days he also called for an end to a violent crackdown on protests in Iran's western

Kurdistan region.

The reports of his arrest came ahead of Friday's World Cup match between Iran and Wales. At Iran's opening match, a 2-1 loss to England, the members of the Iranian national team declined to sing along to their national anthem and some fans expressed support for the protests.

The protests were ignited by the Sept. 16 death of Mahsa Amini, a Kurdish woman arrested by the morality police in the capital, Tehran. They rapidly escalated into nationwide demonstrations calling for the overthrow of the Islamic Republic. The western Kurdish region of the country, where both Amini and Ghafoori are from, has been the epicenter of the protests. Shops were closed in the region on Thursday following calls for a general strike.

Iranian officials have not said whether Ghafoori's activism was a factor in not choosing him for the national team. He plays for the Khuzestan Foolad team in the southwestern city of Ahvaz. The club's chairman, Hamidreza Garshabi, resigned later on Thursday,



Voria Ghafoori (right), then an Iranian national soccer team player, fights for the ball during an AFC Asian Cup soccer match at the Al Maktoum Stadium in Dubai, United Arab Emirates, on Jan. 16, 2019.

and to create an independent fact-finding mission to investigate alleged abuses, particularly those committed against women and children.

Authorities have blamed the unrest on hostile foreign powers, without providing evidence, and say separatists and other armed groups have attacked security forces. Human Rights Activists in Iran says at least 57 security personnel have been killed, while state media have reported a higher toll.

At least 42 protesters have been killed and more than 18,000 detained since the start of the unrest, according to Human Rights Activists in Iran, a group that has been monitoring the protests.

The U.N. Human Rights Council voted Thursday to condemn the crackdown

Witness: Va. store shooter seemed to target certain people

Associated Press

CHESAPEAKE, VA.—The Walmart supervisor who shot and killed six co-workers in Virginia seemed to target people and fired at some victims after they were already hit and appeared to be dead, said a witness who was present when the shooting started, Jessica Wilczewski said that workers were gathered in a store break room to begin their overnight shift late Tuesday when team leader Andre Bing entered and opened fire with a handgun. While another witness has described Bing as shooting wildly, Wilczewski said she observed him target certain people.

"The way he was acting—he was going hunting," Wilczewski said Thursday. "The way he was looking at people's faces and the way he held what he did, he was picking people out."

She said that she observed him shoot at people who were already on the ground.

"What I do know is that he made sure who he wanted dead, was dead," she said. "He went back and shot dead bodies that were already dead. To make sure."

Wilczewski said she had only worked at the store for five days and didn't know who Bing got along with or had problems with. She said the fact that she was a new employee may have been why he spared her.

She said that after the shooting started, a co-worker sitting next to her pulled her under the table to hide. She said that at one point, Bing told her to get out from under the table. But when he saw who she was, he told her, "jesse, go home." She said she slowly got up and then ran out of the store.

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 December 28, 2022, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the Board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:

APPLICATION # 179

APPLICANT: The Club at Seabrook Island

ADDRESS: 1701 Long Bend Drive

TAX MAP NUMBER: 149-01-00-01

ZONING DISTRICT: RC (Recreation)

CODE SECTION: §2.5.B.1.c (Fence Material) & §2.5.B.1.g

(Fence Height)

VARIANCE REQUEST: 1) a variance from DSO Section 2.5.B.1.c, Fence Material, to allow the use of chain link material for the construction of fencing associated with four proposed pickleball courts, 2) a variance from DSO Section 2.5.B.1.g, Fence Height, to allow the construction of 10' tall fences to surround four proposed pickleball courts.

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:** tnewman@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.

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



Parcel ID	Owner	Owner	Street Number	PROP_ST_NAME	Street Type	City	State
1470000037	WILKES RONALD W TRUST	WILKES VANIA C TRUST	2191	SEABROOK ISLAND	RD	SEABROOK ISLAND	SC
1470000035	SEABROOK ISLAND PROPERTY OWNERS	ASSOCIATION	0	SEABROOK ISLAND	RD	SEABROOK ISLAND	SC
1490100012	FIDDLERS COVE OWNERS ASSOCIATION		0	LIVE OAK PK		SEABROOK ISLAND	SC
1490100055	SHELTER COVE VILLAS OWNERS	ASSOCIATION	0	LIVE OAK PK		SEABROOK ISLAND	SC
1490100250	FIDDLERS COVE II TOWNHOUSE	OWNERS ASSOCIATION	1737	LIVE OAK PK		SEABROOK ISLAND	SC
1470200079	GARMON JOHNNIE B II		2240	BOHICKET CREEK	PL	SEABROOK ISLAND	SC
1490100093	CLUB AT SEABROOK ISLAND INC THE		0	LONG BEND	DR	SEABROOK ISLAND	SC
1490100001	THE CLUB AT SEABROOK ISLAND		1701	LONG BEND	DR	SEABROOK ISLAND	SC
1490100168	CHARLES TOWNE PLACE HOA INC		0	SEABROOK ISLAND	RD	SEABROOK ISLAND	SC
1470000022	THE CLUB AT SEABROOK ISLAND		2313	SEABROOK ISLAND	RD	SEABROOK ISLAND	SC
1490100092	SIDEV LLC		0	MARSHWALK ACE	TR	SEABROOK ISLAND	SC

REGIME	C/O	Company	Street #	Street Name	Suite	City	State	Zip
Charles Towne Place	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite I	Johns Island	SC	29455
Courtside I (1601 - 1632)	Leeann Miller	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
Courtside II (1633 - 1648)	Cuyler Applegate	Applegate Real Estate	5	Warren Street		Charleston	SC	29403
Fiddlers Cove I	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite I	Johns Island	SC	29455
Fiddlers Cove II	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite I	Johns Island	SC	29455
Golf Shore	Owen Gudridge	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
Heron Point	Cuyler Applegate	Applegate Real Estate	5	Warren Street		Charleston	SC	29403
Horseshoe Cove	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite I	Johns Island	SC	29455
Live Oak	Kristin Mizzell	Reliable Home Management	3714	Betsy Kerrison Pkwy.	Suite I	Johns Island	SC	29455
Marsh Walk	Cameron Leyh	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
Racquet Club	Ashley Fitch	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403
Shelter Cove	Ashley Fitch	Ravenel Associates	960	Morrison Drive	Suite 100	Charleston	SC	29403

From: [Milum Livesay](#)
To: [Tyler Newman](#)
Cc: psn1001aol.com
Subject: Comment on Zoning Variance Submitted by Seabrook Island Club (#179)
Date: Thursday, December 1, 2022 8:44:57 AM

Dear Mr. Newman:

We strongly support the zoning variance (#179) of the TOSI Development Standards Ordinance (DSO) submitted by The Club at Seabrook Island to add the proposed chain link fencing for the planned expansion of pickleball courts. The proposed fencing have the precedent of the existing fencing on numerous other tennis and pickleball courts at the Seabrook Racquet Club. We are residents of Seabrook Island, live in close proximity to the racquet club, Club members, and frequent users of the Racquet Club facilities, in addition to biking and walking along that stretch of Seabrook Island Road. We view the expanded facilities and required fencing as positive impacts for Seabrook Island residents quality of life.

Thank you,

Milum Livesay and Pam Nelson
1704 Live Oak Park
Seabrook Island, SC 29455
804-335-4571