

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

November 7, 2018 – 1:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **Comprehensive Plan Work Session: October 3, 2018** [Page 3]
2. **Regular Meeting: October 3, 2018** [Pages 4–13]

PRESENTATIONS

1. **Seabrook Island Road Conceptual Entry Plan** [Page 14]

Keane McLaughlin, PLA, AICP
Planning Department Manager, ESP Associates Inc.

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. **Architectural Review: Bohicket Marina Village** [Pages 15–24]

Request from Stafford Construction Co., submitted on behalf of the Bohicket Marina Village HOA, to review and approve exterior modifications to Buildings 2, 3, 5 and 7

2. **Commercial Site Plan Review: Seabrook Island Club Comfort Station** [Pages 25–32]

Request from the Club at Seabrook Island to review and approve a proposed comfort station at the Seabrook Island Golf Club

3. **Commercial Site Plan Review: Seabrook Island Club Parking Expansion** [Pages 33–59]

Request from the Club at Seabrook Island to review and approve a proposed 53-space parking lot expansion adjacent to the Clubhouse at 3771 Seabrook Island Road

4. Text Amendment: Administration & Appeals (Variances)

[Pages 60–65]

An ordinance amending the Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 19, Administration and Appeals; Section 19.30.20, Variances; so as to amend the application, notification and review procedures for variance applications

5. Text Amendment: Amendments to DSO & Zoning Map (Public Notice)

[Pages 66–69]

An ordinance amending the Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 20, Amendments to the Ordinance and Map; Section 20.70, Public Notice; so as to amend the public notice requirements for amendments to the Development Standards Ordinance and Official District Map of the town

6. Text Amendment: OCRM Critical Line Surveys

[Pages 70–72]

An ordinance amending the Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 7, Lot and Building Requirements; Section 7.60, Minimum Setbacks; Subsections 7.60.10.30 and 7.60.10.31, Lots Subject to the OCRM Critical Line; so as to increase the validity of a SCDHEC-OCRM critical line certification from three years to five years

ITEMS FOR INFORMATION / DISCUSSION

1. Status of Kiawah Senior Living Project Encroachment Permit

[Pages 73–77]

COMPREHENSIVE PLAN WORK SESSION

1. Review of Changes from October 3, 2018 meeting

- a. Population
- b. Housing

2. Review & Discussion of Comprehensive Plan Elements

- a. Cultural Resources
- b. Economic Development
- c. Community Facilities
- d. Natural Resources

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

October 3, 2018 – 10:00 AM

Town Hall, Conference Room
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Ken Otstot, Wayne Billian (arrived at 10:15 AM), Cathy Patterson (arrived 11:07 AM), Joe Cronin (Town Administrator)

Absent: Lori Leary

Guests: Dan Frazier (Charleston County), Robin Lewis (Charleston County)

Chairman Driscoll called the meeting to order at 10:00 AM and welcomed everyone in attendance.

COMPREHENSIVE PLAN WORK SESSION

- 1. Review of Public Input Progress:** Mr. Dan Frazier from Charleston County reviewed the results of the community survey with members of the Planning Commission. Mr. Frazier also provided a summary of the stakeholder meetings which were held in August.
- 2. Review and Discussion of Comprehensive Plan Elements:** Members of the Planning Commission, town staff and county staff reviewed and provided comments on draft sections for the Population and Housing elements.

County staff will incorporate all comments and suggestions into an updated version of these elements. The updated versions will be reviewed and discussed during the November work session.
- 3. Review of Updated Project Schedule:** Mr. Frazier provided members of the Planning Commission with an updated version of the project schedule. He stated that the next work session will include four topics in an effort to get the project back on schedule.

There being no further business, the meeting was adjourned at approximately 12:40 pm.

Minutes Approved:


Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

October 3, 2018 – 1:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Ken Otstot, Wayne Billian, Cathy Patterson, Joe Cronin (Town Administrator)

Absent: Lori Leary

Guests: Ron Ciancio (Mayor), Stephen Brown (Town Attorney), Stephanie Tillerson (Kiawah Island Town Administrator), John Taylor (Kiawah Island Planning Director), Heather Paton (SIPOA), Ray Pantlik (Atlantic Partners II, LLC), Richard Ackerman (Big Rock Partners, LLC), Sean Nealon (Big Rock Partners, LLC), Jordan Phillips (Atlantic Partners II, LLC), Tony Woody (Thomas & Hutton), Paul Ford (Reveer Group), and approximately 25 residents and observers

Chairman Driscoll called the meeting to order at 1:30 pm and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **Special Called Meeting: September 26, 2018:** Ms. Patterson noted one correction in the minutes. Mr. Otstot made a motion to approve the minutes, with the correction noted by Ms. Patterson. Mr. Billian seconded the motion. The motion was approved by a vote of 4-0.

OLD BUSINESS ITEMS

1. **Encroachment Permit Request: Kiawah Senior Living Facility:** Chairman Driscoll began the discussion by providing an overview of the process for reviewing and voting upon this request. Town Administrator Cronin then gave a brief overview of the current plans for the proposed driveway, including the installation of a left-turn lane and other modifications, as revised following the August meeting. Chairman Driscoll asked Town Administrator Cronin to display a map of Seabrook Island Road on the screen. Town Administrator Cronin displayed the map and highlighted the subject property, as well as neighboring properties and current property owners. Ms. Patterson asked which of the properties on Seabrook Island Road could still be developed. Town Administrator Cronin responded by pointing out which properties on the map were still developable, as well as the current zoning designation for each parcel.

Chairman Driscoll then provided a brief overview of the history of Seabrook Island Road, as well as the Planning Commission's role under the town's ordinance for reviewing and deciding requests for encroachment permits. Chairman Driscoll stated that the Planning Commission may approve the request as submitted, approve with conditions, or deny the request, although he anticipated that the vote today would be to approve the request with conditions, or to deny the request. He stated that if the applicants disagreed with the Planning Commission's decision, they may appeal the decision to Town Council for de novo review. Chairman Driscoll then recognized representatives from the applicant, Atlantic Partners II, LLC, and asked if there were any additional comments they wished to share.

Mr. Ray Pantlik spoke on behalf of the applicant. Mr. Pantlik observed that he has never seen a road project more thoroughly or appropriately reviewed. He stated that this has been a collaborative process between the town and the applicant, and while he didn't know the fate of the request, he was happy with where the project has ended up. He closed by reminding members that Kiawah Partners, which owns Atlantic Partners II, LLC, has been a good neighbor, and has worked with the town on issues such as the relocation of Captain Sams inlet, as well as providing easements for road and drainage work on Seabrook Island Road.

Chairman Driscoll asked Mr. Pantlik if he had any additional information to provide to the Commission. Mr. Pantlik responded that he did not but was available to answer any questions the Commission may have.

Chairman Driscoll asked if anyone could answer questions regarding the construction plans outlined in the Balfour Beatty report. Chairman Driscoll then asked the purpose of the Balfour Beatty report. Mr. Pantlik responded that the Planning Commission had requested a construction access plan at the first meeting in July, and the Balfour Beatty report constituted that plan. Mr. Richard Ackerman of Big Rock Partners added that the Balfour Beatty report outlined the construction staging plans for the project and was prepared for the Planning Commission's benefit.

Chairman Driscoll noted that the Balfour Beatty plan called for 30-31 months of construction activity. He asked if all construction traffic was proposed to enter and exit the site from Seabrook Island Road. Mr. Ackerman responded in the affirmative, adding that construction traffic would not use the new access point until after the widening was completed and the left-turn lane was installed. Mr. Ackerman also confirmed an anticipated project schedule of 30-31 months.

Chairman Driscoll asked if the Balfour Beatty report was correct when it showed as many as 25 dump trucks per day. Mr. Ackerman responded in the affirmative. Chairman Driscoll stated that if these were assumed to be round trips, then it would be as many as 50 trips per day on Seabrook Island Road and across the bike path. Mr. Ackerman again responded in the affirmative, adding that these dump trucks were necessary to get fill dirt to the site.

Chairman Driscoll noted that an earlier version of the Balfour Beatty report showed no construction traffic on Seabrook Island Road. He asked why this was changed. Mr. Ackerman

responded that the original plans did not call for a left turn lane into the site, and that once the left turn was added, it became more appropriate as a construction access point.

Chairman Driscoll stated that construction traffic was not limited to dump trucks but would also include concrete trucks and other heavy equipment during the 30-31 months of construction. Mr. Ackerman responded that Balfour Beatty was one of the largest commercial contractors in the country. He stated that the access point would be manned for safety purposes, and that construction activity would be highly organized. He added that Big Rock would prefer not to bring in fill, but that it would be required for anyone building on the site.

Chairman Driscoll noted that Milestone #7 in the report would have the largest number of workers on the site. He asked if all workers would be using Seabrook Island Road to access the site. Mr. Ackerman responded that they would.

Chairman Driscoll asked what types of deliveries would be made to the facility once it was up and running, as well as their frequency. Mr. Sean Nealon of Big Rock Partners responded that he would anticipate 1-2 food truck deliveries per week, approximately 2 supply trucks per month, and regular UPS and FedEx deliveries. He added that laundry would be done on site.

Chairman Driscoll stated that the applicants were anticipating 100 employees at the facility. He asked if this would be during a typical 24-hour period. Mr. Nealon responded that while there would be 100 employees, not all would be full-time, and not all 100 would be present every day. Chairman Driscoll asked if all nursing, kitchen, custodial and maintenance staff would be using the proposed access point. Mr. Nealon responded in the affirmative.

Chairman Driscoll asked if the residents of the 200 units, as well as all visitors to and from the facility, would be going in and out of the proposed access point. Mr. Nealon responded in the affirmative. Mr. Ackerman noted that the traffic study prepared by Thomas and Hutton took all of these factors into account. He added that while there will be traffic generated by the project, senior housing will have the lowest possible impact to the road, other than the property remaining vacant.

Chairman Driscoll asked if emergency medical services would be performed on site. Mr. Ackerman responded that the facility is not a hospital, and that emergency services would be no different here than if someone gets sick in their home. He added that the impact of the facility will be minimal compared to what is already here in Seabrook and Kiawah Islands.

Chairman Driscoll asked if anyone was present from Thomas and Hutton. Mr. Tony Woody of Thomas and Hutton stepped toward the podium. Chairman Driscoll asked how many versions of the traffic impact analysis has been completed. Mr. Woody responded that there were at least two, and that the most recent version included a review of the traffic impact if a second access point was not provided on Seabrook Island Road.

Chairman Driscoll noted that the original traffic study determined that no left turn lane was warranted. He asked if that was still the case. Mr. Woody responded in the affirmative. He

added that ITE data did not show that current and projected volumes would warrant a left turn lane because there would be sufficient gaps to allow turns and avoid back-ups.

Chairman Driscoll asked if the traffic study examined the impact of construction traffic on Seabrook Island Road. Mr. Woody responded that it did not. He added that no one had asked for that type of review, and therefore, none was conducted.

Chairman Driscoll asked Mr. Woody what his area of expertise was. Mr. Woody responded that he has spent 28 years with Thomas and Hutton and 2 years with another firm. While his background was in hydrology and hydraulics, rather than traffic, he stated that Thomas and Hutton is a firm with a group of professionals from diverse areas of expertise.

Chairman Driscoll asked Mr. Woody what he thought the impact of 25 additional dump trucks per day would be on Seabrook Island Road. Mr. Woody responded that even one additional vehicle adds "traffic" to the road. In the context of daily volumes, he estimated that it may be one dump truck every 10 minutes. He added that incoming trucks would use the new left turn lane, which would mitigate the delay for any inbound traffic to Seabrook Island.

The meeting paused for a moment as cell phones in council chambers began chiming with a scheduled test of the Presidential Alert System at 2:18 pm.

Mr. Otstot responded that the left turn lane will help with inbound traffic but would not help with outbound traffic. He asked why some construction traffic couldn't use Freshfields to access and leave the site. Mr. Woody reiterated that the study showed sufficient gaps to make a right turn onto Seabrook Island Road.

Ms. Patterson asked where the flagmen would be located during construction, and whether they would be in a location where traffic on both the road and bike path would be visible. Mr. Pantlik responded that the Balfour Beatty report has always included dedicated flagmen during the construction phase, and that bike and pedestrian safety would be maintained on the pathway.

Mr. Otstot asked if the applicant knew how many people used the pathway. Mr. Woody responded that a study identified up to 240 users in a 12-hour period. Chairman Driscoll stated that this would be addressed momentarily.

Mr. Billian stated that there was no mention of how mud would be removed from construction traffic prior to turning onto Seabrook Island Road. Mr. Woody responded that the Stormwater Pollution Prevention Plan (SWPPP) requires the use of special measures at the construction exit to discharge soil from vehicles and equipment before entering the roadway. He added that stone would be installed on site for parking and equipment in an effort to minimize mud and silt. Thomas and Hutton addressed this issue on the stormwater plan, and the site will be inspected weekly for compliance.

Chairman Driscoll asked the applicants if they had any additional information to present. Mr. Pantlik responded that they did not.

Chairman Driscoll then called on Heather Paton from SIPOA to discuss usage of the bike and pedestrian pathway. Ms. Paton stated that SIPOA maintains a camera near the gatehouse. SIPOA staff reviewed footage from June 17th, July 1st and August 1st, between the hours of 7:00 am and 7:00 pm, to determine the number of daily pedestrian and bicycle trips. SIPOA staff counted 196 users per day in June, 227 per day in July and 166 per day in August. Using an average of this data, SIPOA estimated 196 trips per day, or approximately 5,900 trips per month during the peak season. A review of an additional day in September (after Hurricane Florence) identified 156 trips, which was only 10 fewer than August. Ms. Paton noted that while these figures were not totally scientific, they did provide a reasonable estimate of usage. Mr. Otstot noted that with that many people, the flagmen will be busy.

Chairman Driscoll then called on Paul Ford from the Reveer Group. Mr. Ford stated that he has been an engineer for more than 20 years, and that he and his company were hired by the town to conduct an impartial, third-party review of the proposed encroachment permit plans. Mr. Ford said that Reveer reviewed the revised plans for proper geometry, traffic safety, bike and pedestrian safety, stormwater and utility impact. He stated that the applicants have addressed all of his original comments from the August meeting, and he was satisfied with the engineered drawings for access at this location, although he added that this should *not* be taken as an opinion that access *should* go in this location.

Chairman Driscoll asked Mr. Ford what is meant by the term “geometry.” Mr. Ford responded that geometry includes issues such as whether the lanes are wide enough, whether the turn radii are sufficient, and whether there is adequate separation, storage and tapers.

Chairman Driscoll noted that the updated report from Reveer stated that the current design is “acceptable.” He stated that this sounded begrudging and asked for an explanation of what that means. Mr. Ford responded that the applicants had addressed his earlier comments based on the highway design manual. He stated the term “acceptable” was meant to convey that he did not have any further comments or revisions. He said other terms such as “satisfactory,” “fine” or “appropriate” could also have been used.

Ms. Patterson asked for a clarification of the term “appears acceptable.” Mr. Ford responded that he did not run a full simulation the revised drawing, so he could not say definitively that the concerns were addressed. However, he viewed both designs side by side, and the revised design appeared to address his concerns.

Chairman Driscoll noted that the Reveer Group had previously critiqued designs for the bike and pedestrian pathway. He asked if Mr. Ford had any comments on the revised plans. Mr. Ford responded that he liked the revised design. He added that his comments had been addressed, that the design was purposeful in causing pedestrians and cyclists to slow down as they approach the intersection and would be less abrupt than the original plans. Chairman Driscoll asked if the revised design was acceptable for safety purposes. Mr. Ford responded in the affirmative.

Chairman Driscoll asked Mr. Ford for his opinion on the trees and sight distances. Mr. Ford responded that the initial review recommended the removal of additional trees for sight

clearance purposes. He stated that some of these trees were right on the edge, and an argument could be made either way.

Ms. Patterson asked for clarification on the comment regarding trees number 4 and 8. Mr. Ford responded that these two trees were right on the edge, and there could be a situation with a car going out and a truck going in where visibility at the stop bar may become an issue. It is a small percentage, but a possibility nonetheless.

Ms. Patterson inquired about Mr. Ford's finding that traffic would not be significantly impacted either way if the request was approved or denied. Mr. Ford responded that if the request is approved, the delay on Seabrook Island Road will be increased by 5 seconds (24 seconds to 29 seconds), and the Level of Service (LOS) will also increase from LOS C to LOS D. He added that if the request is denied, the LOS on Seabrook Island Road will still increase from LOS C to LOS D, but the delay will increase by only 1 second (24 seconds to 25 seconds). Denial of the request will also impact Betsy Kerrison Parkway and the traffic circle. Mr. Ford added that the proposed use is not a significant traffic generator compared to other uses, and that the difference between the two options was not significant. He added that not having an additional driveway will move traffic to other locations, and in this case, that would be onto Betsy Kerrison Parkway. Mr. Woody stated that having a second access on Seabrook Island Road would allow incoming traffic to use the bypass lane at the traffic circle. If this traffic was forced to use the circle, then all incoming and outgoing traffic would be forced into the roundabout.

Mr. Patterson asked if the traffic impact was so small, why it should matter. She added that Seabrook Island has only one road, whereas Freshfields already has two points of access. Mr. Woody responded that the left-turn lane was intended to eliminate back ups on Seabrook Island Road. Mr. Ford stated that while a turn lane wasn't warranted based on traffic volumes, it would be beneficial to traffic flows on Seabrook Island Road.

Chairman Driscoll asked if all traffic was forced to use the circle, would the circle still operate at an acceptable level of service? Mr. Woody responded in the affirmative.

Hearing no further questions, Chairman Driscoll opened the floor to public comments.

Mr. Paul Beratti asked the applicant what the connection was between this project and the relocation of Captain Sams inlet. Chairman Driscoll reminded Mr. Beratti that the purpose of this hearing is to provide comments to the Planning Commission and not to question the applicants. Chairman Driscoll then stated that the two issues were not related. Mr. Beratti then argued that if the project will not create a significant traffic impact, then traffic should go through Freshfields.

Mr. Paul Giordano stated that his primary concern was safety, as left turns are more dangerous than right turns. He offered a recent accident at Kiawah River Estates as an example of the danger related to left turning traffic. He stated that the traffic circle was designed to eliminate left turns, and that a safer route already exists through Freshfields. He added that UPS routes its drivers so that they take as few left turns as possible. Lastly, he

recommended that the Planning Commission include a condition that only passenger vehicles, and not construction traffic, be allowed to use the new access point.

Mr. Jamie Geiger stated that he is a former research biologist with USFWS. He expressed concern about construction traffic on Seabrook Island Road for more than 30 months. He recommended that the Planning Commission look proactively at Seabrook Island Road in the future. He also recommended delaying the vote to explore alternate options for access.

Mr. Lee Weber expressed concern about the impact that 31 months of construction traffic would have on Seabrook Island Road. He recommended that funding for road maintenance should be a condition if the request is approved.

Mr. Frank Stare questioned why construction access changed from Freshfields to Seabrook Island Road. He advocated that construction access should remain in Freshfields.

Ms. Janet Pasquale stated that she has yet to hear any positives for Seabrook Island as to why this request should be granted. Chairman Driscoll stated that residents have heard the same information that the Planning Commission has heard. She also requested an explanation from the Planning Commission following today's vote.

Mr. Barry Goldstein stated that the traffic estimates and projections are simply that and may be "off" once the project opens. He asked what the recourse would be for the town if that was the case.

Mr. Stanford Olnier stated that he would appreciate having the facility nearby as he gets older. He then expressed concern whether the 60' right-of-way was sufficient to handle future development along Seabrook Island Road. He recommended more due diligence in looking into the future and added that more needed to be done to promote our comfort and safety.

Chairman Driscoll asked if there was anyone else who wished to comment. Hearing none, the floor was closed for public comments.

Chairman Driscoll stated that the Planning Commission would now get down to making a decision. He explained that this request has been on the mind of the Planning Commission every waking moment since the application was received in July. While there are three options before the board – approve, approve with conditions or deny the request – he saw really only two alternatives: approve with conditions or deny the request.

There being no further discussion, Chairman Driscoll offered the following motion:

"On the Chair's own motion, I move to grant the application of Atlantic Partners II, LLC (the 'Applicant') for an encroachment permit allowing construction of a driveway connection between Seabrook Island Road and an abutting proposed senior living facility, consistent with the current design drawings for that driveway and related modifications to Seabrook Island Road, upon conditions to be determined by the

Planning Commission for the Town of Seabrook Island and accepted by the Applicant and, where applicable, by Big Rock Partners, LLC ('Big Rock').

Conditions to the Encroachment Permit of Atlantic Partners II, LLC:

- 1) Until a certificate of occupancy has been issued by the Town of Kiawah Island for the proposed senior living facility, vehicles involved with the construction of the proposed senior living facility may not enter or leave the site of that facility via Seabrook Island Road.
- 2) Applicant and Big Rock, their members and assigns, agree to comply with all of the provisions, terms, conditions and restrictions set forth in Applicant's July 16, 2018 Application for Encroachment Permit.
- 3) Applicant and Big Rock, their members and assigns, warrant that they will pay any and all expenses incurred by the Town of Seabrook Island, South Carolina (the 'Town') as a result of expenses incurred or damages suffered by the Town and/or or its residents as a result of increased storm water runoff from the senior living facility. Final storm water plans shall be subject to review and approval by the Town prior to the commencement of construction activities.
- 4) Applicant and Big Rock, their members and assigns, shall indemnify and hold harmless the Town from any and all liability, claims and /or expenses (including reasonable attorney fees) arising out of or in any way related to bodily injury or property damage (i) occurring on Applicant's property, at or near the entrance to the senior living facility and (ii) attributable to vehicular traffic entering or leaving the senior living facility.
- 5) The Easement Agreement between Applicant and the Town, wherein the Applicant allowed the use of its property for a bike path to Freshfields Village, shall be amended to delete the Town's indemnification of Applicant as set forth therein. Nothing in this condition, or the request therefore, shall be construed as a waiver of any immunities granted to the Town under the South Carolina Tort Claims Act.
- 6) Applicant and Big Rock, their members and assigns, shall fully mitigate, at their sole expense, the loss of or damage to trees resulting from construction of the senior living facility entrance and related modifications to Seabrook Island Road. The Town shall make the final determination of the type and size of required replacement trees and where they will be located.
- 7) Applicant and Big Rock, their members and assigns, warrant that they will at all times keep those portions of the pedestrian/bicycle path lying near the entrance to the senior living facility in good maintenance and repair.

- 8) The Town shall select and locate vehicular and bicycle/pedestrian traffic signage associated with the Seabrook Island Road entrance to the senior living facility at the sole expense of the Applicant and Big Rock.
- 9) In recognition of the Town's declared policy of limiting access to the portion of Seabrook Island Road at issue, Applicant and Big Rock, their members and assigns, agree to share their conditionally permitted driveway with the developer of the neighboring property currently owned by Haulover Creek Development, or alternatively at the Town's option, to close their conditionally permitted driveway and use a central entrance from Seabrook Island road that is permitted by the Town for construction on the neighboring property."

Mr. Otstot suggested adding a condition that construction access to and from Seabrook Island Road not be allowed until 90% of the construction has been completed. Chairman Driscoll clarified the first condition in his motion, noting that if his motion was approved, then no construction traffic would be allowed to use Seabrook Island Road until a certificate of occupancy has been issued by the Town of Kiawah Island. Mr. Otstot withdrew his amendment.

Mr. Billian stated that he thought the first condition regarding construction access seemed harsh, but he understood the concern. Mr. Billian then seconded the motion.

Ms. Patterson stated that she would like to know the legal ramifications of Condition #9. She asked how the town could require the applicant to share a driveway with an applicant when that property is not currently before the Planning Commission. Chairman Driscoll responded that Condition #9 was intended to allow an alternate proposition which could be exercised in the future. Under this condition, the applicant would be required to share its driveway with the neighboring property, if and when that property develops; or, at the town's option, the applicant may be required to close this access point and instead access Seabrook Island Road via a new access point which may be constructed on the neighboring property. He noted that, in practice, this may or may not ever occur, but this condition would leave the option on the table if it did.

There being no further discussion, Chairman Driscoll called for a vote on the motion:

In Favor of the Motion

Driscoll
Billian
Otstot

Opposed to the Motion

Patterson

The motion to grant conditional approval to the encroachment permit request was approved by a vote of 3-1.

Following the vote, there were questions offered from the audience.

Ms. Pasquale asked Chairman Driscoll for an explanation of the reasons that the Planning Commission voted to grant conditional approval. Chairman Driscoll responded that he felt approval with the nine conditions was in the best interest of the town. He added that these conditions resulted in a good balance between the applicant's desire for access, while protecting the interests and safety of town residents. He added that if these conditions were deemed to be unacceptable to the applicant, then he will feel very differently about approving the request.

Another resident asked whether the town was going to strengthen its policy regarding future access to Seabrook Island Road. Chairman Driscoll responded that the mayor has publicly stated that council will review and address this issue, and that he expects council to follow through on this pledge.

Ms. Patterson stated that she would like to defend her negative vote. She stated that the people of Seabrook Island did not want this encroachment permit to be approved. She reminded those in attendance that leaders from Seabrook Island have fought against an access point on Seabrook Island going as far back as 2002. She stated that she agreed with everything that people said here today, adding that there are two existing access points into Freshfields and that's the way it should remain.

An additional resident stated that it shouldn't be assumed everyone in attendance was opposed to the request. He stated that he was in favor of the request and expressed appreciation for the Planning Commission taking the time to consider public input.

Ms. Patterson responded that the people she had spoken with were opposed to the request. She also noted that the owner of the neighboring 300-acre property controlled the town's bike and pedestrian path.

NEW BUSINESS ITEMS

There were no New Business Items

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Mr. Otstot seconded the motion. The motion was approved by a vote of 4-0, and the meeting was adjourned at 3:33 pm.

Minutes Approved:



Joseph M. Cronin
Town Administrator



Vicinity Map
Not To Scale

Site Data:

Location:	Johns Island, SC
Zoning:	R-4
Existing:	R-4

General Notes
 1. Base information provided by Charleston County GIS Data and should be verified for accuracy.
 2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
 3. Draft - Do not rely on this document.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panels 45019C0645J & 45019C0665J effective date of study 11/17/2004.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by Charleston County GIS data. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

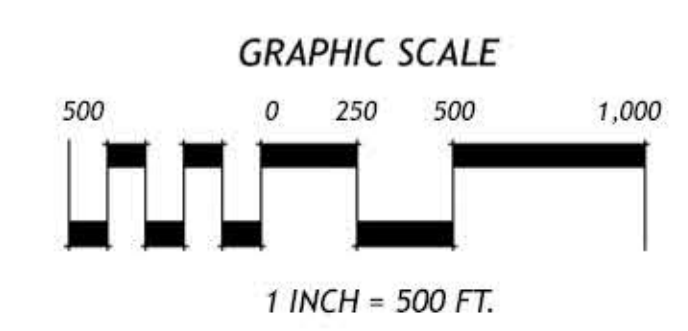
DRAFT
DO NOT RELY ON THIS DOCUMENT

ESP Associates, Inc.
 5900 Core Avenue, Suite 104
 N. Charleston, SC 29406
 843.714.2040
 www.espassociates.com



Seabrook Island Site

Seabrook Island Road & Adjacent Sites



2001 Seabrook Island Road
 Seabrook Island, SC 29455



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Architectural Review for Bohicket Marina Village Exterior Modifications
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and approve a request from Stafford Construction Co., submitted on behalf of the Bohicket Marina Village Homeowners Association, to modify the exterior appearance of four existing multi-family buildings.

The applicant is proposing to remove the existing roof openings, which are covered by plexiglass, on the rooftops of buildings 2, 3, 5 and 7. The openings would then be closed with plywood and covered with shingles to match the existing roof on each building.

The buildings and addresses covered by this request include the following:

- **Building 2:** 1909-1914 Marsh Oak Lane
- **Building 3:** 1915-1920 Marsh Oak Lane
- **Building 5:** 1933-1940 Marsh Oak Lane
- **Building 7:** 1953-1960 Marsh Oak Lane

The properties are currently zoned for Multi-Family Residential uses.

Staff Recommendation

This is a minor modification to the exterior appearance of four existing buildings. There is no change in any building’s footprint, and there are no zoning issues associated with this request. The proposed materials are consistent with those used on the existing buildings. Therefore, staff recommends in favor of **APPROVAL**.

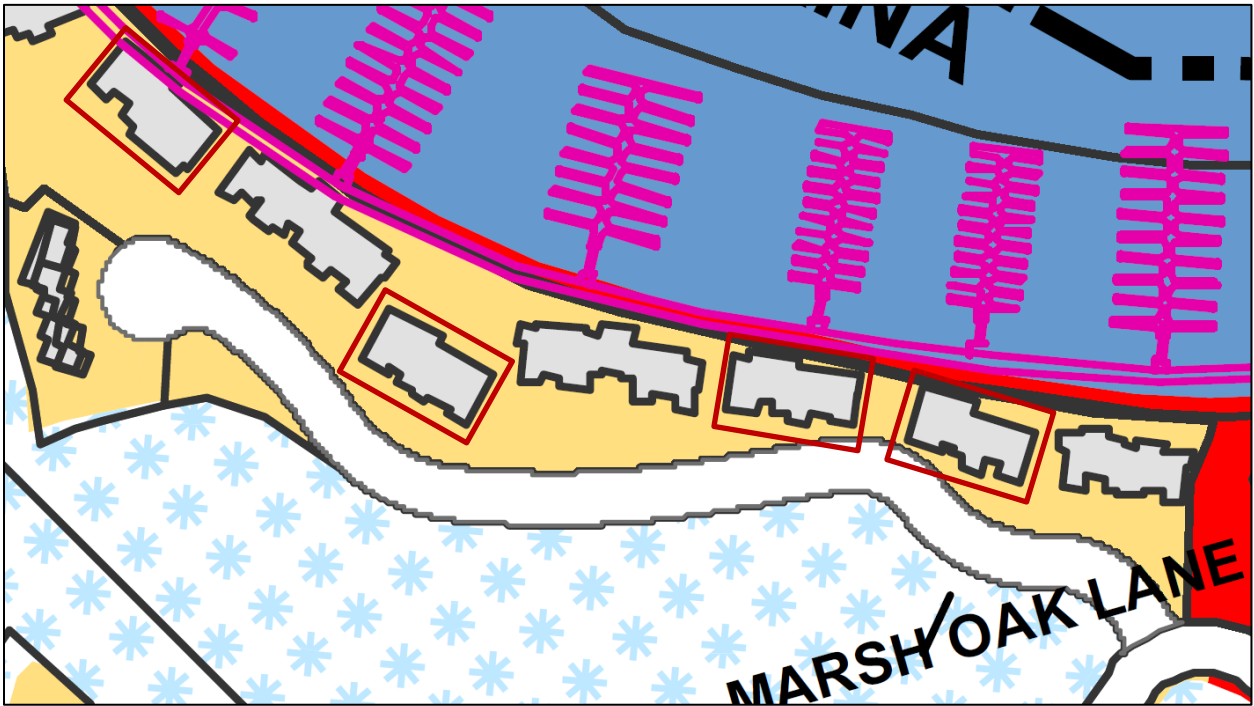
Respectfully submitted,

Joseph M. Cronin
 Town Administrator

Aerial Image



Zoning Map



Building #2



Building #3



Building #5



Building #7













1935

1934

23





MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Plan Review: Seabrook Island Golf Club Comfort Station
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and approve a request from the Club at Seabrook Island to construct a new comfort station (ie. Stand-alone restroom facility) on the golf course. The comfort station will be located on Charleston County Tax Map # 147-00-00-027, adjacent to an existing cart path, and between the club's practice green and driving range.

The total area of the proposed building will be approximately 262 square feet. The enclosed part of the comfort station will be 12' wide by 10' 4" deep, or 124 square feet, and will include two individual restrooms. A covered entrance, which will be 13' 4" wide by 7' 8" deep, as well as access from the pathway, are also included. From the slab to the top of the roof, the building will be 14' 6" tall.

The property is zoned PDD-Parks and Recreation, and is properly zoned for a golf course use.

Copies of the proposed site plan, architectural renderings, and proposed materials/colors are included for review.

Staff Recommendation

The proposed comfort station was reviewed by town staff and found to comply with all requirements of the Development Standards Ordinance. Therefore, staff recommends in favor of **APPROVAL** of the request, subject to the Planning Commission's review and approval of the proposed materials and colors.

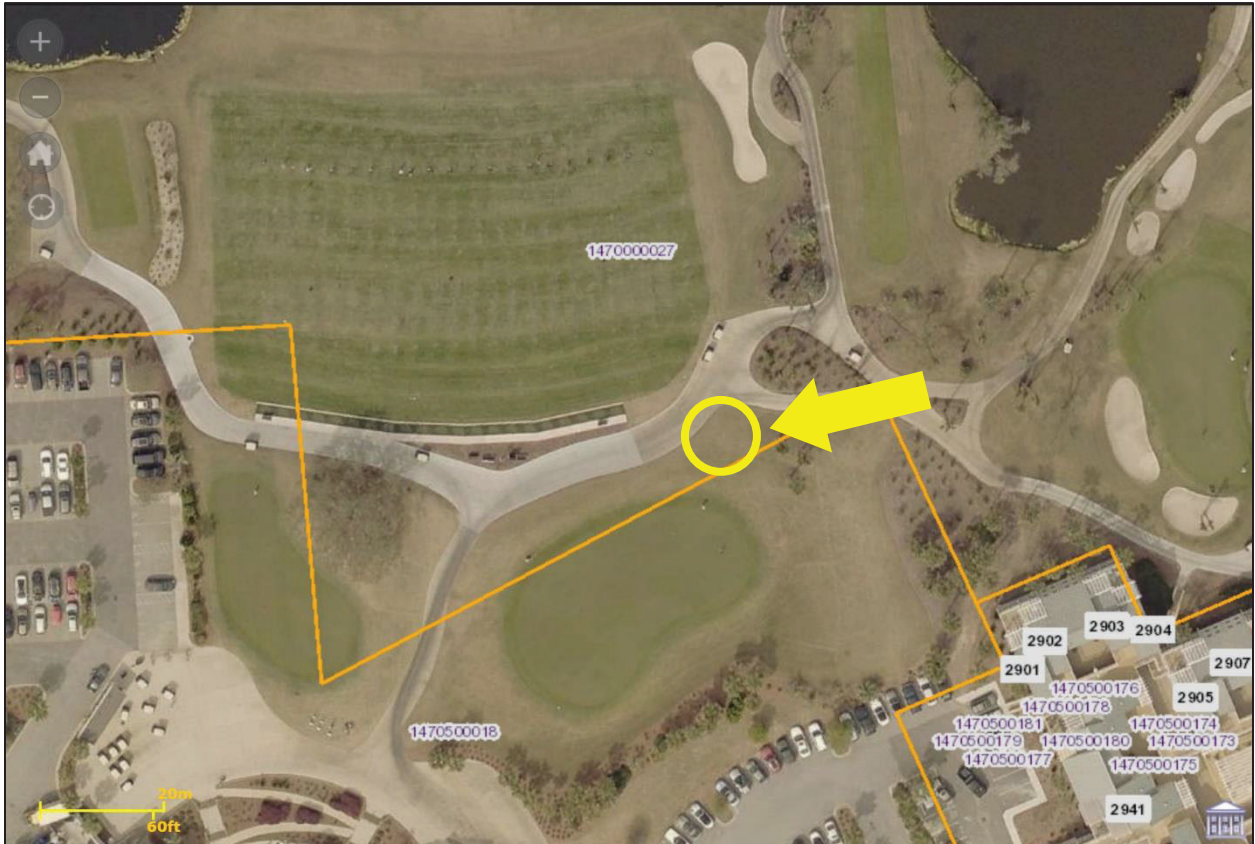
While Article 14 of the Development Standards Ordinance required Planning Commission review of both a Preliminary and Final Site Plan, given the limited scope of this project, as well as its conforming status, staff recommends approving the drawing as submitted and waiving the requirement for an additional Final Site Plan Review.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "J. Cronin".

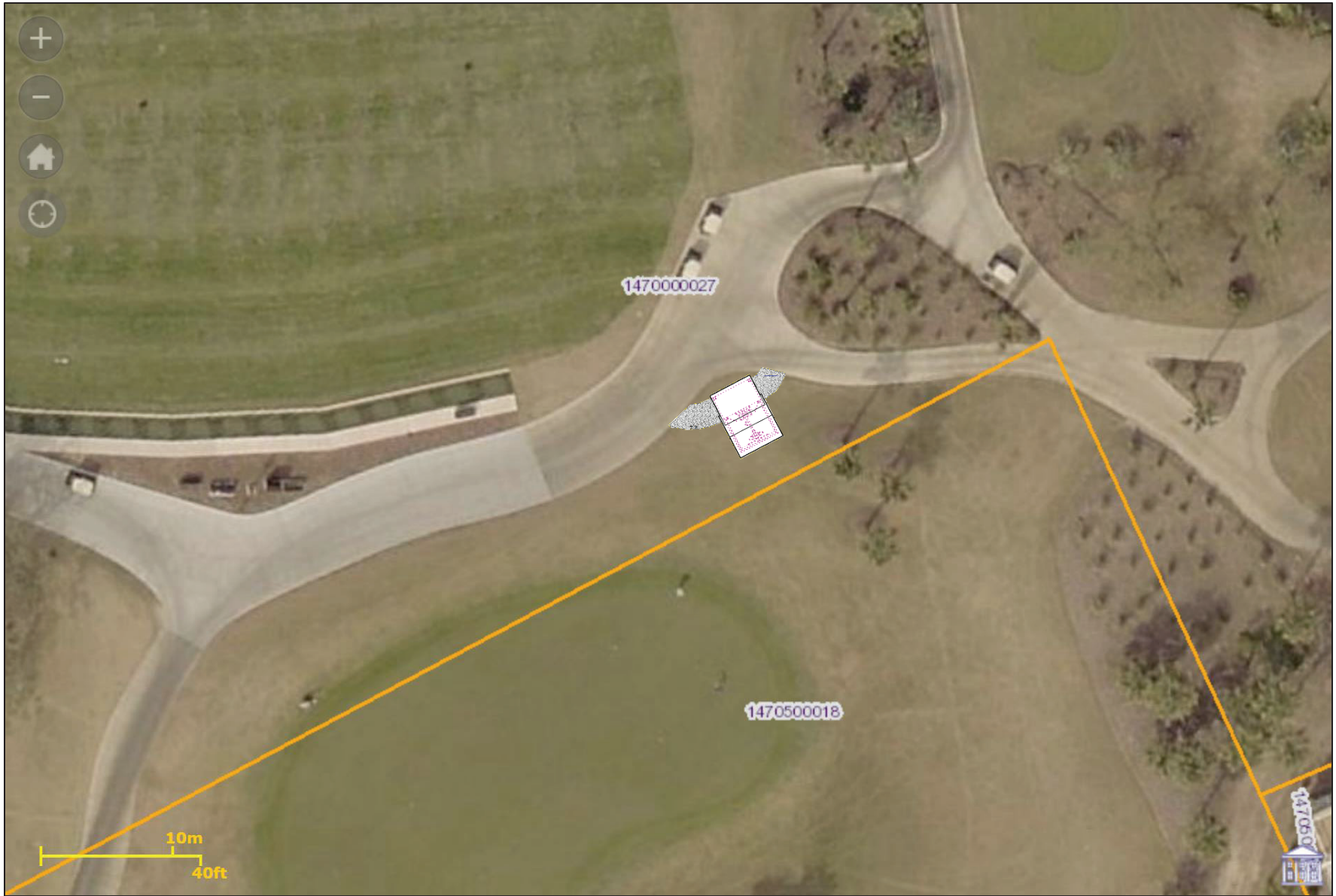
Joseph M. Cronin
Town Administrator

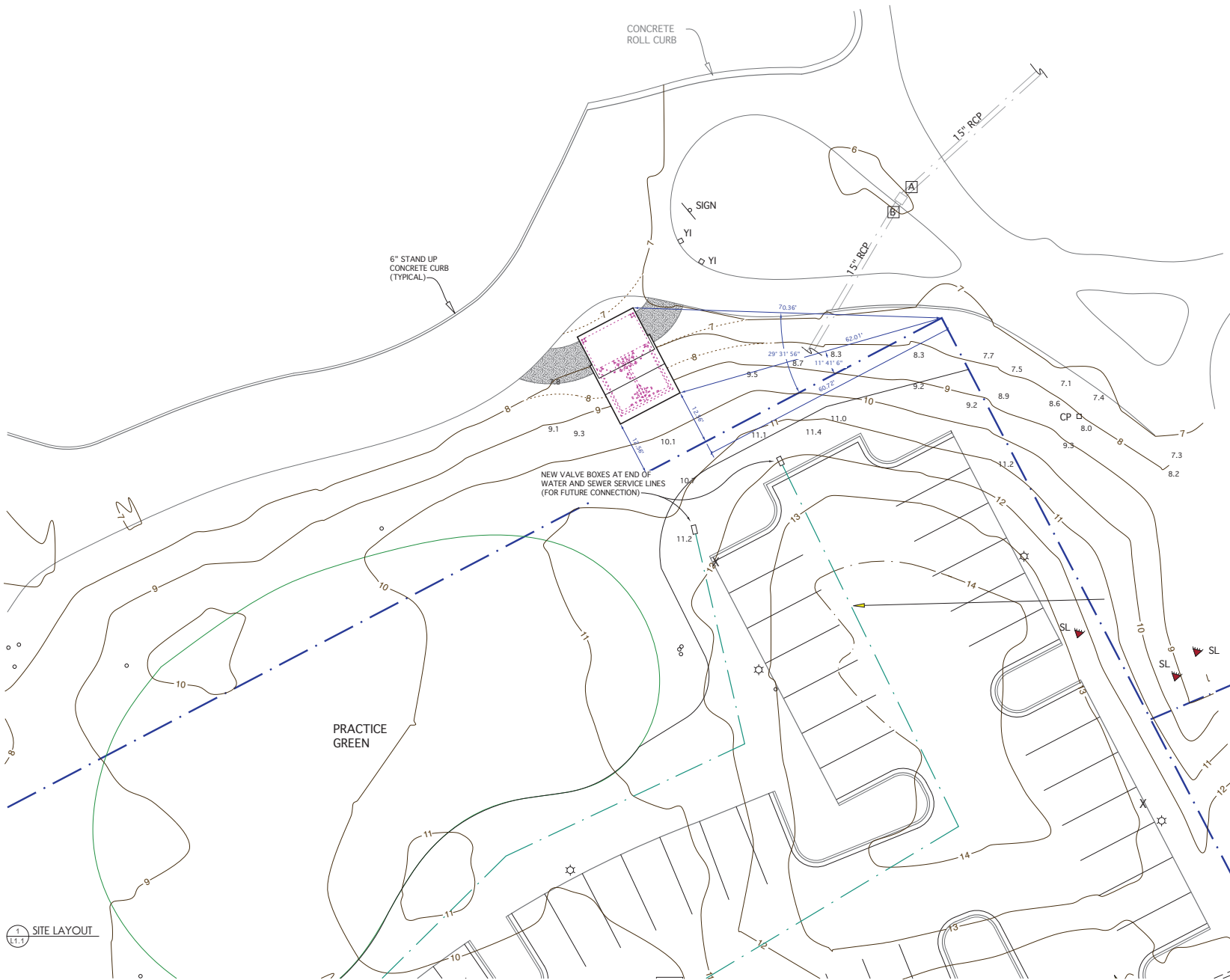
Aerial Image



Zoning Map







1 SITE LAYOUT
L1.1

The Club at Seabrook Rest Station

3772 Seabrook Island Rd
Seabrook Island, SC

Revisions:

SITE LAYOUT

MICHAEL E. KARAMUS ARCHITECT, L.L.C.
P. O. Box 222050
Charleston, SC 29413

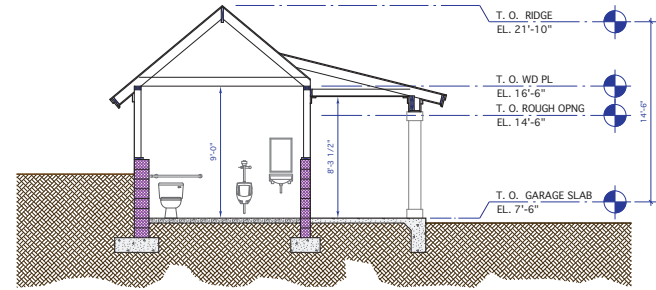


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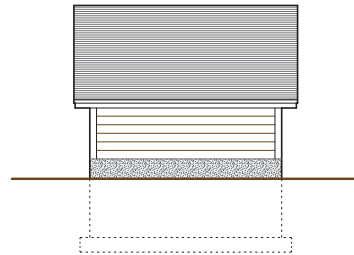
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Drawn: MK
Checked: MK

Date: OCTOBER 30, 2018
Drawing No.:

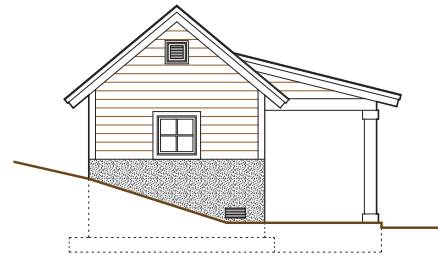
Commission No.: **L1.1**
SC 1824



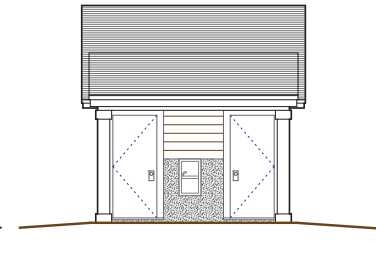
8 BUILDING SECTION
A1.1



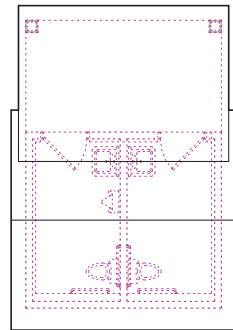
7 REAR ELEVATION
A1.1



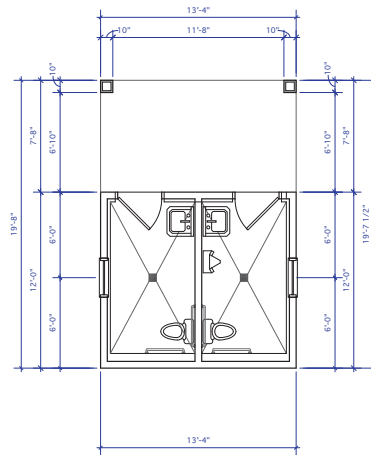
6 SIDE ELEVATION
A1.1



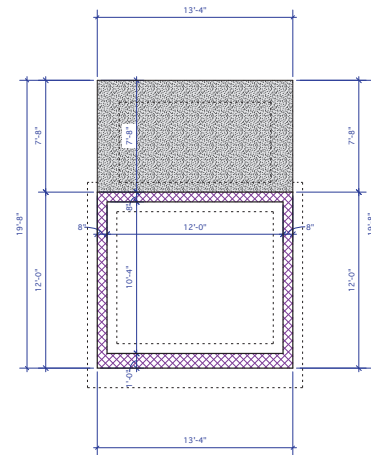
5 FRONT ELEVATION
A1.1



3 ROOF PLAN
A1.1



2 FLOOR PLAN
A1.1



1 FOUNDATION PLAN
A1.1

The Club at Seabrook Rest Station

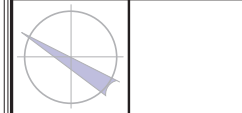
3772 Seabrook Island Rd
Seabrook Island, SC

Revisions:

MAIN FLOOR ENCLOSED AREA: 160 S.F.
COVERED PORCH AREA: 102 S.F.

PLANS, ELEVATIONS, SECTIONS

MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
P. O. Box 222750
Charleston, SC 29413



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HEREIN IS UNCLASSIFIED.

1/4"=1'-0" Drawn: MK Checked: MK

Date: OCTOBER 30, 2018 Drawing No.:

Commission No.: **A1.1**
SC 1824

MICHAEL E. KARAMUS
Architect L.L.C.



P.O. Box 22026 Charleston, S.C. 29413
843 768 9980

October 31, 2018

Town of Seabrook Island
Planning Commission
2001 Seabrook Island Road
Seabrook Island, SC 29455
Attn: Mr. Joe Cronin

Re: Proposed New Comfort Station
The Club at Seabrook Island
3772 Seabrook Island Road
Seabrook Island, SC 29455

Dear Joe,

Please find below, per your request, a list of finishes for the proposed comfort station for the Club at Seabrook Island. All finishes shall match those on the Island House. These items shall include, but not be limited to;

- Natural finish concrete slab
- Cement stucco lower wall coating
- Cementitious siding
- Cementitious trim
- Composite columns
- Composite doors w/ obscure glazing
- Vinyl windows
- Cementitious soffits and ceilings
- Composite vent covers
- Architectural composition roof shingles

Thank you very much for the opportunity to present this information to you. If you have any other questions or comments, please do not hesitate to contact me. I look forward to working with you on this project.

Sincerely,
Michael E. Karamus Architect, L.L.C.

Michael Karamus, A.I.A.
att: site plan, floor plans, ext elevations, section

• ARCHITECTURE • INTERIOR ARCHITECTURE •

website: mkarchllc.com

30

email: mkaramus@aol.com







MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Plan Review: Seabrook Island Golf Club Parking Lot Expansion
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and approve a request from the Club at Seabrook Island to construct an expansion to the existing parking lot adjacent to the golf clubhouse at 3771 Seabrook Island Road (Tax Map # 147-05-00-018).

The applicant is proposing to install 53 additional parking spaces. The expansion will be located behind the existing parking lot, between the practice green and the multi-family housing units at Atrium Villas.

The attached plans illustrate that the parking lot will include asphalt pavement on the 24' travel lanes, and pervious concrete for the 53 parking spaces, each of which are proposed to be 9' wide by 19' deep. The total limits of disturbance will be approximately 0.74 acres. Several palms and an existing planted area are proposed for removal; however, several existing specimens are planned for relocation (in addition to new planting), as shown on the proposed landscape plan.

The property is zoned CRO Commercial-Retail Office. While a golf course and clubhouse are not expressly permitted by right within the CRO district, § 5.50.20 of the town's Development Standards Ordinance states:

"Any proposed commercial/retail office use not specifically allowed under the permitted uses set forth above may be allowed by the Planning Commission if it finds the proposed use satisfies the following criteria:

- (a) The proposed use complies with all applicable federal, state and local laws and ordinances.
- (b) Development plans for the proposed use minimizes potentially detrimental impacts to the site and surrounding areas and meet all buffer requirements.
- (c) The proposed use assumes safe and convenient ingress and egress from the property and internal circulation, including access of service and emergency vehicles and design of off-street parking and loading areas.
- (d) The proposed use provides safe location and orderly arrangement in the placement of all buildings and structures.

- (e) The proposed use minimizes environmental damage caused by the destruction of natural vegetation.
- (f) The proposed use takes all reasonable means of minimizing intrusions of noise, light, odor, dust and other similar noises into surrounding areas.
- (g) Lighting fixtures and sign placement shall not constitute a hazard to traffic.
- (h) The proposed size, scope and scale of the use requested shall be appropriate for the property upon which it is to be located and may not be inconsistent with the size, scope and scale of other adjoining areas and developments.”

A discussion regarding setbacks and other design criteria is included below.

Staff Recommendation

Article 14 of the town’s Development Standards Ordinance outlines a two-part process for the review and approval of commercial site plans. As part of staff’s review of the proposed plans, we have identified several potential issues and inconsistencies which are recommended for review and discussion by the Planning Commission. Therefore, it is recommended that the review of these drawings during the November 7th meeting be considered as a **Preliminary Site Plan Review**. Substantive changes which are recommended by the Planning Commission during the Preliminary Site Plan Review, if any, should be incorporated in the Final Site Plan prior to final review and approval.

The comments below are not intended to be all-inclusive, and focus only on topics or sections where town staff has identified an error or inconsistency with the town’s zoning requirements. Additional items and concerns have been identified for further review and consideration by the Planning Commission.

Setbacks

§ 5.50.40. Minimum Setback Requirements. Unless a greater setback is required to comply with buffer and landscaping requirements of this Ordinance, the following minimum setbacks shall be provided for all structures within the CRO district or subdistrict:

§ 5.50.40.20. Side: 50 feet, except on interior lots of a common regime where the adjoining uses are similar in which case the side setback shall be 20 feet from the property line dividing adjoining lots, to be buffered and landscaped.

- **The proposed site plan included a 10’ (landscaped) separation between the new parking lot and the property line shared with Atrium Villas. The DSO requires that the required setback be applied to all “structures.” After a thorough review of the DSO, it is our opinion that while a parking lot is a horizontal “improvement” which is accessory to a principal use (in this case a golf course/clubhouse), it does not meet the definition of a “structure.” Therefore, the 50’ side yard setback would not apply**

to the parking lot itself along the shared property line. We would note that this interpretation would result in the parking lot being located only 10' away from the shared property line, and approximately 18-20' away from the nearest villa unit.

- In addition, we believe that certain vertical improvements, including light poles, should be subject to the 50' setback requirement. The site plan shows two new light poles which will be located within 50' of the shared property line.

§ 5.50.40.30. Rear: 35 feet rear, to be buffered and landscaped.

- Because the rear property line abuts property that is under common ownership with the location of the parking lot, it is recommended that the rear yard setback not apply in this situation.

§ 5.50.40.40. In the event a development permit is sought for any parcel of land that is part of a twenty-five (25) acres or more contiguous, commonly owned highland property, the applicant may request that the Planning Commission apply setback requirements other than those set forth in DSO § 5.50.40.10 through § 5.50.40.30. Any person making application under this section must give notice of such action to the owners of all real property located within two lots on all four sides of such property. The applicant shall provide such notice by serving a copy of the application on the owner of the properties as shown on current tax records at least thirty (30) days prior to the date set for a public hearing. The applicant shall file service of certified mail with date of service at the same time the application is filed. Notice to a regime must be made to its manager or president. Notice to a partnership may be made by serving any partner. Notice to a corporation may be made on any officer. No hearing on the application shall take place prior to the elapse of thirty (30) days from the date of the filing of the application and the certificate of service.

In determining whether to allow the proposed setbacks, the Planning Commission shall consider whether the proposed setbacks:

1. Minimize potential detrimental impacts to the site and surrounding areas;
2. Allow for the safe location and orderly arrangement of buildings and structures on the property;
3. Allow the economic, orderly and efficient use of the Town's design standards so as to promote the most efficient and practical use of the property for the Town and its citizens; and
4. Whether the size, scope, scale and extent of the setbacks requested by the applicant are appropriate in comparison to any then existing setback(s) on the property.

If the Planning Commission does not find the proposed setbacks meet these requirements, the applicant shall be require to meet the requirements of § 5.50.40.10 through § 5.50.40.30.

- The golf course contains more than 25 contiguous acres under common ownership and, therefore, would be eligible for consideration of alternate setback requirements. If this were to take place, the request should be tabled or deferred

so that the proper notifications may be sent to neighboring property owners, as required by the DSO.

Buffers

10.30. Buffers between dissimilar use and dwellings shall be provided as follows:

(b). Between multi-family and commercial or public buildings, institutions, recreational (other than golf courses), nursing homes and similar uses.

- **An exemption is provided within the DSO for golf courses. Therefore, the 50' buffer requirement would not apply.**

Landscaping

§ 10.90.10.21. Shrubs or hedges at least two (2) feet in height.

NOTE: This section conflicts with the landscaping requirements of § 11.70.20.20.

§ 11.70.20.20. Where a parking area with spaces for six (6) or more cars is within twenty-five (25) feet of a residential property, and is visible to a person standing at ground level on the property, such space shall be screened by evergreen trees, shrubbery and/or other evergreen vegetation of sufficient thickness and height as to block the view of the parked cars from the residential property.

- **This is an apparent conflict in the DSO. In the event of conflict, the more restrictive requirement should apply. Staff recommends that all shrubs along the landscaped perimeter adjacent to Atrium Villas should be evergreen and of sufficient height to block the view of parked cars on the new parking lot.**
- **As an additional note for consideration, the requirement for evergreen shrubs may also block the golf course views of neighboring villas.**

§ 10.90.10.22. One shade tree for each fifty (50) linear feet, or part thereof, within either the required landscape strip or the landscape areas as provided for below, the distance between such not exceeding fifty-five (55) feet, and not planted at a distance greater than five (5) feet from the paved surface area, except where the Commission, through site plan review, determines that existing trees to be retained on site meet the requirements or intent of this Section.

- **Shade trees along the Atrium Villa property line do not meet the 50' spacing requirement. At least 1, and likely 2, additional trees should be added to comply.**

§ 10.90.10.30. Protection From Encroachment. Whenever the end of a parking space abuts a required perimeter strip of landscape area, the parking space shall be furnished with curbing or wheel stops, the far side of which shall be at least one (1) foot from the required perimeter strip or landscape area.

No tree or shrub more than two (2) feet in height shall be planted within two (2) feet of the edge of the perimeter strip or landscape area.

- **Curbing or wheel stops should be provided along the parking lot perimeter which is adjacent to Atrium Villas.**

Parking Lot Surfaces

§ 11.70.40. Surfacing. Notwithstanding any other provisions of this Ordinance to the contrary, the Town under certain limited circumstances may allow the use of pervious surface parking spaces. In order to allow pervious parking spaces, the Town must determine that:

- (a) The use of pervious surfaces parking spaces will not affect adjoining property or public health and safety;
- (b) The use of pervious parking surfaces is appropriate for the location of the proposed parking area; and
- (c) The use of a pervious surface is aesthetically appropriate and properly buffered if determined necessary by the Town.

- **Staff believes that the use of pervious parking materials are appropriate in this location.**

Parking Space Dimensions

§ 11.60.10. Each parking space shall be not less than nine (9) feet by twenty (20) feet exclusive of driving lanes, maneuvering areas and walkways and shall have a twenty-five (25) foot maneuvering area.

- **Parking spaces are shown to be 9' x 19' on the site. Dimensions should be revised to at least 9' x 20' to comply with the zoning requirements.**

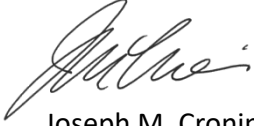
Light Poles

The plans show that two existing light poles will be relocated, and five new lights poles will be installed.

- **No specifications have been provided for new light poles. It is recommended that the Planning Commission withhold final approval on the new light poles until specifications have been provided for review and approval.**
- **As mentioned above, staff recommends the classification of light poles as a structure, in which case a 50' setback would apply from the shared property line with Atrium Villas.**

While staff has no concern or objection to the expansion of the existing parking lot at this location, we believe that there are several items which must be discussed – and addressed – prior to Final Site Plan approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin", written in a cursive style.

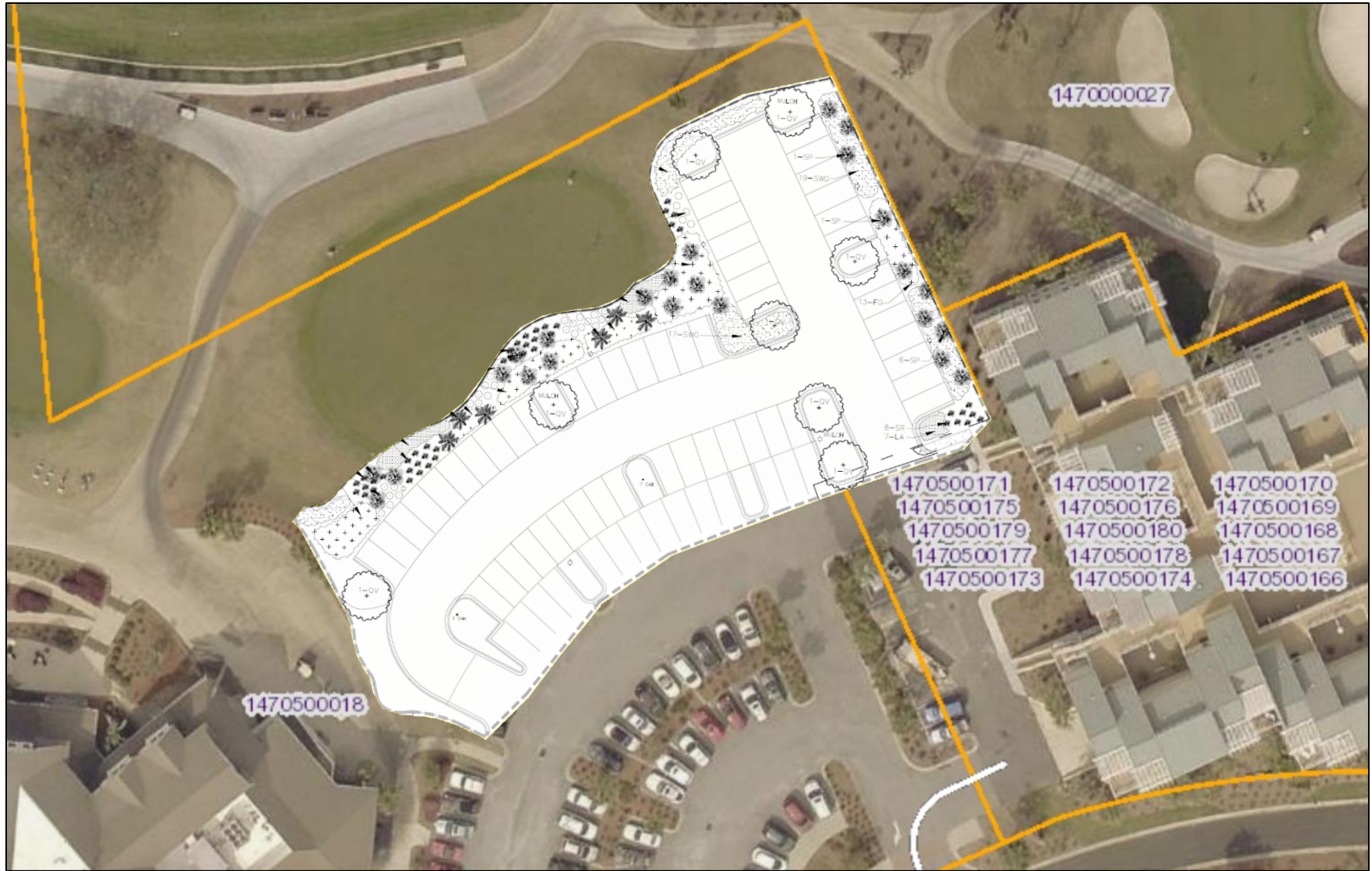
Joseph M. Cronin
Town Administrator

Aerial Image



Zoning Map



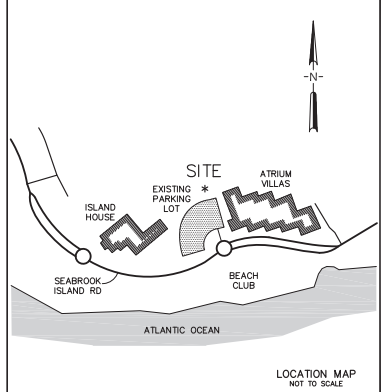
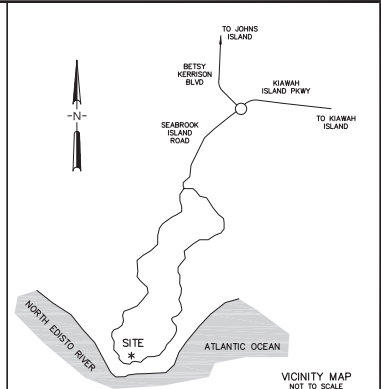


ADDITIONAL PARKING AT THE ISLAND HOUSE THE CLUB AT SEABROOK ISLAND TMS 147-05-00-018 & 027 TOWN OF SEABROOK ISLAND CHARLESTON COUNTY, SOUTH CAROLINA SCR104183

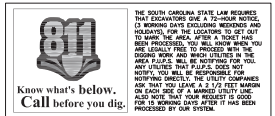
SCDHEC STANDARD SWPPP NOTES

1. IF NECESSARY, SLOPES WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - * WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - * WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY INSTALLED, OR INCORRECTLY MAINTAINED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FULL COVER AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCDHEC003.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - * WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL
 - * WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
 - * FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - * SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT UNLESS PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

SHEET NO	SHEET TITLE
C100	TOPOGRAPHIC SURVEY
C200	DEMOLITION & SEDIMENT CONTROL PLAN
C300	SITE PLAN
C400	GRADING PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
L100	LANDSCAPE PLANTING PLAN



DATE: 08/24/2018
REVISED: 09/05/2018



THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE A 72-HOUR NOTICE TO ANYONE WHOSE UTILITIES MIGHT BE AFFECTED BY THE EXCAVATION. TO BE NOTIFIED, THE AREA MUST BE IDENTIFIED AND MARKED. YOU MUST OBTAIN A COPY OF THE 811 CALLER'S REPORT AND CHECK IT FOR ACCURACY. YOU MUST ALSO CHECK FOR ANY UTILITIES THAT YOU ARE NOT AWARE OF. IF YOU ARE NOT SURE OF THE LOCATION OF ANY UTILITIES, YOU MUST CALL 811. IF YOU ARE NOT SURE OF THE LOCATION OF ANY UTILITIES, YOU MUST CALL 811. IF YOU ARE NOT SURE OF THE LOCATION OF ANY UTILITIES, YOU MUST CALL 811.



FORSBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622 FAX (843) 571-6760
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



- NOTES**
- 1) TMS # 147-05-00-018 and 027.
 - 2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45019 C 0795 J DATED NOVEMBER 17, 2004 THIS PROPERTY LIES IN ZONE AE(1) L31.
 - 3) THE VERTICAL DATUM IS NAVD83 (NATIONAL GEODETIC VERTICAL DATUM 1929) AND THE HORIZONTAL DATUM IS NAD83 (NORTH AMERICAN DATUM 1983).
 - 4) A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME. PROPERTY LINES ARE TAKEN FROM OLD SURVEYS AND OVERLAYED ONTO THE 2 PROPERTY CORNERS FOUND AND SHOWN ON THIS SURVEY.

- LEGEND**
- TM - TEMPORARY BENCHMARK
 - LMWS - LONG MAG NAIL & WASHER SET
 - RF - REBAR FOUND
 - DI - DROP INLET
 - YI - YARD INLET
 - IE - INVERT ELEVATION
 - RCP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - ICV - IRRIGATION CONTROL VALVE
 - CP - COMMUNICATION PRECESTAL
 - SL - SPOTLIGHT
 - LP - LIGHT POLE
 - + 10.79 - PAVEMENT ELEVATION (IMPERVIOUS SURFACE)
 - + 12.9 - GROUND ELEVATION (PERVIOUS SURFACE)
 - 4 MAG - 4" DIAMETER MAGNOLIA TREE
- LINE LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - CONTOUR LINE
 - - - SANITARY SEWER LINE

FORSEBERG ENGINEERING AND SURVEYING, INC.
 1857 SAVANNAH HIGHWAY SUITE B
 CHARLESTON, SOUTH CAROLINA 29417
 CIVIL ENGINEERING SURVEYING AND LAND PLANNING

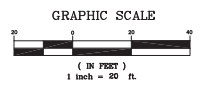


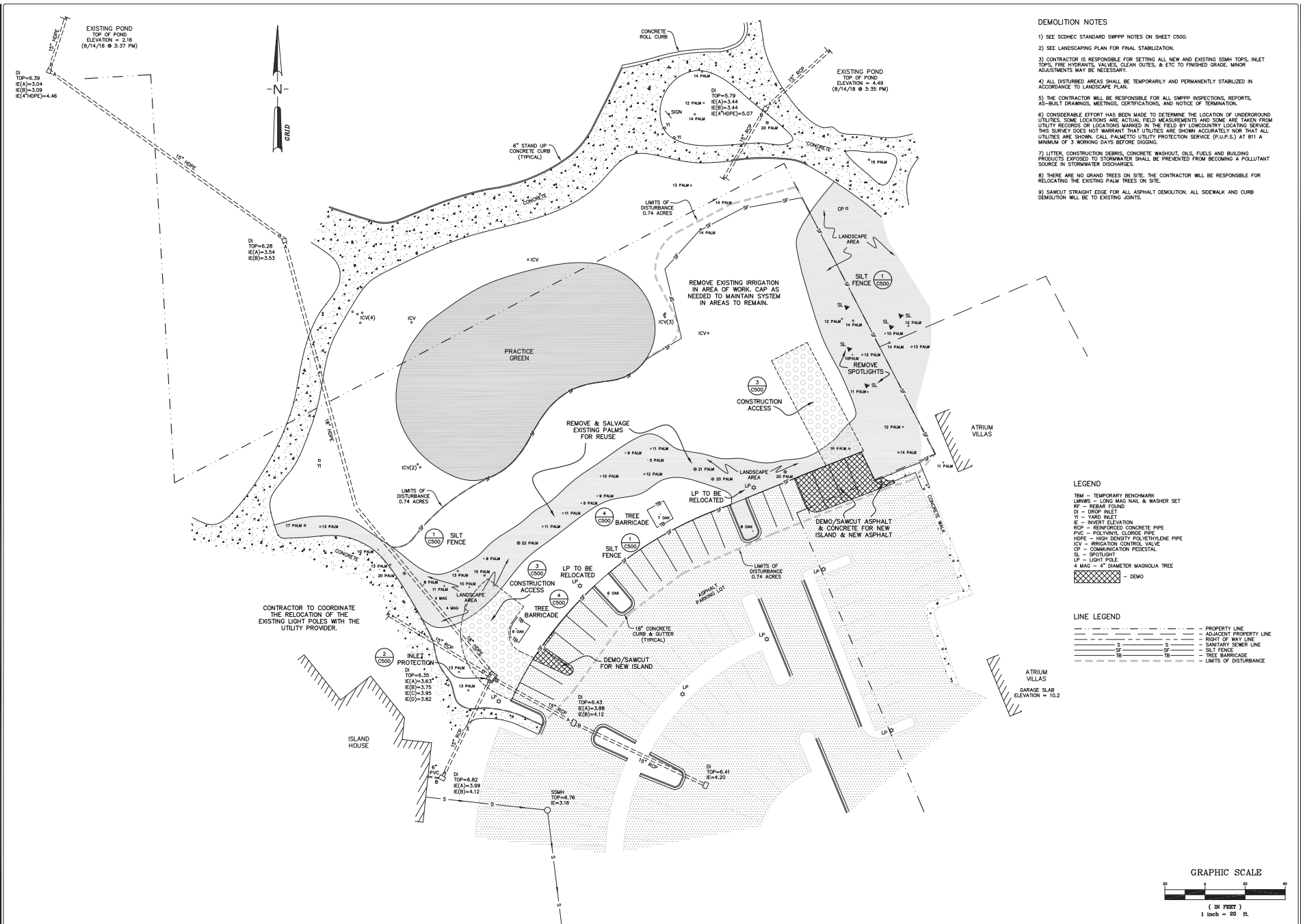
FORSEBERG ENGINEERING & SURVEYING, INC.
 LICENSED PROFESSIONAL ENGINEER
 No. 000343
 STATE OF SOUTH CAROLINA

TOPOGRAPHIC SURVEY
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DANIEL C. FORSEBERG
 LICENSED PROFESSIONAL ENGINEER
 AND LAND SURVEYOR
 8402
 STATE OF SOUTH CAROLINA

DATE	AUGUST 24, 2018
DRAWN/CHECKED	JSC/DCF
LAST REVISED	SEPTEMBER 5, 2018
APPROVED	DCF
SCALE	1" = 20'
PROJECT NO.	3962-1
SHEET NUMBER	C100

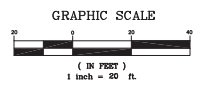




- DEMOLITION NOTES**
- 1) SEE SDC/EC STANDARD SWPPP NOTES ON SHEET C500.
 - 2) SEE LANDSCAPING PLAN FOR FINAL STABILIZATION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR SETTING ALL NEW AND EXISTING SSMH TOPS, INLET TOPS, FIRE HYDRANTS, VALVES, CLEAN OUTS, & ETC TO FINISHED GRADE. MINOR ADJUSTMENTS MAY BE NECESSARY.
 - 4) ALL DISTURBED AREAS SHALL BE TEMPORARILY AND PERMANENTLY STABILIZED IN ACCORDANCE TO LANDSCAPE PLAN.
 - 5) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SWPPP INSPECTIONS, REPORTS, AS-BUILT DRAWINGS, MEETINGS, CERTIFICATIONS, AND NOTICE OF TERMINATION.
 - 6) CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE ACTUAL FIELD MEASUREMENTS AND SOME ARE TAKEN FROM UTILITY RECORDS OR LOCATIONS MARKED IN THE FIELD BY LOWCOUNTRY LOCATING SERVICE. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PALMETTO UTILITY PROTECTION SERVICE (P.U.P.S.) AT 811 A MINIMUM OF 3 WORKING DAYS BEFORE DIGGING.
 - 7) LITTER, CONSTRUCTION DEBRIS, CONCRETE WASHOUT, OILS, FUELS AND BUILDING PRODUCTS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
 - 8) THERE ARE NO GRAND TREES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING THE EXISTING PALM TREES ON SITE.
 - 9) SAWCUT STRAIGHT EDGE FOR ALL ASPHALT DEMOLITION. ALL SIDEWALK AND CURB DEMOLITION WILL BE TO EXISTING JOINTS.

- LEGEND**
- TM - TEMPORARY BENCHMARK
 - LM - LONG MAG NAIL & WASHER SET
 - RF - REBAR FOUND
 - DI - DROP INLET
 - VI - VARI INLET
 - IE - INVERT ELEVATION
 - ROP - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - HDP - HIGH DENSITY POLYETHYLENE PIPE
 - ICV - IRRIGATION CONTROL VALVE
 - OP - COMMUNICATION PEDESTAL
 - SL - SPOTLIGHT
 - LP - LIGHT POLE
 - 4 MAG - 4" DIAMETER MAGNOLIA TREE
 - DEM - DEMO

- LINE LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - RIGHT OF WAY LINE
 - - - SANITARY SENDER LINE
 - SILT FENCE
 - - - TREE BARRICADE
 - - - LIMITS OF DISTURBANCE

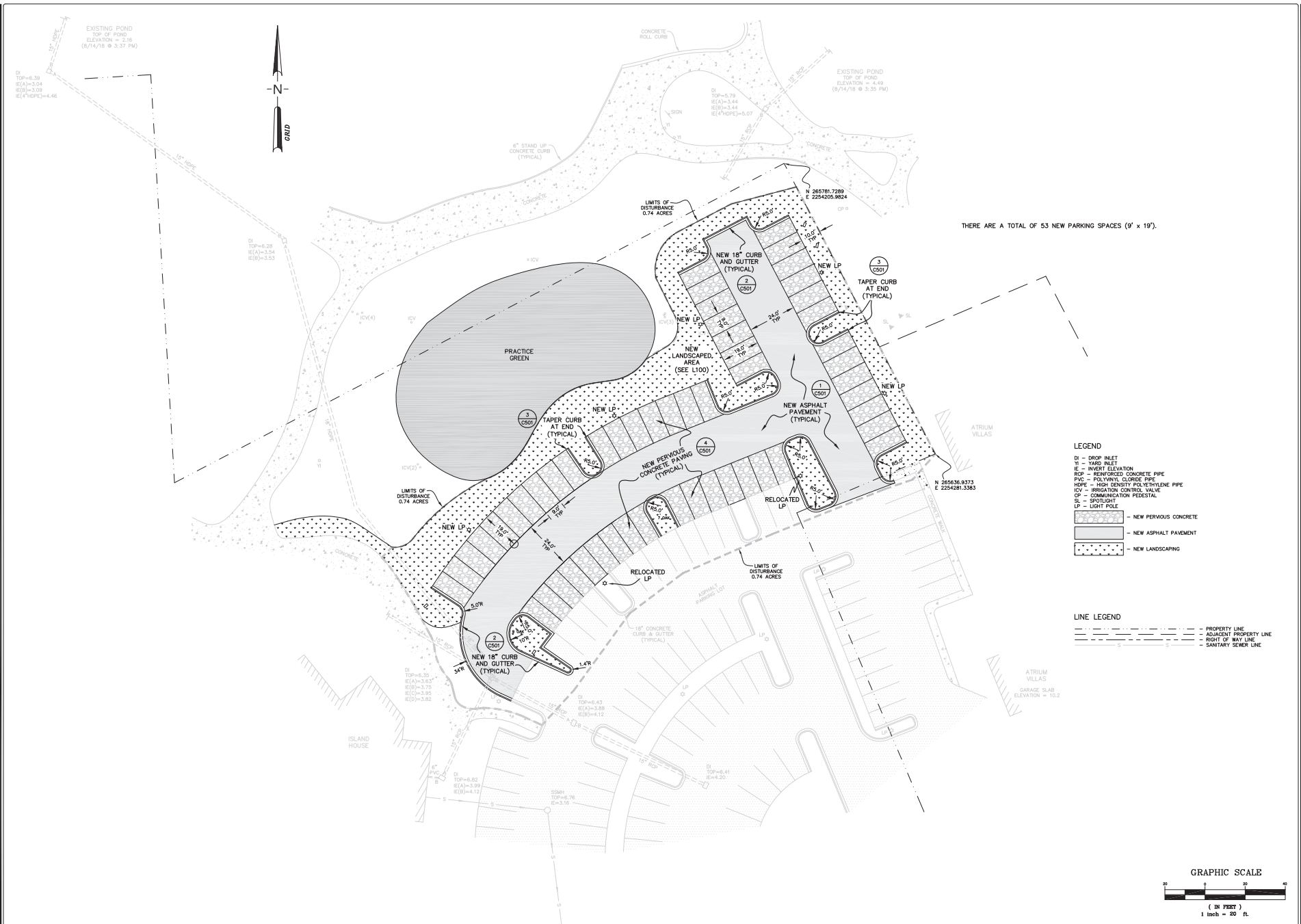


DEMOLITION & SEDIMENT CONTROL PLAN
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA



DANIEL C. FORSBERG

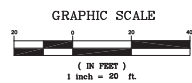
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PROJECT NO.	3962-1
SHEET NUMBER	C200



THERE ARE A TOTAL OF 53 NEW PARKING SPACES (9' x 19').

- LEGEND**
- DI - DROP INLET
 - YI - YARD INLET
 - E - INVERT ELEVATION
 - RPC - REINFORCED CONCRETE PIPE
 - PVC - POLYVINYL CHLORIDE PIPE
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - ICV - REGULATION CONTROL VALVE
 - CP - COMMUNICATION PEDESTAL
 - SP - SPOTLIGHT
 - LP - LIGHT POLE
- [Pattern] - NEW PERVIOUS CONCRETE
 - [Pattern] - NEW ASPHALT PAVEMENT
 - [Pattern] - NEW LANDSCAPING

- LINE LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - RIGHT OF WAY LINE
 - - - SANITARY SEWER LINE



FORSBERG ENGINEERING AND SURVEYING, INC.
 187 SAVANNAH HIGHWAY SUITE B
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 799-1111
 CIVIL ENGINEERING SURVEYING AND LAND PLANNING



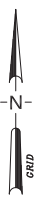
FORSBERG ENGINEERING & SURVEYING, INC.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF SOUTH CAROLINA
 LICENSE NO. 000343

SITE PLAN
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

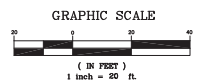
DANIEL C. FORSBERG
 LICENSED PROFESSIONAL ENGINEER
 STATE OF SOUTH CAROLINA
 LICENSE NO. 000343

DATE	AUGUST 24, 2018
DRAWN/CHECKED	JSC/DCF
LAST REVISION	SEPTEMBER 5, 2018
APPROVED	DCF
SCALE	1" = 20'
PROJECT NO.	3962-1
SHEET NUMBER	C300

OF 7



- LEGEND**
- DI - DROP INLET
 - YI - YARD INLET
 - E - INVERT ELEVATION
 - RCP - REINFORCED CONCRETE PIPE
 - PCP - POLYVINYL CHLORIDE PIPE
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - CV - COMMUNICATION CONTROL VALVE
 - CP - COMMUNICATION PEDESTAL
 - SL - SPOTLIGHT
- [Pattern] - NEW PERVIOUS CONCRETE
 - [Pattern] - NEW ASPHALT PAVEMENT
 - [Pattern] - NEW LANDSCAPING
- X 12.00 - FINISHED GRADE
 * 10.84 - EXISTING PAVEMENT ELEVATION (IMPERVIOUS SURFACE)
 x 12.9 - EXISTING GROUND ELEVATION (PERVIOUS SURFACE)
- LINE LEGEND**
- - - - - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - SANITARY SEWER LINE
 - - - - - EXISTING CONTOUR LINE



FORSBERG ENGINEERING AND SURVEYING, INC.
 1857 SAVANNAH HIGHWAY SUITE B
 CHARLESTON, SOUTH CAROLINA 29417
 CDR. ENGINEERING SURVEYING AND LAND PLANNING



FORSBERG ENGINEERING & SURVEYING, INC.
 LICENSED PROFESSIONAL ENGINEER
 No. 000343
 STATE OF SOUTH CAROLINA

GRADING PLAN
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DANIEL C. FORSBERG
 LICENSED PROFESSIONAL ENGINEER
 AND LAND SURVEYOR
 8402
 DANIEL C. FORSBERG

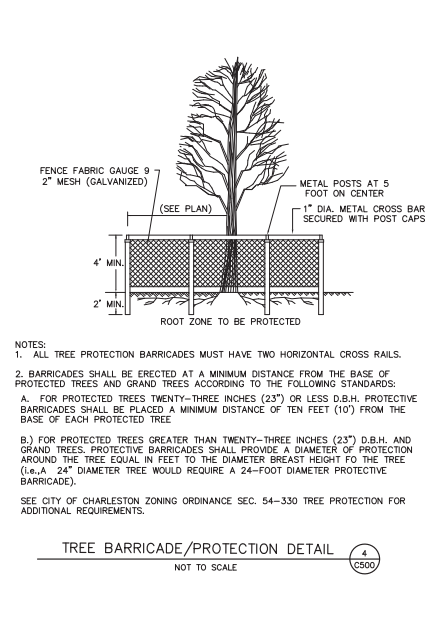
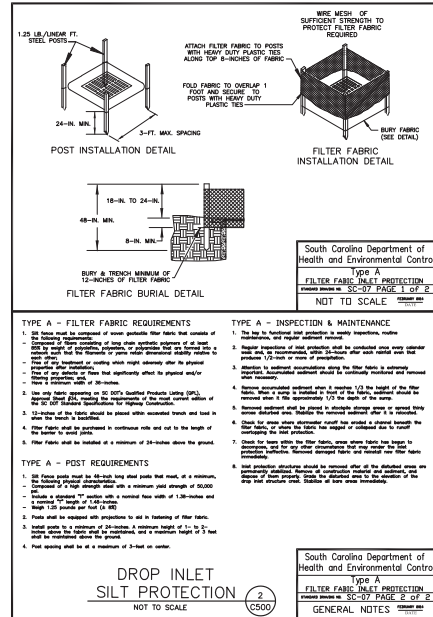
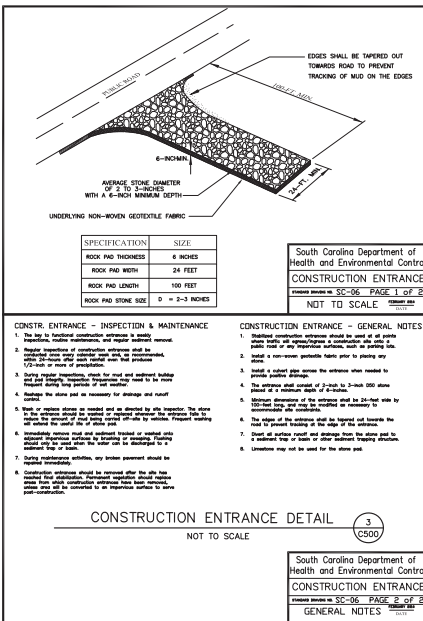
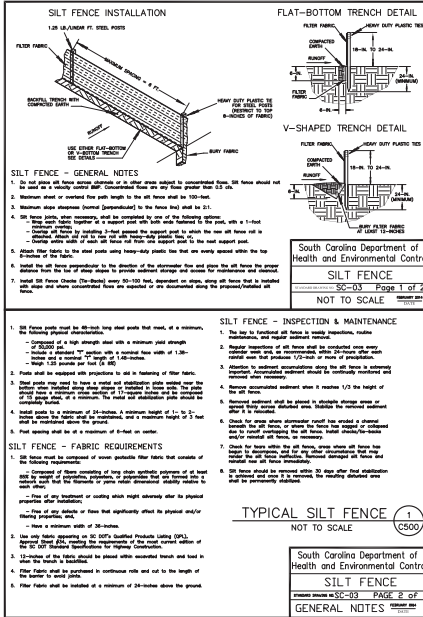
DATE	AUGUST 24, 2018
DRAWN/CHECKED	JSC/DCF
LAST REVISED	SEPTEMBER 5, 2018
APPROVED	DCF
SCALE	1" = 20'
PROJECT NO.	3962-1
SHEET NUMBER	C400

OF 7

SCDHEC STANDARD SWPPP NOTES

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK, IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY INSTALLED, OR INCOMPLETELY MAINTAINED, THE PERMITS MUST ADDRESS THE NECESSARY REVISIONS AND MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION, DISTURBED AREAS SHALL BE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION, FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCRI00000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LOADED WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WQS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WQS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WQS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND MAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (2H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RETURN FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPs (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT AND CLEANSING OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SO'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT UNLESS PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP, AND ALTERNATIVE BMPs MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

SCDHEC STANDARD DRAWING DETAILS HAVE BEEN REDUCED TO FIT ON PAGE. FULL SIZE DETAILS ARE AVAILABLE AT [HTTP://WWW.SCDHEC.GOV/ENVIRONMENT/DOCS/APPENDIX_H.PDF](http://www.scdhec.gov/environment/DOCS/APPENDIX_H.PDF)



NOTES:

- ALL TREE PROTECTION BARRICADES MUST HAVE TWO HORIZONTAL CROSS BARS.
- BARRICADES SHALL BE ERRECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES AND GRAND TREES ACCORDING TO THE FOLLOWING STANDARDS:
 - A. FOR PROTECTED TREES TWENTY-THREE INCHES (23") OR LESS D.B.H., PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE BASE OF EACH PROTECTED TREE.
 - B. FOR PROTECTED TREES GREATER THAN TWENTY-THREE INCHES (23") D.B.H. AND GRAND TREES, PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREST HEIGHT FO THE TREE (i.e., A 24" DIAMETER TREE WOULD REQUIRE A 24-FOOT DIAMETER PROTECTIVE BARRICADE).

SEE CITY OF CHARLESTON ZONING ORDINANCE SEC. 54-330 TREE PROTECTION FOR ADDITIONAL REQUIREMENTS.

FORSSBERG ENGINEERING AND SURVEYING, INC.
1857 SAVANNAH HIGHWAY SUITE B
CHARLESTON, SOUTH CAROLINA 29407
CIVIL ENGINEERING SURVEYING AND LAND PLANNING

FORSSBERG ENGINEERING & SURVEYING, INC.
No. 000343

CONSTRUCTION DETAILS
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DANIEL G. FORSSBERG

DATE
AUGUST 24, 2018

DRAWN/CHECKED
JSC/DCF

LAST REVISED
SEPTEMBER 5, 2018

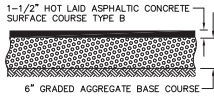
APPROVED
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SCALE
1" = 20'

PROJECT NO.
3962-1

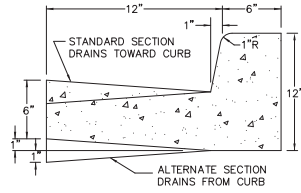
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C500

OF 7



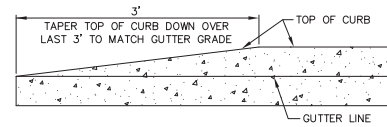
TYPICAL PAVEMENT SECTION
NOT TO SCALE

1
C501



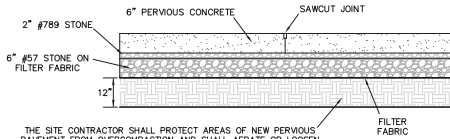
CONCRETE CURB DETAIL
NOT TO SCALE

2
C501



CONCRETE CURB TAPER DETAIL
NOT TO SCALE

3
C501

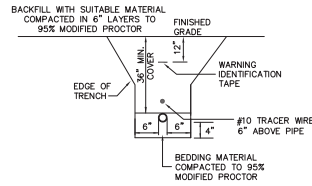


THE SITE CONTRACTOR SHALL PROTECT AREAS OF NEW PERVIOUS PAVEMENT FROM OVERCOMPACTION AND SHALL AERATE OR LOOSEN SOIL TO A MINIMUM DEPTH OF 12" AS NECESSARY TO CREATE A MAXIMUM DENSITY OF 80% MODIFIED PROCTOR. PRIOR TO INSTALLATION OF 2" STONE LAYER, THE CONTRACTOR SHALL PROVIDE 1 DENSITY TEST PER 1000 SQ.FT. AREA SHOWING DENSITY COMPLIANCE. IN LIEU OF DENSITY REQUIREMENT, THE CONTRACTOR MAY PROVIDE FIELD PERMEABILITY TEST SHOWING A MINIMUM PERMEABILITY OF 0.8IN/HR.

OWNER MAINTENANCE:
REFER TO PAGES 25-28 OF THE C-SWPPP FOR PERVIOUS SURFACE INSTALLATION AND MAINTENANCE.

PERVIOUS CONCRETE
NOT TO SCALE

4
C501



- 1) WATER TO BE 1" SDR-9 POLYETHYLENE PIPING (BLUE).
- 2) SEWER TO BE 1.5" SDR-13.5 POLYETHYLENE PIPING (GREEN).
- 3) MINIMUM SEPERATION 10'.

WATER/SEWER
TRENCH DETAIL
NOT TO SCALE

5
C501

FORSBERG ENGINEERING AND SURVEYING, INC.
187 SAVANNAH HIGHWAY SUITE B
CHARLESTON, SOUTH CAROLINA 29417
CIVIL ENGINEERING SURVEYING
AND LAND PLANNING



CONSTRUCTION DETAILS
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA



DANIEL C. FORSBERG

DATE
AUGUST 24, 2018

DRAWN/CHECKED
JSC/DCF

LAST REVISED
SEPTEMBER 5, 2018

APPROVED
DCF

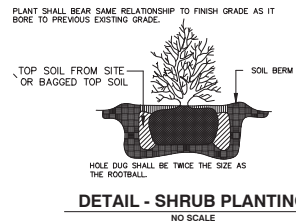
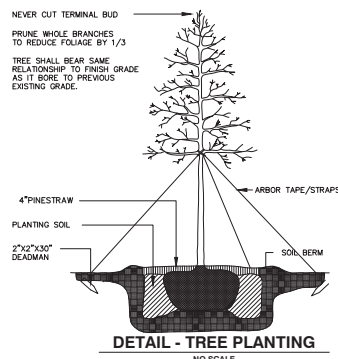
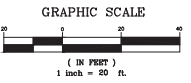
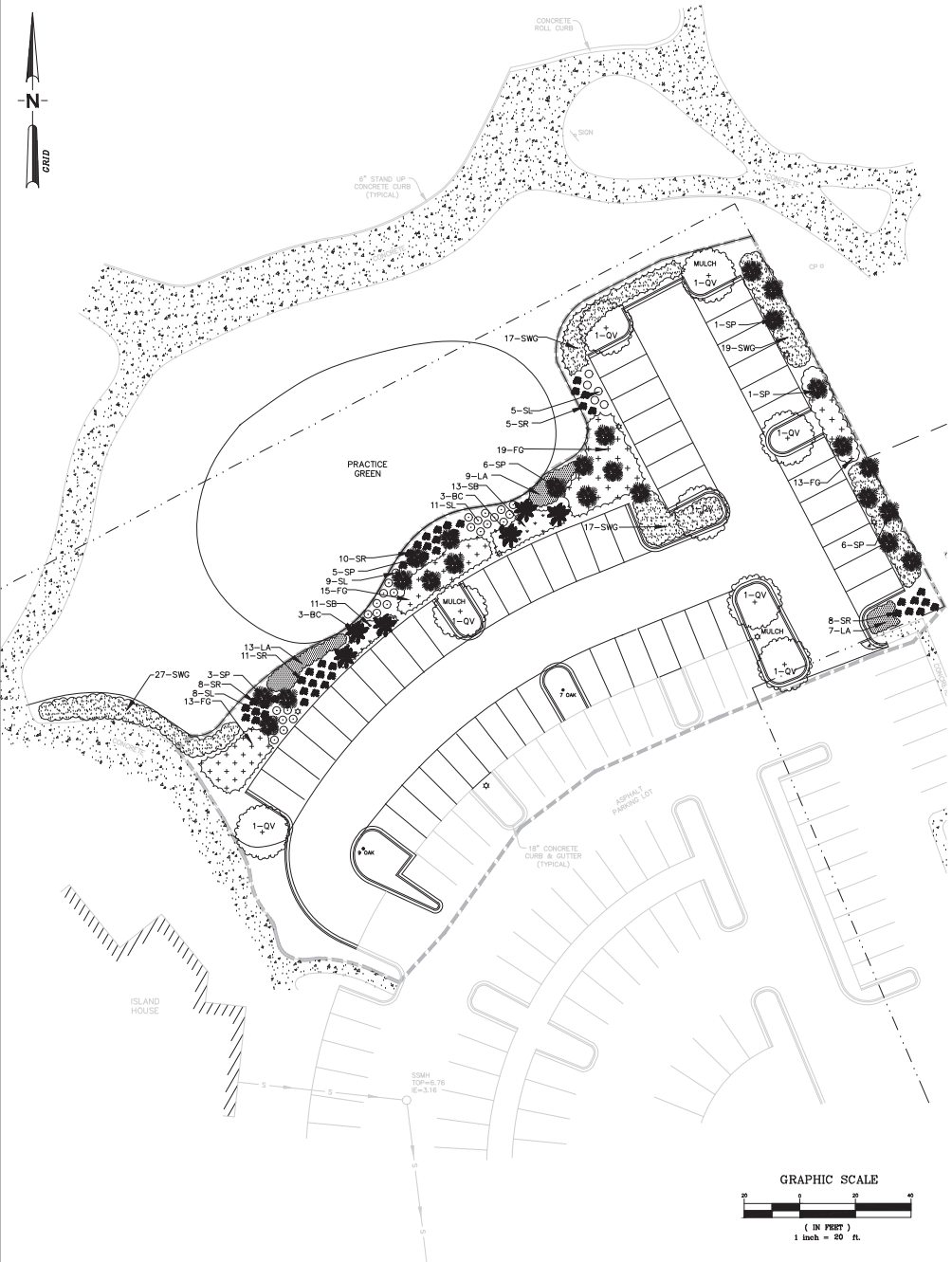
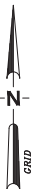
SCALE
1" = 20'

PROJECT NO.
3962-1

SHEET NUMBER

C501

OF 7



IRRIGATION NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
3. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
4. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.
5. CONTRACTOR TO INSTALL COMPLETE OPERATIONAL IRRIGATION SYSTEM FROM EX. SYSTEM. SEE CIVIL FOR LOCATION. NEW SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL NEW PLANT MATERIALS.
6. CONTRACTOR SHALL PROVIDE IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL.

NOTE: CONTRACTOR TO VERIFY COUNTS FROM ACTUAL PLAN.

PLANT SCHEDULE		COMMON NAME	HEIGHT/SIZE	QUANTITY
T R E E S				
SP	SABAL PALMETTO	PALMETTO	RELOC. FROM DEMO AREA	
QV	QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER	
BC	BUTIA CAPITATA	PINDO PALM	2' C.T. OR RELOCATED FROM SITE	
S H R U B S				
FG	FAKAHATCHIE GRASS	FAKAHATCHIE GRASS	3 GAL	
LA	LANTANA 'CREEPING PURPLE'	CREEPING LANTANA	1 GAL	
SI	SALVIA 'EUGENIA'	MEX. SAGE	3 GAL	
SR	SERENOA REPENS 'SILVER'	SILVER SAW PALMETTO	3 GAL	
SB	SPARTINA BAKERI	SPARTINA GRASS	RELOC. FROM SITE OR 3 GAL	
SWG	SWEET GRASS	SWEET GRASS	RELOC. FROM SITE OR 3 GAL	

SOI-MATCH EXISTING IF NEEDED
4" PINESTRAW

TOPSOIL
SEE SPECS

PLANT GUARANTEE

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANT MATERIAL'S HEALTH UNTIL FINAL ACCEPTANCE BY OWNER. OWNER RESERVES THE RIGHT TO REJECT ANY DEAD OR DECLINING PLANT MATERIAL AT FINAL INSPECTION.

SITE CONDITIONS MAY WARRANT MODIFICATIONS TO THE RECOMMENDED SCHEDULE.

CLEARING OF DEBRIS

LANDSCAPE CONTRACTOR SHALL CLEAR ALL PROPOSED PLANTED AREAS OF ALL ROCKS AND DEBRIS BEFORE PLANTING.

PLANT MATERIAL

ALL PLANT MATERIAL SHALL BE APPROVED BY THE CONTRACTING OFFICER PRIOR TO INSTALLATION. THE CONTRACTING OFFICER SHALL REVIEW THE PLACEMENT OF ALL PLANTS AND TREES PRIOR TO PLANTING.

UNDERGROUND UTILITIES

SEE CIVIL PLANS FOR PROPOSED AND EXISTING UTILITY LINES.

LIGHTING AND IRRIGATION CONDUITS

GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE CONDUITS FOR LIGHTING.

FORSBERG ENGINEERING AND SURVEYING, INC.
1897 SAVANNAH HIGHWAY, SUITE B
CHARLESTON, SOUTH CAROLINA 29417
CIVIL ENGINEERING, SURVEYING AND LAND PLANNING



LANDSCAPE PLAN
ADDITIONAL PARKING AT THE ISLAND HOUSE
THE CLUB AT SEABROOK ISLAND
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DATE
AUGUST 24, 2018

DRAWN/CHECKED
J.E.F.

LAST REVISED
SEPTEMBER 19, 2018

APPROVED

SCALE
1" = 20'

PROJECT NO.
3962-1

SHEET NUMBER

L100







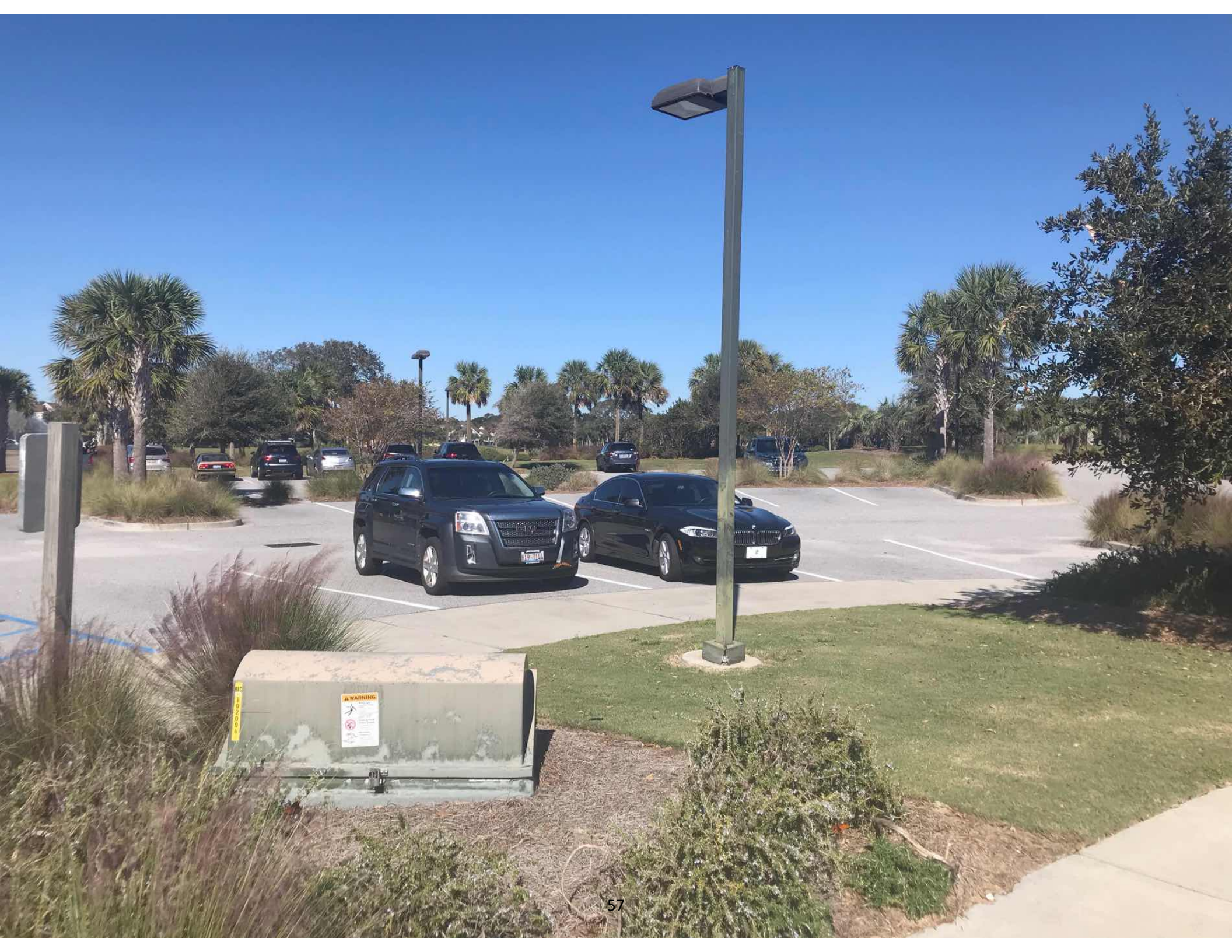


















MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Text Amendment for Variance Application, Notification & Review Procedures
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and provide a recommendation on a proposed amendment to the Development Standards Ordinance (DSO) for the purpose of modifying the application, notification and review procedures for variance applications.

The draft amendment is intended to serve two purposes:

- First, the DSO does not currently outline application and review procedures for variance requests. The draft text amendment modifies § 19.30.20.30 to require the use of a standard application form and the payment of applications fees. The amendment also allows the Zoning Administrator to require supplemental materials which may be “reasonably necessary to assist the board with its review of the application.” (Examples of supplemental materials would include, but not be limited to, property surveys, site plans and scaled architectural drawings of proposed improvements.) The proposed language retains a requirement that a public hearing be held no earlier than 30 days after an application is received, but also includes a requirement that the hearing take place no later than 60 days after an application is received.
- Second, the current ordinance only specifies a process for notifying adjacent property owners of an upcoming public hearing. While the draft amendment retains the 30-day notice requirement for adjacent property owners, the proposed language would transfer the responsibility for sending such notifications from the applicant to the Zoning Administrator. In addition, the new language in § 19.30.20.40 of the proposed amendment would also expand the public notification requirements to more accurately reflect the requirements of Sec. 6-29-800 of the SC Code of Laws. If adopted, the proposed language would also require:
 - Advertisement of the public hearing in a newspaper of general circulation at least 15 days in advance of the hearing;
 - Posting of the property at least 15 days in advance of the hearing; and
 - Providing notice to any “interested parties” who have requested notification of zoning proceedings at least 15 days in advance of the hearing.

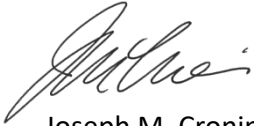
Staff Recommendation

Staff recommends in favor of **APPROVAL** of the ordinance.

Board of Zoning Appeals Recommendation

Though not required by law, staff presented the draft ordinance to the Board of Zoning Appeals for review and comment during its meeting on October 29, 2018. By a vote of 4-0, the Board voted to recommend in favor of **APPROVAL** of the ordinance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin", written in a cursive style.

Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2018-10

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 19, ADMINISTRATION AND APPEALS; SECTION 19.30.20, VARIANCES; SO AS TO AMEND THE APPLICATION, NOTIFICATION AND REVIEW PROCEDURES FOR VARIANCE APPLICATIONS

WHEREAS, Section 19.30.20 of the Development Standards Ordinance outlines the general requirements for zoning variances; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the application, notification and review procedures for variance applications to bring the town's processes and requirements into conformity with state law, and other matters related thereto; and

WHEREAS, the Seabrook Island Board of Zoning Appeals reviewed the proposed amendments during a duly called meeting on October 29, 2018, at which time the Board of Zoning Appeals made a recommendation to the Mayor and Council in favor of approval of the proposed amendments; and

WHEREAS, the Seabrook Island Planning Commission reviewed the proposed amendments during a duly called meeting on _____, at which time the Planning Commission made a recommendation to the Mayor and Council in favor of _____ the proposed amendments; and

WHEREAS, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting on November 23, 2018; and

WHEREAS, the Mayor and Council believe it is fitting and proper to amend the Development Standards Ordinance to achieve the objectives referenced above;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

SECTION 1. Amending Section 19.30.20 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 19, Administration and Appeals; Section 19.30.20, Variances; is hereby amended to read as follows:

§ 19.30.20. Variances. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon finding by the Board of Zoning Appeals that:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
- (b) Such conditions are peculiar to the particular piece of property involved and do not generally apply to other property in the vicinity; and
- (c) Because of these conditions, application of the Ordinance on this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) Relief, if granted, would not cause substantial detriment to adjacent property, the public good or impair the purpose and intent of the Ordinance or the comprehensive plan.

§ 19.30.20.10. The board shall not grant a variance the effect of which would be to allow:

- (a) Establishment of a use not otherwise permitted in a zoning district; or
- (b) Physical extension of a nonconforming use of land; or
- (c) Change the zoning district boundaries shown on the official zoning map.

§ 19.30.20.20. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

§ 19.30.20.30. Variance applications shall be filed with the Zoning Administrator on a form made available for that purpose. Applications shall include an application fee as established by town council, which amount may be amended from time to time by town council. Applications shall also include such other supporting documentation as the Zoning Administrator may deem reasonably necessary to assist the board in its review of the application. Incomplete applications will not be accepted. The Zoning Administrator shall forward the application and all supporting documentation to the board for consideration. The chairman of the board shall schedule a public hearing on the variance application as soon as practicable; provided, however, no hearing shall take place less than thirty (30) days, nor more than sixty (60) days, from the date upon which the application was filed.

~~§ 19.30.20.3040. Any person requesting a variance within The Town must give notice of such action to the owners of all real property located within two lots on all four sides of such property. The applicant shall provide such notice by serving a copy of the application on the owner of the properties as shown on current tax records at least thirty (30) days prior to the date set for a public hearing. The applicant shall file service of certified mail with date of service at the same time the application is filed. Notice to a regime must be made to its manager or president. Notice to a partnership may be made by serving any partner. Notice to a corporation may be made on any officer.~~ Upon the scheduling of the public hearing date, the Zoning Administrator shall provide public notice of the hearing, as follows:

- (a) Public Hearing Advertisement. Notice of the time and place for the public hearing shall be published in a newspaper of general circulation in the Town of Seabrook Island at least fifteen (15) days prior to the public hearing date.
- (b) Posting of Property. Conspicuous notice of the time and place for the public hearing shall be posted on or adjacent to the subject property at least fifteen (15) days prior to the public hearing date. At least one such notice shall be visible from each thoroughfare that abuts the property.
- (c) Notification of Interested Parties. If the Town of Seabrook Island maintains a list of individuals or groups that have expressed an interest in being informed of zoning proceedings, notice of the time and place of the public hearing shall be sent to those individuals and groups at least fifteen (15) days prior to the public hearing date.
- (d) Notification of Adjacent Property Owners.
 - (1) At least thirty (30) days prior to the public hearing date, the Zoning Administrator shall send written notice via USPS Certified Mail to the following:
 - a. The owner(s) of record (according to Charleston County tax records) of all real property located within two lots on all four sides of the subject property; and
 - b. In instances where the property is subject to the covenants and restrictions of a duly organized regime and/or property owners' association, notice of the hearing shall also be sent to the manager or president of the regime and/or association.
 - (2) All notices which are sent pursuant to the requirements of this subsection shall include the time and place of the public hearing, as well as a brief description of the variance request.

~~§ 19.30.20.40. No hearing on the application shall take place prior to the elapse of thirty (30) days from the date of the filing of the application and the certificate of service.~~

SECTION 2. Severability.

If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set

of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 3. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date.

This ordinance shall be effective upon adoption by Town Council.

SIGNED AND SEALED this ____ day of _____, 2018, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2018.

First Reading: October 23, 2018
Public Hearing: November 23, 2018
Second Reading: November 23, 2018

TOWN OF SEABROOK ISLAND

Ronald J. Ciancio, Mayor

ATTEST

Faye Allbritton, Town Clerk



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Text Amendment for Amendments to the DSO & Map (Public Notice)
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and provide a recommendation on a proposed amendment to the Development Standards Ordinance (DSO) for the purpose of modifying the public notification procedures and timelines related to amendments to the DSO and the Official Zoning District Map of the town.

The proposed amendments to § 20.70.10 (Public Hearing Advertisements) and § 20.70.20 (Posting of Property) are minor in nature and do not change the substance of the existing sections. § 20.70.30 (Notification of Interested Parties) contains two substantive changes. The first change would require notifications to be “sent” to “interested parties,” rather than “mailed.” The purpose of this change is to allow for notification to be sent electronically, rather than via standard mail. The term “interested parties” was also amended to include “individuals” as well as “groups.”

§ 20.70.40 (Notification of Adjacent Property Owners) contains the most significant amendments. Similar to the changes proposed for Article 19 (Variances), we have recommended shifting the responsibility for mailing public hearing notices to adjacent property owners from the applicant to the Zoning Administrator. The language for this section is nearly identical to that proposed for Article 19. In our opinion, the proposed language would render the existing § 20.70.40.10, § 20.70.40.20. and § 20.70.40.30 redundant, which is why we have recommended striking them from the ordinance.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the ordinance.

Respectfully submitted,

Joseph M. Cronin
 Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2018-11

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 20, AMENDMENTS TO THE ORDINANCE AND MAP; SECTION 20.70, PUBLIC NOTICE; SO AS TO AMEND THE PUBLIC NOTICE REQUIREMENTS FOR AMENDMENTS TO THE DEVELOPMENT STANDARDS ORDINANCE AND OFFICIAL DISTRICT MAP OF THE TOWN

WHEREAS, Section 20.70 of the Development Standards Ordinance outlines the public notice requirements for amendments to the Ordinance and Official District Map of the Town; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the public notice requirements of Section 20.70 to modify the notification procedures and timelines for amendments to the Development Standards Ordinance and the Official District Map of the Town; and

WHEREAS, the Seabrook Island Planning Commission reviewed the proposed amendments during a duly called meeting on _____, at which time the Planning Commission made a recommendation to the Mayor and Council in favor of _____ the proposed amendments; and

WHEREAS, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting on November 23, 2018; and

WHEREAS, the Mayor and Council believe it is fitting and proper to amend the Development Standards Ordinance to achieve the objectives referenced above;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

SECTION 1. Amending Section 20.70 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 20, Amendments to the Ordinance and Map; Section 20.70, Public Notice; is hereby amended to read as follows:

Sec. 20.70. - Public Notice.

§ 20.70.10. *Public Hearing Advertisement(s)*. Notice of the time and place for each public hearing shall be published [in a newspaper of general circulation in the Town of Seabrook Island](#) at least fifteen (15) days ~~in advance of~~ [prior to](#) the [public](#) hearing ~~date in a newspaper of general circulation in the Town of Seabrook Island.~~

§ 20.70.20. *Posting of Property*. In cases involving a zoning change, conspicuous notice [of the time and place for the public hearing](#) shall be posted on or adjacent to the [subject](#) property ~~that is the~~

~~subject of the proposal under consideration by the Town no less than~~ at least fifteen (15) days ~~in advance of~~ prior to the public hearing date. At least one such notice shall be visible from each ~~public~~ thoroughfare that abuts the property.

§ 20.70.30. *Notification of Interested Parties.*

- (a) If a landowner whose property is the subject of a proposed amendment will be allowed to present oral or written comments to the Planning Commission at a public hearing, at least ten day's notice and an opportunity to comment in the same manner must be given to other interested members of the public, including owners of adjoining property.
- (b) If the Town of Seabrook Island maintains a list of individuals or groups that have expressed an interest in being informed of zoning proceedings, notice of ~~such meetings~~ the time and place of each public hearing shall be ~~mailed sent to these those~~ mailed sent to these those individuals and groups at least fifteen (15) days prior to the public hearing date ~~by the Town Clerk.~~

§ 20.70.40. *Notification of adjacent property owners.* ~~Any person applying to rezone property within The Town must give notice of such action to the owners of all real property located within two lots on all four sides of such property.~~

- (a) In cases involving a zoning change, at least thirty (30) days prior to the public hearing date, the Zoning Administrator shall send written notice via USPS Certified Mail to the following:
 - (1) The owner(s) of record (according to Charleston County tax records) of all real property located within two lots on all four sides of the subject property; and
 - (2) In instances where the property is subject to the covenants and restrictions of a duly organized regime and/or property owners' association, notice of the hearing shall also be sent to the manager or president of the regime and/or association.
- (b) All notices which are sent pursuant to the requirements of this subsection shall include the time and place of the public hearing, as well as a brief description of the rezoning request.

~~§ 20.70.40.10. The applicant shall provide such notice by serving a copy of the application on the owner of the properties as shown on current tax records at least thirty (30) days prior to the date set for a public hearing. The applicant shall file service of certified mail with date of service at the same time the application is filed.~~

~~§ 20.70.40.20. Notice to a regime must be made to its manager or president. Notice to a partnership may be made by serving any partner. Notice to a corporation may be made on any officer.~~

~~§ 20.70.40.30. No hearing on the application shall take place prior to the elapse of thirty (30) days from the date of the filing of the application and the certificate of service.~~

SECTION 2. Severability.

If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 3. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date.

This ordinance shall be effective upon adoption by Town Council.

SIGNED AND SEALED this ____ day of _____, 2018, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2018.

First Reading: October 23, 2018
Public Hearing: November 23, 2018
Second Reading: November 23, 2018

TOWN OF SEABROOK ISLAND

Ronald J. Ciancio, Mayor

ATTEST

Faye Allbritton, Town Clerk



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Text Amendment for OCRM Critical Line Delineation Requirements
MEETING DATE: November 7, 2018

The Planning Commission is asked to review and provide a recommendation on a proposed amendment to the Development Standards Ordinance (DSO) for the purpose of increasing the length of time that a critical line delineation from SCDHEC-OCRM will be valid for the purpose of determining lot setbacks.

Currently, § 7.60.10.30 of the DSO states: “Whenever any portion of any Town ordinance requires some measurement be taken from, or established based on, the South Carolina Ocean and Coastal Resource Management critical line, such critical line shall have been reviewed and certified by the South Carolina Ocean and Coastal Resource Management within the previous **three** years.”

The town’s three-year requirement conflicts with SCDHEC-OCRM’s policy, in which a critical line delineation is valid for a period of **five** years. Below is a sample signature line from SCDHEC-OCRM:

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY: WILLIAM C. EISER

11/2/14

SIGNATURE

DATE

The critical line shown on this plat is valid for **five years** from the date of this signature, subject to the cautionary language above.

We contacted planning staff from Charleston County and the Town of Kiawah Island, both of whom confirmed that their jurisdictions follow SCDHEC-OCRM’s five-year requirement.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the ordinance.

Respectfully submitted,

Joseph M. Cronin, Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2018-13

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 7, LOT AND BUILDING REQUIREMENTS; SECTION 7.60, MINIMUM SETBACKS; SUBSECTIONS 7.60.10.30 AND 7.60.10.31, LOTS SUBJECT TO THE OCRM CRITICAL LINE; SO AS TO INCREASE THE VALIDITY OF A SCDHEC-OCRM CRITICAL LINE CERTIFICATION FROM THREE YEARS TO FIVE YEARS

WHEREAS, Section 7.60 of the Development Standards Ordinance outlines the general lot and building requirements for property within the Town of Seabrook Island; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the critical line survey requirements contained in Section 7.60.10.30 so as to increase the the validity of a SCDHEC-OCRM critical line certification from three years to five years, consistent with the policy of SCDHEC-OCRM; and

WHEREAS, the Seabrook Island Planning Commission reviewed the proposed amendments during a duly called meeting on _____, at which time the Planning Commission made a recommendation to the Mayor and Council in favor of _____ the proposed amendments; and

WHEREAS, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting on December 18, 2018; and

WHEREAS, the Mayor and Council believe it is fitting and proper to amend the Development Standards Ordinance to achieve the objectives referenced above;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

SECTION 1. Amending Section 7.60.10.30 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 7, Lot and Building Requirements; Section 7.60, Minimum Setbacks; Subsection 7.60.10.30; is hereby amended to read as follows:

§ 7.60.10.30. Lots subject to the OCRM Critical Line. Whenever any portion of any Town ordinance requires some measurement be taken from, or established based on, the South Carolina Ocean and Coastal Resource Management critical line, such critical line shall have been reviewed and certified by the South Carolina Ocean and Coastal Resource Management within the previous ~~three~~ five years.

SECTION 2. Amending Section 7.60.10.31 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 7, Lot and

Building Requirements; Section 7.60, Minimum Setbacks; Subsection 7.60.10.31; is hereby amended to read as follows:

§ 7.60.10.31. Notwithstanding this requirement, critical areas by their nature are dynamic and subject to change over time. As such, in the event the Town has reason to believe a critical area has been changed since its last review by the South Carolina Ocean and Coastal Resource Management (even if such review has taken place within the past ~~three~~ five years), it may require the property owner to have the critical line reviewed again and relocated, if such a change has occurred, before making any determinations which require some measurement be taken from or established based on such critical line.

SECTION 3. Severability.

If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 4. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Effective Date.

This ordinance shall be effective upon adoption by Town Council.

SIGNED AND SEALED this ____ day of _____, 2018, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2018.

First Reading: November 23, 2018
Public Hearing: December 18, 2018
Second Reading: December 18, 2018

TOWN OF SEABROOK ISLAND

Ronald J. Ciancio, Mayor

ATTEST

Faye Allbritton, Town Clerk

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

IN THE COURT OF COMMON PLEAS
CIVIL ACTION NO.: 2018-CP-10-_____

ATLANTIC PARTNERS II, LLC,)
)
)
APPELLANT.)
)
v.)
)
TOWN OF SEABROOK ISLAND and)
THE PLANNING COMMISSION OF)
OF THE TOWN OF SEABROOK)
ISLAND.)
RESPONDENTS.)
_____)

2018 CP 10-5041

**NOTICE OF APPEAL
PURSUANT TO S.C. CODE ANN.
SECTION 6-29-1150 (D)**

FILED
2018 OCT 19 AM 11:53
JULIE J. ARMSTRONG
CLERK OF COURT

Atlantic Partners II, LLC (hereinafter “Appellant”) hereby appeals the decision of the Planning Commission of the Town of Seabrook Island on October 3, 2018, approving with conditions the application of Appellant for an encroachment permit onto Seabrook Island Road. This Notice of Appeal is filed pursuant to S.C. Code Ann. § 6-29-1150 (D), as amended. Accompanying this Notice of Appeal and incorporated herein is the Appellant’s Request for Pre-Litigation Mediation Pursuant to S.C. Code Ann. Section 6-29-1150 (D) and Section 6-29-1155, as amended. A copy of the written decision under appeal is attached hereto.

WALKER GRESSETTE FREEMAN & LINTON, LLC.

By: *G. Trenholm Walker*

G. Trenholm Walker (SC Bar #5777)

Email: gtw@p-tw.com

Direct: 843-727-2208

Post Office Drawer 22247

Charleston, SC 29413-2247

ATTORNEYS FOR ATLANTIC
PARTNERS II, LLC

October 9, 2018
Charleston, South Carolina



MEMORANDUM

TO: Ray Pantlik, Director of Development
Atlantic Partners II, LLC
1 Kiawah Island Parkway
Kiawah Island, SC 29455

FROM: Joseph M. Cronin, Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

SUBJECT: Seabrook Island Road Encroachment Permit – Notice of Conditional Approval

DATE: October 5, 2018

Dear Mr. Pantlik:

On July 16, 2018, the Town of Seabrook Island (hereafter the "Town") received an application from Atlantic Partners II, LLC (hereafter the "Applicant"), to grant an encroachment permit for a new driveway to be located on Seabrook Island Road. The purpose of this encroachment permit request is to allow access to and from Seabrook Island Road for a proposed 200-unit senior living facility, which will be developed by Big Rock Partners, LLC (hereafter "Big Rock") on property owned by the Applicant and located within the town limits of the Town of Kiawah Island. The application was subsequently revised by the Applicant, and final plans were received by the Town on August 24, 2018.

The Applicant's request, as revised, was considered by the Town's Planning Commission on October 3, 2018, pursuant to Section 16-30 of the Development Standards Ordinance of the Town of Seabrook Island (hereafter the "DSO"). By a vote of 3-1, the Planning Commission voted to **APPROVE** the granting of an encroachment permit, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) Until a certificate of occupancy has been issued by the Town of Kiawah Island for the proposed senior living facility, vehicles involved with the construction of the proposed senior living facility may not enter or leave the site of that facility via Seabrook Island Road.
- 2) Applicant and Big Rock, their members and assigns, agree to comply with all of the provisions, terms, conditions and restrictions set forth in Applicant's July 16, 2018 Application for Encroachment Permit.
- 3) Applicant and Big Rock, their members and assigns, warrant that they will pay any and all expenses incurred by the Town of Seabrook Island, South Carolina (the "Town") as a result of expenses incurred or damages suffered by the Town and/or its residents as a result of increased storm water runoff from the senior living facility. Final storm water plans shall be

subject to review and approval by the Town prior to the commencement of construction activities.

- 4) Applicant and Big Rock, their members and assigns, shall indemnify and hold harmless the Town from any and all liability, claims and /or expenses (including reasonable attorney fees) arising out of or in any way related to bodily injury or property damage (i) occurring on Applicant's property, at or near the entrance to the senior living facility and (ii) attributable to vehicular traffic entering or leaving the senior living facility.
- 5) The Easement Agreement between Applicant and the Town, wherein the Applicant allowed the use of its property for a bike path to Freshfields Village, shall be amended to delete the Town's indemnification of Applicant as set forth therein. Nothing in this condition, or the request therefore, shall be construed as a waiver of any immunities granted to the Town under the South Carolina Tort Claims Act.
- 6) Applicant and Big Rock, their members and assigns, shall fully mitigate, at their sole expense, the loss of or damage to trees resulting from construction of the senior living facility entrance and related modifications to Seabrook Island Road. The Town shall make the final determination of the type and size of required replacement trees and where they will be located.
- 7) Applicant and Big Rock, their members and assigns, warrant that they will at all times keep those portions of the pedestrian/bicycle path lying near the entrance to the senior living facility in good maintenance and repair.
- 8) The Town shall select and locate vehicular and bicycle/pedestrian traffic signage associated with the Seabrook Island Road entrance to the senior living facility at the sole expense of the Applicant and Big Rock.
- 9) In recognition of the Town's declared policy of limiting access to the portion of Seabrook Island Road at issue, Applicant and Big Rock, their members and assigns, agree to share their conditionally permitted driveway with the developer of the neighboring property currently owned by Haulover Creek Development, or alternatively at the Town's option, to close their conditionally permitted driveway and use a central entrance from Seabrook Island road that is permitted by the Town for construction on the neighboring property.

THIS LETTER SHALL SERVE AS OFFICIAL NOTICE OF APPROVAL OF THE ENCROACHMENT PERMIT REQUEST SUBJECT TO THE ABOVE REFERENCED CONDITIONS.

The Town respectfully requests a written acknowledgement from the Applicant, to be received on or before November 5, 2018, indicating whether:

- The Applicant **ACCEPTS** the conditions adopted by the Planning Commission and desires to move forward with the issuance of an encroachment permit subject to the satisfaction of those conditions;

- The Applicant rejects one or more of the conditions adopted by the Planning Commission and desires to **APPEAL** the Planning Commission's decision to Town Council for de novo review, pursuant to Section 13.60.30 of the DSO; or
- The Applicant **WITHDRAWS** its request for the granting of an encroachment permit.

If no response is received on or before November 5, 2018, the encroachment permit application will be considered withdrawn and no further action on the request will take place.

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-5321 or by email at jcronin@townofseabrookisland.org.

Respectfully submitted,



Joseph M. Cronin
Town Administrator

CC: Ron Ciancio – Mayor, Town of Seabrook Island
Robert Driscoll – Chairman, Seabrook Island Planning Commission
Stephen L. Brown – Town Attorney, Town of Seabrook Island
Stephanie Tillerson – Town Administrator, Town of Kiawah Island