

# TOWN OF SEABROOK ISLAND

Town Council – Work Session

October 10, 2023 – 1:00PM

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



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

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

## AGENDA

### Call to Order – Roll Call – Freedom of Information

#### Mayor John Gregg

- Report from Seabrook Island Property Owners Association (SIPOA) Long Range Planning Committee meeting of October 10
- Reminder Community Promotions and Engagement Committee Meeting on October 19
- Update, if any, for Charleston Regional Hazard Mitigation Plan

#### Town Council Members:

- **Jeri Finke**
- **Barry Goldstein**
- **Dan Kortvelesy**

#### Town Administrator Joe Cronin

- Action Items for October 24, 2023, Meeting
  - Ordinances for Second Reading
    - Ord. 2023-08: An ordinance amending the zoning map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27+/- acres at 2125 Royal Pine Dr, from the Moderate Single Family (R-SF2) District to the Conservation (CP) District
    - Ord. 2023-09: An ordinance amending the zoning map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.27+/- acres at 2156 Royal Pine Dr, from the Moderate Single Family (R-SF2) District to the Conservation (CP) District
  - Ordinances for Second Reading & Public Hearing
    - Ord. 2023-11: An ordinance authorizing the issuance and sale of a not to exceed \$5,500,000 General Obligation Bond, Series 2023, or such other appropriate series designation, of the Town of Seabrook Island, South Carolina or one or more notes issued in anticipation thereof to pay the costs of repairs,

replacements and debris removal arising from a major or catastrophic storm event of natural disaster and the cost of issuance of such bond or notes; fixing the form and details of the bond; authorizing the Mayor and Town Administrator, or either of them acting alone, to prescribe certain details relating to the bond; providing for the payment of the bond and the disposition of the proceeds thereof; and other matters relating thereto

- Items for information / Discussion
  - Discussion of Draft Ordinances
    - Amendments to Chapter 8 of the Town Code (Business License Class Schedule)
    - Amendments to Chapter 18 of the Town Code (Nuisance Ordinance)
    - Amendments to Short-Term Rental Ordinance
  - Upcoming Budget Workshops: October 13, October 20 and October 26 (1:00 pm)

**Assistant Town Administrator Katharine Watkins**

- August 2023 Financials

**Adjourn**



# MEMORANDUM

**TO:** Mayor Gregg & Members of Town Council  
**FROM:** Tyler Newman, Zoning Administrator  
**SUBJECT:** Rezoning Request: 2125 Royal Pine Drive  
**MEETING DATE:** September 26, 2023

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Town Council is asked to review and approve a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

The property, which is currently vacant, is surrounded on two sides by parcels zoned Moderate Lot Single-Family (R-SF2). The rear of the property backs up to a lagoon, which contributes to its value as a conservation lot.

Subject to rezoning approval, this property is intended to remain as an undeveloped “open space” lot. Uses permitted within the CP district are limited to the following:

- (a) Accessory uses & structures
- (b) Bulkhead and erosion control devices
- (c) Community gardens
- (d) Open space preserves such as wetlands and wildlife habitat refuge areas
- (e) Greenways, boardwalks, and non-motorized trails/pathways
- (f) Open-air recreation uses (CONDITIONAL)
- (g) Utility substation or sub installation (CONDITIONAL)
- (h) Wireless communication antennas or towers (CONDITIONAL)

Pursuant to Development Standards Ordinance §19.3, in considering amendments to the official zoning map, the Planning Commission shall consider each of the seventeen criteria outlined in §19.3.B. Attached to this memo you will find the applicant’s narrative that addresses each of the criteria outlined in §19.3.B.

A copy of the draft rezoning ordinance is also attached for review.

**Staff Recommendation:**

Staff agrees with the applicant’s analysis of §19.3.B and recommends in favor of **APPROVAL** of the rezoning request.

**Planning Commission Recommendation:**

During its meeting on August 9, 2023, the Planning Commission unanimously recommended in favor of **APPROVAL** of Rezoning request.

Respectfully submitted,

Tyler Newman  
Zoning Administrator

**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2023-08**

**ADOPTED \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 149-06-00-016, CONTAINING APPROXIMATELY 0.27 +/- ACRES LOCATED AT 2125 ROYAL PINE DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.**

**WHEREAS**, on or about July 25, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #90 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

**WHEREAS**, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on August 9, 2023, at which time the Planning Commission made a recommendation to the Mayor and Council that the rezoning request is in the best interest of the Town of Seabrook Island and is consistent with the Town's Comprehensive Plan; and

**WHEREAS**, a public hearing was held on the above referenced rezoning application on September 26, 2023, as required by law;

**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. Zoning Map Amendment.** The Official Zoning District Map of the Town of Seabrook Island is hereby amended to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) district. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

**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 from and after the date of adoption.

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2023.

First Reading:           September 26, 2023  
Public Hearing:         September 26, 2023  
Second Reading:       October 24, 2023

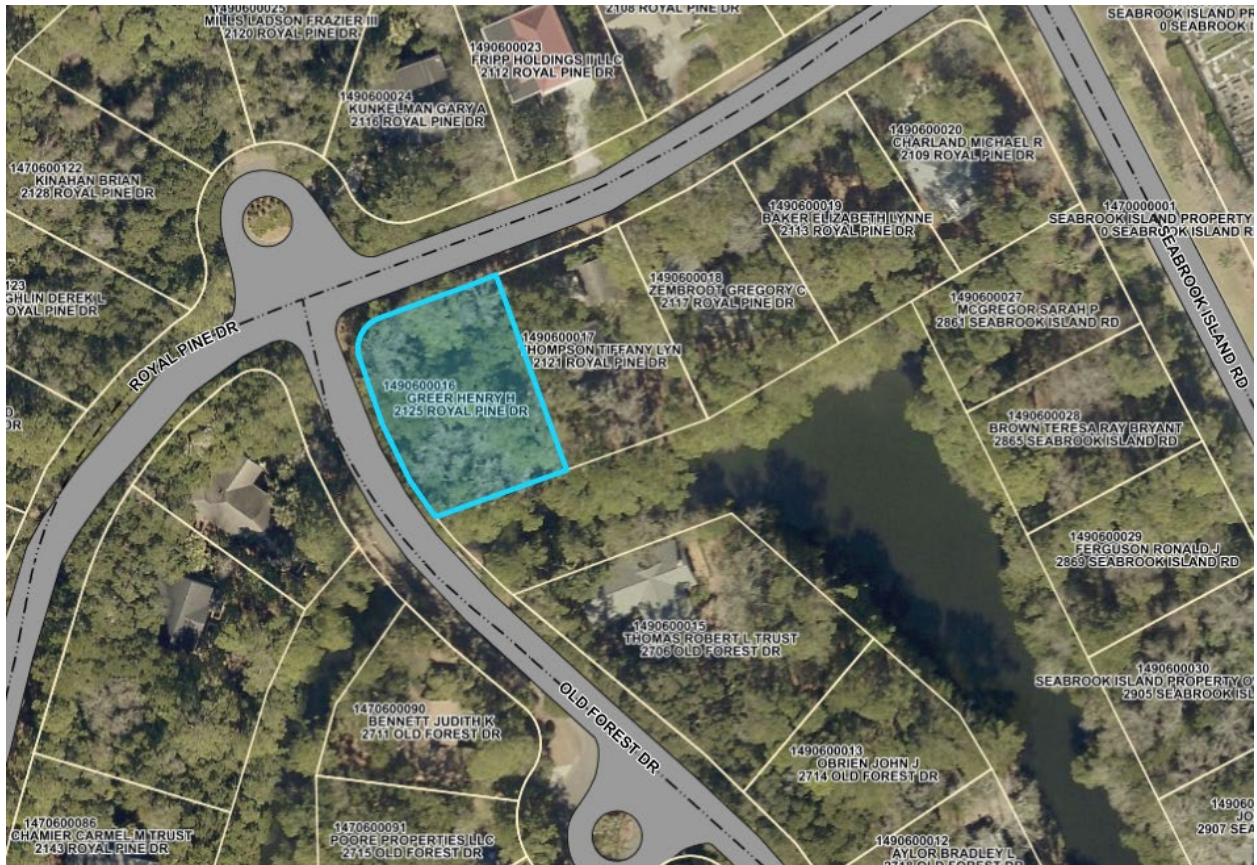
TOWN OF SEABROOK ISLAND

\_\_\_\_\_  
John Gregg, Mayor

ATTEST

\_\_\_\_\_  
Katharine E. Watkins, Town Clerk

## EXHIBIT A



**TMS #:** 149-06-00-016

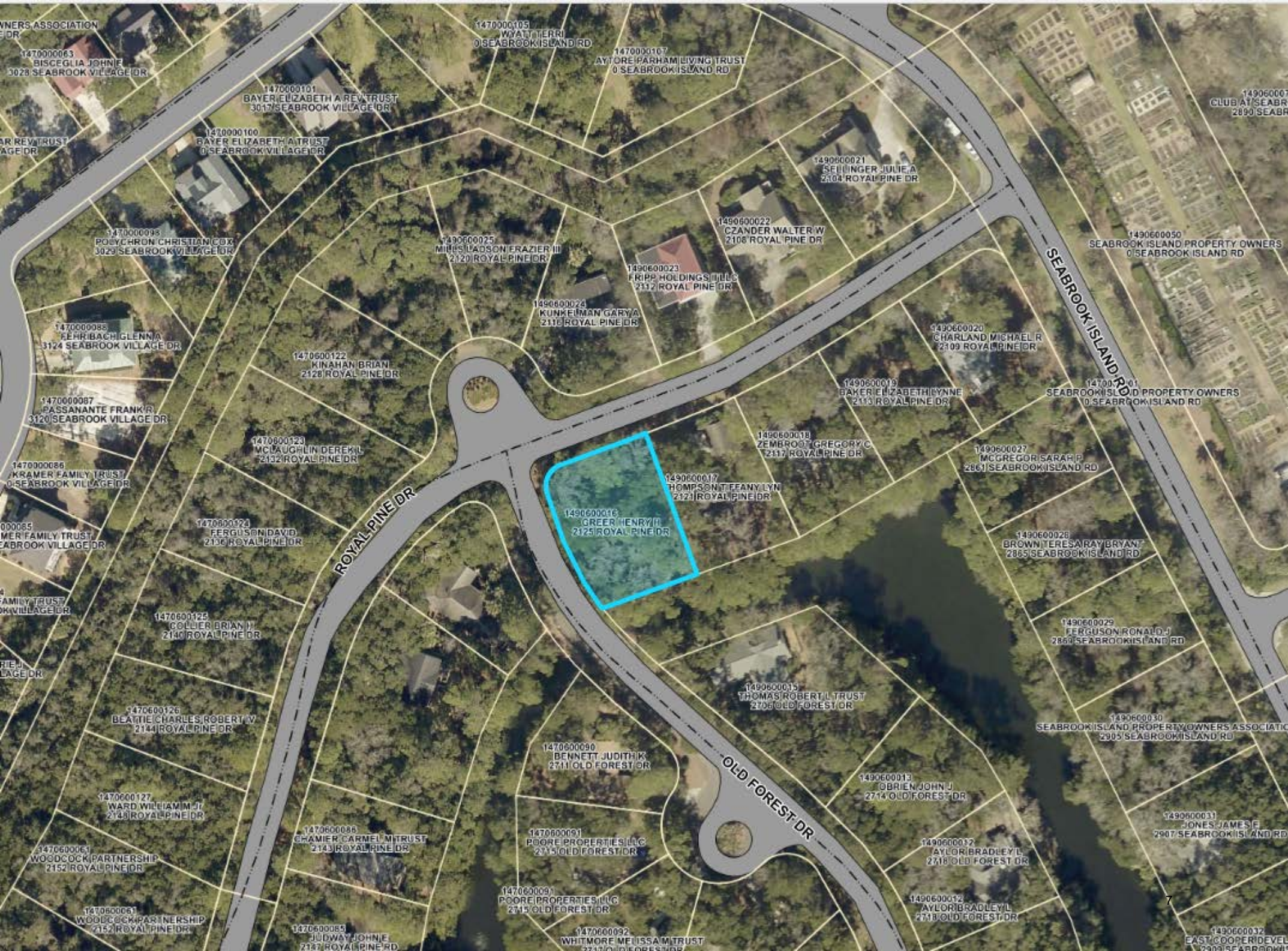
**ADDRESS:** 2125 Royal Pine Drive

**ACREAGE:** 0.27 (+/-)

**CURRENT ZONING:** Moderate Lot Single-Family (R-SF2)

**PROPOSED ZONING:** Conservation (CP)





147000063  
BISCEGLIA JOHNIE  
3028 SEABROOK VILLAGE DR

1470000101  
BAYER ELIZABETH A REV TRUST  
3017 SEABROOK VILLAGE DR

1470000105  
WYATT TERRI  
0 SEABROOK ISLAND RD

1470000107  
AYTORE PARHAM LIVING TRUST  
0 SEABROOK ISLAND RD

149060007  
CLUB AT SEABROOK ISLAND  
2890 SEABROOK ISLAND RD

1470000100  
BAYER ELIZABETH A TRUST  
0 SEABROOK VILLAGE DR

1490600021  
SELLINGER JULIE A  
2104 ROYAL PINE DR

1470000098  
POLYCHRON CHRISTIAN C O X  
3029 SEABROOK VILLAGE DR

1490600025  
MILLS MADSON FRAZIER III  
2120 ROYAL PINE DR

1490600022  
CZANDER WALTER W  
2108 ROYAL PINE DR

1490600050  
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
0 SEABROOK ISLAND RD

1470000088  
FEHRBACH GLENNA  
3124 SEABROOK VILLAGE DR

1490600023  
FRIPP HOLDINGS III LLC  
2112 ROYAL PINE DR

1490600024  
KUNKELMAN GARY A  
2110 ROYAL PINE DR

1490600020  
CHARLAND MICHAEL R  
2109 ROYAL PINE DR

1470600122  
KINAHAN BRIAN  
2128 ROYAL PINE DR

1490600019  
BAKER ELIZABETH LYNNE  
2133 ROYAL PINE DR

1470000001  
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
0 SEABROOK ISLAND RD

1470000087  
PASSANANTE FRANK R  
3120 SEABROOK VILLAGE DR

1470600123  
MCLAUGHLIN DEREK L  
2132 ROYAL PINE DR

1490600018  
ZEMBOOT GREGORY C  
2117 ROYAL PINE DR

1490600027  
MCGREGOR SARAH P  
2861 SEABROOK ISLAND RD

1470000086  
KRAMER FAMILY TRUST  
0 SEABROOK VILLAGE DR

1490600017  
HOMPSON T FEANY LYN  
2121 ROYAL PINE DR

1470600121  
FERGUSON DAVID  
2130 ROYAL PINE DR

1490600028  
BROWN TERESA RAY BRYAN  
2865 SEABROOK ISLAND RD

1470000085  
KRAMER FAMILY TRUST  
0 SEABROOK VILLAGE DR

1470600125  
COLLIER BRIAN H  
2140 ROYAL PINE DR

1490600029  
FERGUSON RONALD J  
2860 SEABROOK ISLAND RD

1470000084  
KRAMER FAMILY TRUST  
0 SEABROOK VILLAGE DR

1470600126  
BEATTIE CHARLES ROBERT W  
2144 ROYAL PINE DR

1490600015  
THOMAS ROBERT L TRUST  
2706 OLD FOREST DR

1490600030  
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION  
2905 SEABROOK ISLAND RD

1470000083  
KRAMER FAMILY TRUST  
0 SEABROOK VILLAGE DR

1470600090  
BENNETT JUDITH K  
2711 OLD FOREST DR

1490600013  
OBRIEN JOHN J  
2714 OLD FOREST DR

1470000082  
KRAMER FAMILY TRUST  
0 SEABROOK VILLAGE DR

1470600127  
WARD WILLIAM JR  
2148 ROYAL PINE DR

1470600091  
POORE PROPERTIES LLC  
2715 OLD FOREST DR

1490600012  
AYLOR BRADLEY L  
2718 OLD FOREST DR

1470600061  
WOODCOCK PARTNERSHIP  
2152 ROYAL PINE DR

1470600088  
GHAMIER CARMEL M TRUST  
2143 ROYAL PINE DR

1490600031  
JONES JAMES E  
2907 SEABROOK ISLAND RD

1470600061  
WOODCOCK PARTNERSHIP  
2152 ROYAL PINE DR

1470600085  
JUDWAY JOHNIE  
2147 ROYAL PINE DR

1470600091  
POORE PROPERTIES LLC  
2715 OLD FOREST DR

1490600012  
AYLOR BRADLEY L  
2718 OLD FOREST DR

1470600092  
WHITMORE MELISSA M TRUST  
2717 OLD FOREST DR

1490600032  
EAST COOPER DEVELOPMENT LLC  
2703 SEABROOK ISLAND RD





# TOWN OF SEABROOK ISLAND

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

## Rezoning Application

*USE THIS FORM FOR: Requests to rezone property within the Town limits of Seabrook Island (Also known as a "Map Amendment")*

1. PROPERTY INFORMATION			
Property Address(es)	2125 Royal Pine Dr.		
Tax Map Number(s)	1490600016	Block #	40
		Lot #	43
Current Zoning	R-SF2	Proposed Zoning	Conservation (CP)
Current Use(s)	vacant lot	Proposed Use(s)	vacant lot
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Lot Area (Acres or Ft <sup>2</sup> )	11967.41	High Ground (Acres or Ft <sup>2</sup> )	11967.41

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.	
Applicant Name(s)	SIPOA
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?	

3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input type="checkbox"/> HOA/Regime <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other
Property Owner Name(s)	SIPOA
Property Owner Address	1202 Landfall Way
Property Owner Phone Number	843.768.0061
Property Owner Email Address	hpaton@sipoa.org



4. OVERVIEW OF REQUEST	
Please provide a brief overview of the rezoning request.	
Parcel donated to SIPOA by SIGSC on July 25, 2023. Change zoning from R-SF2 to CP-Conservation.	

5. CERTIFICATION	
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. <b>This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)</b>	
Applicant Signature	<i>Seabrook Pata</i> Date      7/25/2023
Owner Signature(s)	Date
(If different from Applicant)	Date

OFFICE USE ONLY						
Date Received		Case #		Ordinance #		Adopted



**6. ACKNOWLEDGEMENT**

Zoning Administrator Signature	Date
- OR -	
Notary Certification (If not signed in the presence of the Zoning Administrator)	Notary's Official Seal
State of <u>South Carolina</u> ; County of <u>Charleston</u>  One this <u>25</u> day of <u>July</u> 20 <u>23</u> , before me personally appeared the above signers who provided satisfactory evidence of his/her/their identification to be the person whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that he/she/they have executed the foregoing instrument by his/her/their signature(s) above.  Sworn to (or affirmed) and subscribed before me this <u>25</u> day of <u>July</u> 20 <u>23</u> .   Official Signature of Notary  My commission expires: <u>01/13/2027</u>	

**7. APPLICATION MATERIALS**

Rezoning Applications must be accompanied by the following supplemental materials, as applicable. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator.

**Required for ALL applications:**

- Completed and signed Rezoning Application Form (Paper Required; PDF Optional)**
  - o Please submit one completed paper application.
  - o The application form must be signed by ALL property owners. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. All signatures must be original.
  - o The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
  - o Application fees may be paid by cash, check, or money order (payable to "Town of Seabrook Island"). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property, the current or most recent use, the proposed zoning designation of the property, the intended use of the property upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)**
- Property survey (Paper or PDF Required)**
- A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or PDF Required)**
- Deed of record (Paper or PDF Required)**
- Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)**
- Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)**

**8. FEE SCHEDULE**

Zoning Designation for Annexed Property	Fee Amount
Conservation (CP)	No Charge
All Zoning Designations Except CP and MU	\$250.00
Mixed Use (MU)	\$1,250.00 + \$10.00 Per Acre

**Narrative regarding zone change request and Planning Commission considerations per DSO**

This property is an undeveloped single family residential parcel that was donated to the Seabrook Island Greenspace Conservancy in 2023. The property was subsequently quit-claimed to SIPOA on 07/25/23 with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.
2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (illustration attached).
3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.
4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.
11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAs, natural resource areas, and OPEN SPACES in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.
12. **Whether the proposed zoning district will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.
13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.
14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.
15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.
16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.
17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

**Assessor's Map is attached.**

All adjacent parcels are single family residential.



#2125

4/0/43



### CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

### LEGEND

- RBF = REBAR (FOUND)
- OTF = OPEN TOP PIPE (FOUND)
- CTF = CUMULATIVE TOP PIPE (FOUND)
- CP = CALCULATED POINT
- ET = ELECTRIC TRANSFORMER
- WD = WATER VALVE
- SS = STOP SIGN
- CTV = CABLE TV
- TP = TELEPHONE PEDESTAL

ROYAL PINE DRIVE (50' R/W)

OLD FOREST DRIVE (50' R/W)

**LOT 43**  
11967.41 Sq. Feet  
0.27 Acres

**LOT 42**

POND

S 73°13'36" W 60.46'  
 A=13.15'  
 R=923.05'  
 D=0°48'59"  
 T=6.58'  
 N 72°21'52" E  
 CH=13.15'

A=31.42'  
 R=20.00'  
 D=90°00'00"  
 T=20.00'  
 S 28°08'28" W  
 CH=28.28'

A=60.92'  
 R=195.75'  
 D=1749°55"  
 T=30.71'  
 S 25°55'16" E  
 CH=60.68'

5/8" RBF (WITNESS IRON)  
 IS 8.5" EAST OF PROPERTY LINE  
 AND 9.24" NORTH OF ACTUAL CORNER  
 S 14°22'32" E 9.24" TO ACTUAL CORNER

### NOTES

1. REF.: PLAT BOOK AN, PAGE 76  
DEED BOOK 1178, PAGE 674
2. PROPERTY OWNED BY:  
SEABROOK ISLAND GREEN SPACE CONSERVANCY
3. T.M.S. NO. 149-06-00-016
4. THE ADDRESS IS: 2125 ROYAL PINE DRIVE  
SEABROOK ISLAND, SC 29455
5. LOT AREA = 11,967.41 Sq Ft (0.27 Ac)  
THE PROPERTY APPEARS TO BE LOCATED  
IN FLOOD ZONE AE-10 AS SHOWN ON  
MAP 45019C 0785 K, DATED JAN.29,2021.
7. SEE REFERENCE PLAT FOR ALL OTHER  
GENERAL NOTES AND ANY SPECIAL NOTES.

### PLAT

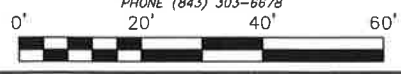
LOT 43  
BLOCK 40

THE TOWN OF SEABROOK ISLAND

DATE: JULY 6, 2023  
SCALE: 1"=20'  
CHARLESTON COUNTY  
SOUTH CAROLINA

**JIM COBB L.L.C.**  
LAND SURVEYING

420 PRIESTLY ST. CHARLESTON, SC 29412  
PHONE (843) 303-6678



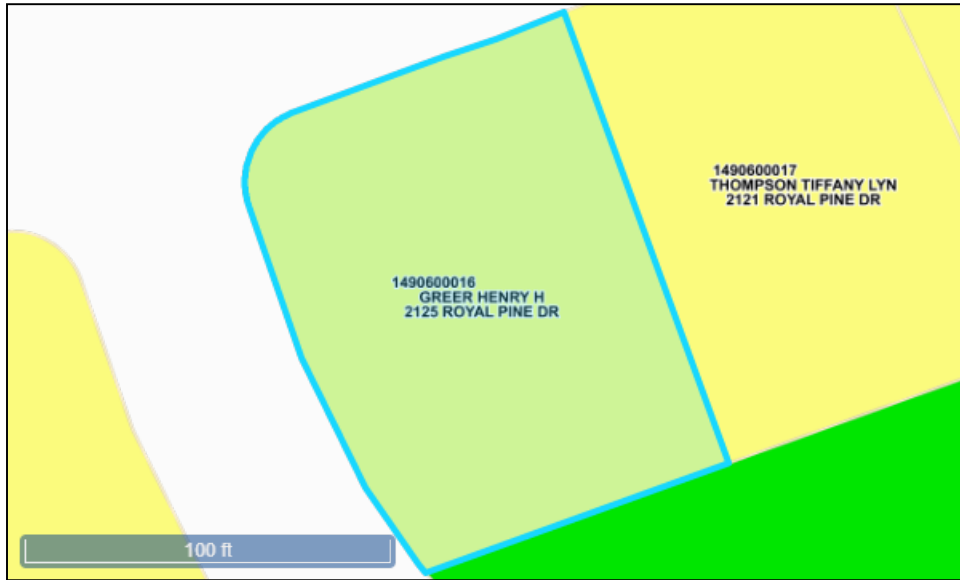
2125 Royal Pine Dr.dwg



# Town of Seabrook Island

## Property Zoning Report

26 Jul 2023



### Parcels

**Parcel ID:** 1490600016  
**Owner:** GREER HENRY H GREER LAUREL K  
**Owner Street Address:** 3630 LOGGERHEAD CT  
**Owner City State ZIP Code:** SEABROOK ISLAND, SC 29455  
**Parcel Street Address:** 2125 ROYAL PINE DR

### Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	12,532.51sf (0.29acres)







## Exhibit "A"

ALL that certain lot, piece or parcel of land, together with any improvements thereon, situate, lying and being on Seabrook Island, Charleston County, South Carolina, known and designated as Lot 43, Block 40, on a plat by E. M. Seabrook, Jr., C. E. and L.S., dated September 22, 1978, recorded in the RMC Office for Charleston County in Plat Book AN at page 76.

SAID lot having the size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat which is specifically incorporated herein by reference.

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal runs; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property or any part thereof and their respective heirs, successors, and assigns.

"Green Space" is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection of any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 2125 Royal Pine Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 149-06-00-016 and was transferred by **Seabrook Island Green Space Conservancy, Inc.** to **Seabrook Island Property Owners Association** on July 25, 2023.
3. Check one of the following: The deed is
  - (a) \_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (c) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ or No \_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
  - (a) \_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.
  - (b) \_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
  - (c) \_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.
5. Check YES \_\_\_ or NO \_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.

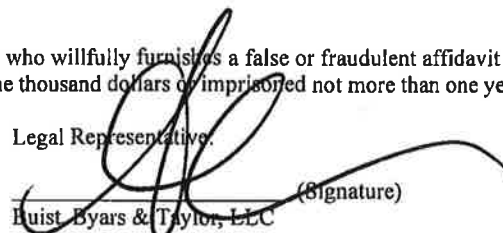
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \_\_\_\_\_ 0.00
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_
  - (If no amount is listed, place zero here.)
  - (c) Subtract line 6(b) from Line 6(a) and place result here: \_\_\_\_\_ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:

  
Huist Byars & Taylor, LLC (Signature)

Sworn to before me this 25<sup>th</sup>  
day of July, 2023.

Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

JULIA PHIPPS  
Notary Public-State of South Carolina  
My Commission Expires  
October 08, 2030





# MEMORANDUM

**TO:** Mayor Gregg & Members of Town Council  
**FROM:** Tyler Newman, Zoning Administrator  
**SUBJECT:** Rezoning Request: 2156 Royal Pine Drive  
**MEETING DATE:** September 26, 2023

---

Town Council is asked to review and approve a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

The property, which is currently vacant, is surrounded on two sides by parcels zoned Moderate Lot Single-Family (R-SF2). The rear of the property backs up to parceled out open space, which contributes to its value as a conservation lot.

Subject to rezoning approval, this property is intended to remain as an undeveloped “open space” lot. Uses permitted within the CP district are limited to the following:

- (a) Accessory uses & structures
- (b) Bulkhead and erosion control devices
- (c) Community gardens
- (d) Open space preserves such as wetlands and wildlife habitat refuge areas
- (e) Greenways, boardwalks, and non-motorized trails/pathways
- (f) Open-air recreation uses (CONDITIONAL)
- (g) Utility substation or sub installation (CONDITIONAL)
- (h) Wireless communication antennas or towers (CONDITIONAL)

Pursuant to Development Standards Ordinance §19.3, in considering amendments to the official zoning map, the Planning Commission shall consider each of the seventeen criteria outlined in §19.3.B. Attached to this memo you will find the applicant’s narrative that addresses each of the criteria outlined in §19.3.B.

A copy of the draft rezoning ordinance is also attached for review.

**Staff Recommendation:**

Staff agrees with the applicant’s analysis of §19.3.B and recommends in favor of **APPROVAL** of the rezoning request.

**Planning Commission Recommendation:**

During its meeting on August 9, 2023, the Planning Commission unanimously recommended in favor of **APPROVAL** of Rezoning request.

Respectfully submitted,

Tyler Newman  
Zoning Administrator

**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2023-09**

**ADOPTED \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 147-06-00-062, CONTAINING APPROXIMATELY 0.317 +/- ACRES LOCATED AT 2156 ROYAL PINE DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.**

**WHEREAS**, on or about July 25, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #91 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

**WHEREAS**, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on August 9, 2023, at which time the Planning Commission made a recommendation to the Mayor and Council that the rezoning request is in the best interest of the Town of Seabrook Island and is consistent with the Town's Comprehensive Plan; and

**WHEREAS**, a public hearing was held on the above referenced rezoning application on September 26, 2023, as required by law;

**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. Zoning Map Amendment.** The Official Zoning District Map of the Town of Seabrook Island is hereby amended to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) district. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

**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 from and after the date of adoption.

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2023.

First Reading: September 26, 2023  
Public Hearing: September 26, 2023  
Second Reading: October 24, 2023

TOWN OF SEABROOK ISLAND

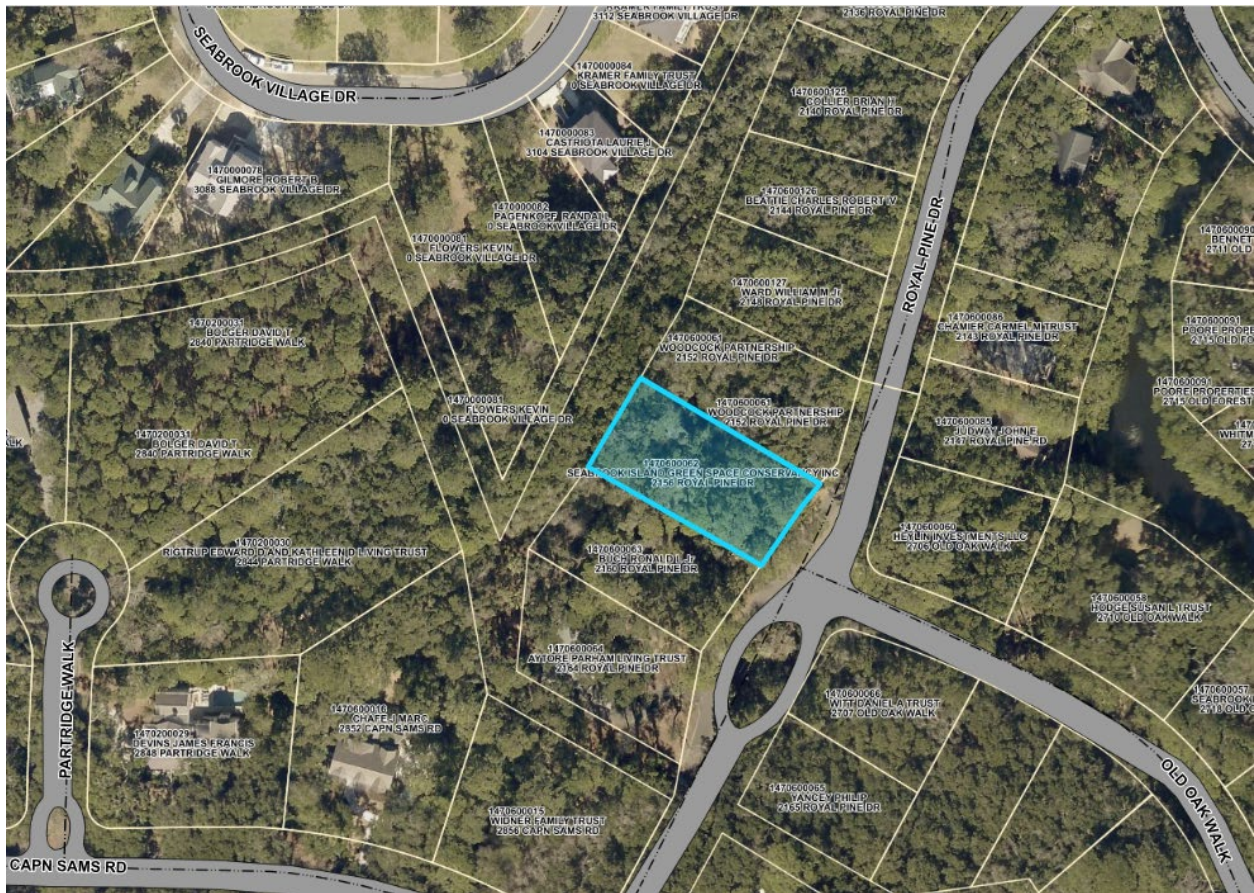
\_\_\_\_\_  
John Gregg, Mayor

ATTEST

\_\_\_\_\_  
Katharine E. Watkins, Town Clerk



# EXHIBIT A



**TMS #:** 147-06-00-062

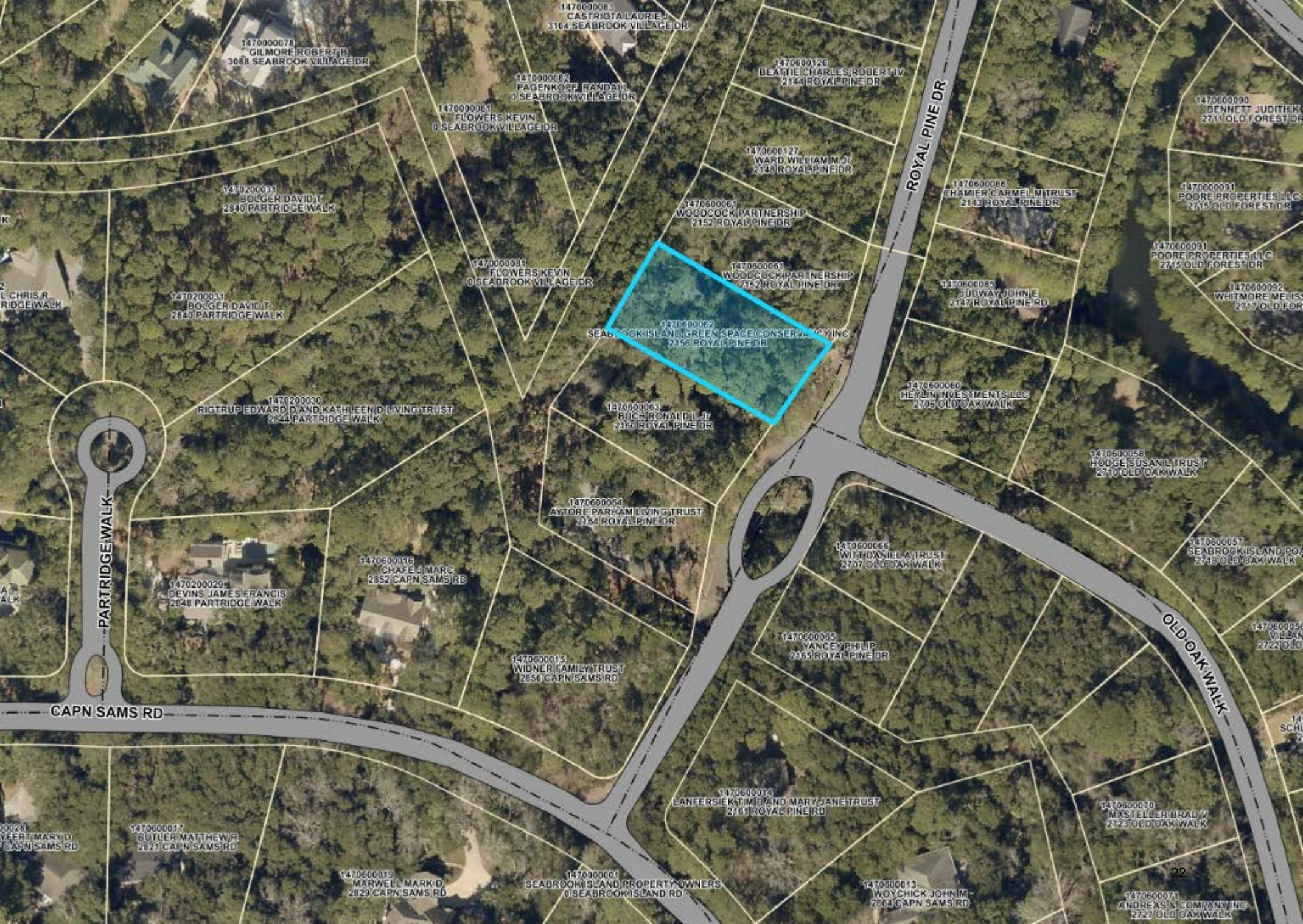
**ADDRESS:** 2156 Royal Pine Drive

**ACREAGE:** 0.317 (+/-)

**CURRENT ZONING:** Moderate Lot Single-Family (R-SF2)

**PROPOSED ZONING:** Conservation (CP)





147000083  
CASTRIGTA LAUREN  
3104 SEABROOK VILLAGE DR

147000078  
GILMORE ROBERT B  
3088 SEABROOK VILLAGE DR

147000082  
PAGENKOFF RANDALL  
0 SEABROOK VILLAGE DR

1470600126  
BEATTIE CHARLES ROBERT IV  
2144 ROYAL PINE DR

147000081  
FLOWERS KEVIN  
0 SEABROOK VILLAGE DR

1470600127  
WARD WILLIAM JR  
2148 ROYAL PINE DR

1470600090  
BENNETT JUDITH K  
2741 OLD FOREST DR

1470200031  
BOELGER DAVID T  
2840 PARTRIDGE WALK

1470600061  
WOODCOCK PARTNERSHIP  
2152 ROYAL PINE DR

1470600086  
CHAMIER CARMEL M TRUST  
2143 ROYAL PINE DR

1470600091  
POORE PROPERTIES LLC  
2716 OLD FOREST DR

1470200031  
BOELGER DAVID T  
2840 PARTRIDGE WALK

147000081  
FLOWERS KEVIN  
0 SEABROOK VILLAGE DR

1470600061  
WOODCOCK PARTNERSHIP  
2152 ROYAL PINE DR

1470600085  
DUNWAY JOHN E  
2147 ROYAL PINE DR

1470600091  
POORE PROPERTIES LLC  
2715 OLD FOREST DR

1470600092  
WHITMORE MELISSA  
2717 OLD FOREST DR

1470200030  
RIGTRUP EDWARD D AND KATHLEEN D LIVING TRUST  
2844 PARTRIDGE WALK

1470600063  
RUCH RONALD JR  
2160 ROYAL PINE DR

1470600060  
HEYLIN INVESTMENTS LLC  
2705 OLD OAK WALK

1470600058  
HODGE SUSAN L TRUST  
2710 OLD OAK WALK

1470600064  
AYTONE PARHAM LIVING TRUST  
2164 ROYAL PINE DR

1470600066  
WITT DANIEL A TRUST  
2707 OLD OAK WALK

1470600057  
SEABROOK ISLAND ROAD  
2719 OLD OAK WALK

1470200029  
DEVINS JAMES FRANCIS  
2848 PARTRIDGE WALK

1470600018  
CHAPE J MARC  
2852 CAPN SAMS RD

1470600056  
VILLAN  
2722 OLD OAK WALK

1470600015  
WIDNER FAMILY TRUST  
2850 CAPN SAMS RD

1470600085  
YANCEY PHILIP  
2165 ROYAL PINE DR

CAPN SAMS RD

OLD OAK WALK

1470600017  
VEERT MARY D  
2851 CAPN SAMS RD

1470600017  
BUTLER MATTHEW R  
2821 CAPN SAMS RD

1470600016  
LANFERSIEK TIM D AND MARY JANE TRUST  
2161 ROYAL PINE DR

1470600070  
MAYTELLER BRAD V  
2723 OLD OAK WALK

1470600019  
MARWELL MARK D  
2829 CAPN SAMS RD

1470000001  
SEABROOK ISLAND PROPERTY OWNERS  
0 SEABROOK ISLAND DR

1470600013  
WOYCHICK JOHN M  
2664 CAPN SAMS RD

1470600071  
ANDREAS COMPANY INC  
2727 OLD OAK WALK





# TOWN OF SEABROOK ISLAND

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

## Rezoning Application

*USE THIS FORM FOR: Requests to rezone property within the Town limits of Seabrook Island (Also known as a "Map Amendment")*

1. PROPERTY INFORMATION			
Property Address(es)	2156 Royal Pine Dr.		
Tax Map Number(s)	1470600062	Block #	44
		Lot #	03
Current Zoning	R-SF2	Proposed Zoning	Conservation (CP)
Current Use(s)	vacant lot	Proposed Use(s)	vacant lot
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Lot Area (Acres or Ft <sup>2</sup> )	.317 acres 13,805 sq.ft.	High Ground (Acres or Ft <sup>2</sup> )	.317 acres 13,805 sq.ft.s

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.	
Applicant Name(s)	SIPOA
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?	



3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input type="checkbox"/> HOA/Regime <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other
Property Owner Name(s)	SIPOA
Property Owner Address	1202 Landfall Way
Property Owner Phone Number	843.768.0061
Property Owner Email Address	hpaton@sipoa.org

4. OVERVIEW OF REQUEST	
Please provide a brief overview of the rezoning request.	
Parcel donated to SIPOA by SIGSC on June 26, 2023. Change zoning from R-SF2 to CP-Conservation.	

5. CERTIFICATION	
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. <b>This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)</b>	
Applicant Signature	<i>[Signature]</i> Date <i>7/25/2023</i>
Owner Signature(s) (If different from Applicant)	Date
	Date

OFFICE USE ONLY						
Date Received		Case #		Ordinance #		Adopted

**6. ACKNOWLEDGEMENT**

Zoning Administrator Signature	Date
- OR -	
Notary Certification (If not signed in the presence of the Zoning Administrator)	Notary's Official Seal
State of <u>South Carolina</u> ; County of <u>Charleston</u>  One this <u>25</u> day of <u>July</u> 20 <u>23</u> , before me personally appeared the above signers who provided satisfactory evidence of his/her/their identification to be the person whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that he/she/they have executed the foregoing instrument by his/her/their signature(s) above.  Sworn to (or affirmed) and subscribed before me this <u>25</u> day of <u>July</u> 20 <u>23</u> .   _____ Official Signature of Notary  My commission expires: <u>01/13/2027</u>	

**7. APPLICATION MATERIALS**

Rezoning Applications must be accompanied by the following supplemental materials, as applicable. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator.

**Required for ALL applications:**

- Completed and signed Rezoning Application Form (Paper Required; PDF Optional)**
  - o Please submit one completed paper application.
  - o The application form must be signed by ALL property owners. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. All signatures must be original.
  - o The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
  - o Application fees may be paid by cash, check, or money order (payable to "Town of Seabrook Island"). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property, the current or most recent use, the proposed zoning designation of the property, the intended use of the property upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)**
- Property survey (Paper or PDF Required)**
- A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or PDF Required)**
- Deed of record (Paper or PDF Required)**
- Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)**
- Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)**

**8. FEE SCHEDULE**

Zoning Designation for Annexed Property	Fee Amount
Conservation (CP)	No Charge
All Zoning Designations Except CP and MU	\$250.00
Mixed Use (MU)	\$1,250.00 + \$10.00 Per Acre



**Narrative regarding zone change request and Planning Commission considerations per DSO**

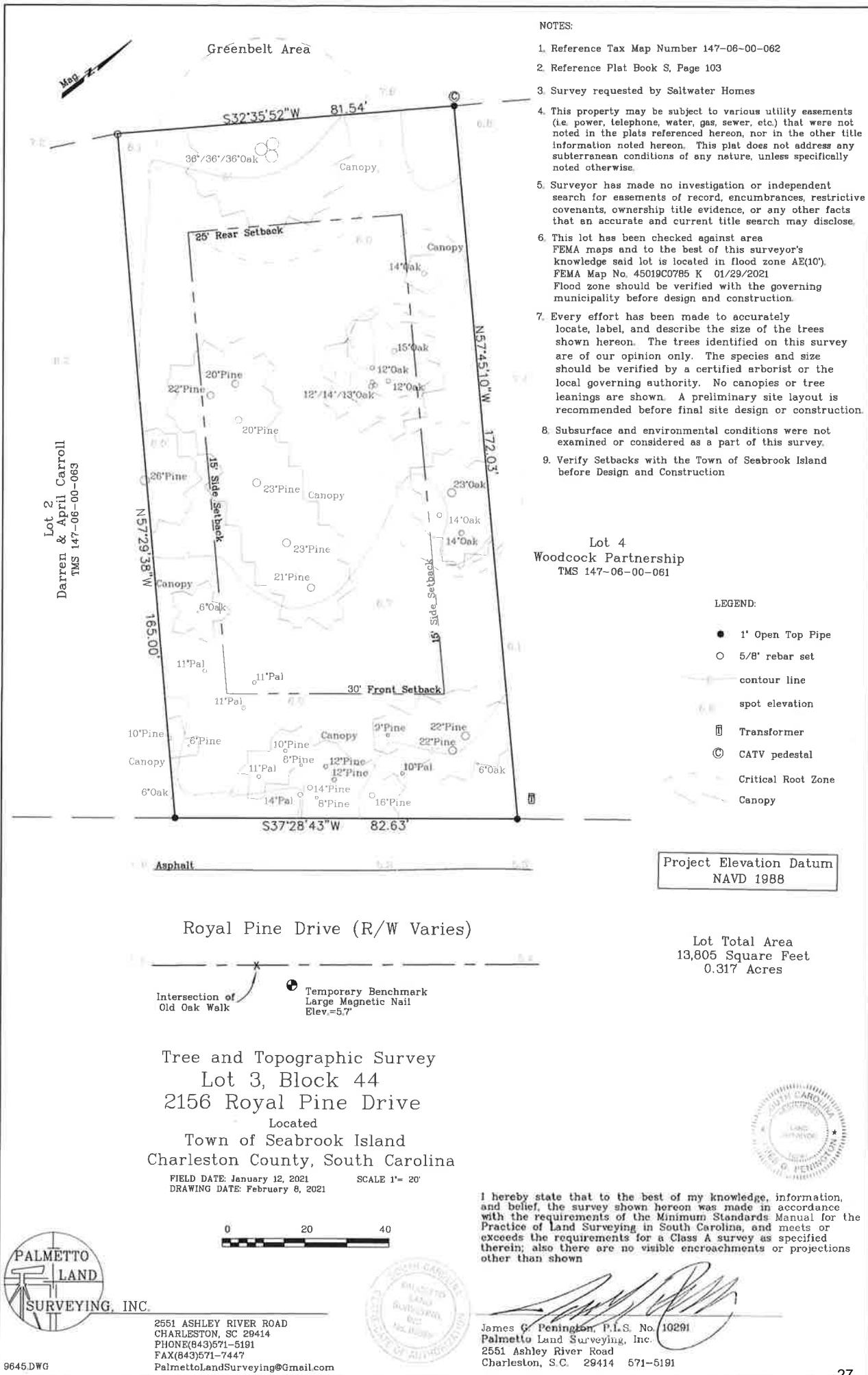
This property is an undeveloped single family residential parcel that was donated to the Seabrook Island Greenspace Conservancy in 2023. The property was subsequently quit-claimed to SIPOA on 06/26/23 with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.
2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (illustration attached).
3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.
4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.
11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAs, natural resource areas, and OPEN SPACES in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.
12. **Whether the proposed zoning district will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.
13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.
14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.
15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.
16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.
17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

**Assessor's Map is attached.**

All adjacent parcels are single family residential.



NOTES:

1. Reference Tax Map Number 147-06-00-062
2. Reference Plat Book S, Page 103
3. Survey requested by Saltwater Homes
4. This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plats referenced hereon, nor in the other title information noted hereon. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone AE(10). FEMA Map No. 45019C0785 K 01/29/2021 Flood zone should be verified with the governing municipality before design and construction.
7. Every effort has been made to accurately locate, label, and describe the size of the trees shown hereon. The trees identified on this survey are of our opinion only. The species and size should be verified by a certified arborist or the local governing authority. No canopies or tree leanings are shown. A preliminary site layout is recommended before final site design or construction.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey.
9. Verify Setbacks with the Town of Seabrook Island before Design and Construction

Lot 4  
Woodcock Partnership  
TMS 147-06-00-061

LEGEND:

- 1' Open Top Pipe
- 5/8' rebar set
- contour line
- spot elevation
- ⊞ Transformer
- ⊙ CATV pedestal
- ▭ Critical Root Zone
- Canopy

Project Elevation Datum  
NAVD 1988

Royal Pine Drive (R/W Varies)

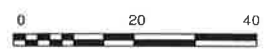
Lot Total Area  
13,805 Square Feet  
0.317 Acres

Intersection of  
Old Oak Walk

● Temporary Benchmark  
Large Magnetic Nail  
Elev.=5.7'

Tree and Topographic Survey  
Lot 3, Block 44  
2156 Royal Pine Drive  
Located  
Town of Seabrook Island  
Charleston County, South Carolina

FIELD DATE: January 12, 2021 SCALE 1"= 20'  
DRAWING DATE: February 8, 2021



I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown



2551 ASHLEY RIVER ROAD  
CHARLESTON, SC 29414  
PHONE(843)571-5191  
FAX(843)571-7447  
PalmettoLandSurveying@Gmail.com

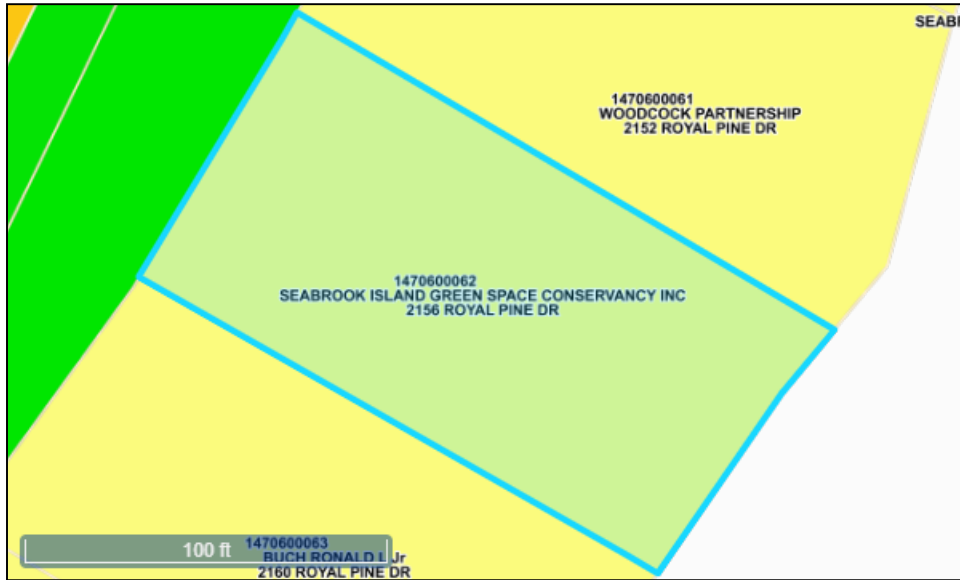


*James G. Penington*  
James G. Penington, P.L.S. No. 10291  
Palmetto Land Surveying, Inc.  
2551 Ashley River Road  
Charleston, S.C. 29414 571-5191

# Town of Seabrook Island

## Property Zoning Report

26 Jul 2023



### Parcels

**Parcel ID:** 1470600062  
**Owner:** SEABROOK ISLAND GREEN SPACE CONSERVANCY INC  
**Owner Street Address:** 185  
**Owner City State ZIP Code:** JOHNS ISLAND, SC 29457  
**Parcel Street Address:** 2156 ROYAL PINE DR

### Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	14,019.95sf (0.32acres)







## Exhibit "A"

All of that certain tract of land situate, lying and being on Seabrook Island, in the County of Charleston, State of South Carolina, and being known and designated as all of Lot 3, Block 44, on a plat by E. M. Seabrook, Jr., dated May 23, 1978, recorded in Plat Book S, page 103, and as further shown on a plat by E. M. Seabrook, Jr., dated November 21, 1978, recorded in Plat Book AM, page 11, in the office of the RMC for Charleston County, S.C., which plats are by reference incorporated herein.

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal runs; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property or any part thereof and their respective heirs, successors, and assigns.

"Green Space" is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection of any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 2156 Royal Pine Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-06-00-062 and was transferred by **Seabrook Island Green Space Conservancy, Inc. to Seabrook Island Property Owners Association** on June 26, 2023.
3. Check one of the following: The deed is
  - (a) \_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (c) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes \_\_\_ or No \_\_\_

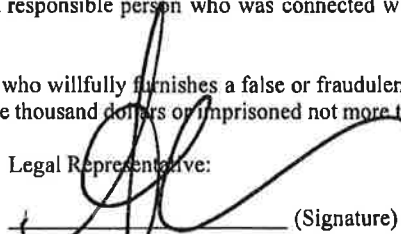
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit):
  - (a) \_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_
  - (b) \_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_
  - (c) \_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_
5. Check YES \_\_\_ or NO \_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_.

6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: 0.00
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) Subtract line 6(b) from Line 6(a) and place result here: 0.00


7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:   
\_\_\_\_\_  
Buis, Byars & Taylor, LLC (Signature)

Sworn to before me this 26th  
day of June, 2023.

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

JULIA PHIPPS  
Notary Public-State of South Carolina  
My Commission Expires  
October 08, 2030

**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2023-11**

**ADOPTED \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF A NOT TO EXCEED \$5,500,000 GENERAL OBLIGATION BOND, SERIES 2023, OR SUCH OTHER APPROPRIATE SERIES DESIGNATION, OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA OR ONE OR MORE NOTES ISSUED IN ANTICIPATION THEREOF TO PAY THE COSTS OF REPAIRS, REPLACEMENTS AND DEBRIS REMOVAL ARISING FROM A MAJOR OR CATASTROPHIC STORM EVENT OF NATURAL DISASTER AND THE COST OF ISSUANCE OF SUCH BOND OR NOTES; FIXING THE FORM AND DETAILS OF THE BOND; AUTHORIZING THE MAYOR AND TOWN ADMINISTRATOR, OR EITHER OF THEM ACTING ALONE, TO PRESCRIBE CERTAIN DETAILS RELATING TO THE BOND; PROVIDING FOR THE PAYMENT OF THE BOND AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.**

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, S.C., AS FOLLOWS:

**SECTION 1.** The Town Council (the "Council") of the Town of Seabrook Island, South Carolina (the "Town"), hereby finds and determines:

- (a) The Town is an incorporated municipality located in Charleston County, South Carolina (the "County"), and as such possesses all powers granted to municipalities by the Constitution and general law of the State of South Carolina.
- (b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the "Constitution"), provides that general obligation debt may be incurred by the governing body of each municipality of the State of South Carolina for any public and corporate purpose in an amount not exceeding eight (8%) percent of the assessed value of all taxable property of such municipality and upon such terms and conditions as the General Assembly may prescribe. Such Article further provides that if general obligation debt is authorized by a majority vote of the qualified electors of the municipality voting in a referendum authorized by law, there shall be no conditions or restrictions limiting the incurring of such indebtedness except as specified in such Article.
- (c) Title 5, Chapter 21, Article 5, Code of Laws of South Carolina, 1976, as amended (the "Municipal Bond Act"), provides that the municipal council of any municipality may issue general obligation bonds of such municipality for any corporate purpose of such municipality to any amount not exceeding the constitutional debt limitation applicable to such municipality.
- (d) The Municipal Bond Act provides that as a condition precedent to the issuance of Bond an election be held and the result be favorable thereto. Title 11, Chapter 27, Code of Laws of South Carolina 1976, as amended (generally, the "South Carolina Code"), provides that if an election be prescribed by the provisions of the Municipal Bond Act, but not be required by the provisions of Article X of the Constitution, then in every such instance, no election need be held (notwithstanding the requirement therefor) and the remaining provisions of the Municipal

Bond Act shall constitute a full and complete authorization to issue bonds in accordance with such remaining provisions.

- (e) The assessed value of all the taxable property in the Town for tax year 2022 (fiscal year ended June 30, 2023), the last completed assessment thereof, is approximately \$83,994,302. Eight percent of such sum is \$6,719,544.16. As of the date hereof, the Town has no outstanding bonded and general obligation indebtedness subject to the Constitutional debt limit and may presently incur \$6,719,544.16 of general obligation bonded indebtedness.
- (f) It is now in the best interest of the Town for the Council to provide for the issuance and sale of a not to exceed \$5,500,000 general obligation bond of the Town, the proceeds of which will be used: (i) to pay the costs of repairs, replacements and debris removal (including capital improvements) arising from a major or catastrophic storm event or natural disaster; and (ii) to pay costs of issuance of the Bond or, subject to Section 12 hereof, to pay at maturity or redeem prior to maturity any Notes (as defined herein) issued hereunder.

**SECTION 2.** Pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina, there is hereby authorized to be issued a not to exceed \$5,500,000 general obligation bond(s) of the Town (the "Bond") for the purposes listed in Section 1(f) above. The Bond shall be designated "\$5,500,000 (or such other amount as may be issued) General Obligation Bond, Series 2023 (or such other appropriate series designation) of the Town of Seabrook Island, South Carolina."

The Bond shall be issued as a fully-registered Bond; shall be dated as of the date of its delivery; shall be numbered from R-1; shall bear interest at such time as hereafter designated by the Committee (as defined herein), at such rate or rates as may be determined at the time of the sale thereof; and shall mature serially on a date not to exceed five years from the issuance date thereof, and in successive annual installments and such amounts, all as determined by the Committee.

Both the principal of and interest on the Bond shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

**SECTION 3.** The Council hereby delegates to a committee, consisting of the Mayor and one Council member chosen by the Mayor (collectively, the "Committee"), the authority to determine (a) the maturity dates, the principal payment dates and principal amounts of the Bond and how such amounts are paid; (b) the interest rates and interest payment dates of the Bond; (c) redemption provisions, if any, for the Bond; (d) the date and time of sale of the Bond; and (e) whether the Bond is sold at private or public sale.

The Council hereby delegates to the Committee the authority to determine whether to negotiate with one or more banks or financial institutions or to prepare a Notice of Sale for the Bond and receive bids on behalf of the Council from one or more potential purchasers, and to award the sale of the Bond to a single bank or financial institution or to the bidder therefor whose bid the Committee determines to be the most advantageous to the Town in accordance with the Notice of Sale for the Bond, following the receipt of one or more bids, provided in all events the net interest cost does not exceed 6% per annum. After the sale of the Bond, the Mayor and the Town Administrator, or either of them acting alone, shall submit a written report to the Council setting forth the results of the sale of the Bond.



The Bond shall be executed in the name of the Town with the manual signature of the Mayor of the Town attested by the manual signature of the Town Clerk of the Town under the seal of the Town to be impressed or affixed thereon.

**SECTION 4.** The Bond shall be in substantially in the form attached hereto as Exhibit A and incorporated herein by reference.

**SECTION 5.** If the Bond is to be sold at private sale, not less than seven (7) days prior to the delivery of the Bond, then notice of intention to sell the Bond at private sale shall be given by publication in a newspaper of general circulation in the Town pursuant to Section 9 hereof. If the Bond is to be sold at public sale, then a summary of such Notice of Sale shall be published in a newspaper of general circulation in the State of South Carolina not less than seven (7) days prior to the date set for such sale.

**SECTION 6.** The full faith, credit and taxing power of the Town are hereby irrevocably pledged for the payment of the principal of and interest on the Bond as it matures, and for the creation of such sinking fund as may be necessary therefor. There shall be levied and collected annually by the Town Clerk of the Town a tax, without limit, on all taxable property in the Town sufficient to pay the principal of and interest on the Bond as it matures and to create such sinking fund as may be necessary therefor.

**SECTION 7.** Both the principal of and interest on the Bond shall be exempt from all State, county, municipal, town, and all other taxes or assessments, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate or transfer taxes.

**SECTION 8.** The proceeds derived from the sale of the Bond shall be deposited in a special fund, separate and distinct from all other funds, and applied solely to the purpose for which the Bond is issued except that the premium, if any, shall be placed in the sinking fund established pursuant to the Municipal Bond Act. If any surplus remains it shall be deposited in the sinking fund to be established for the payment of the Bond.

**SECTION 9.** The Town hereby delegates to the Mayor and the Town Administrator, or either of them acting alone, the authority to publish the notice prescribed under the provisions of Title 11, Chapter 27 of the South Carolina Code, relating to the Initiative and Referendum provisions contained in Title 5, Chapter 17 of the South Carolina Code and any and all other notices required by law, including, if the Bond is to be sold by private sale, the notice of intention required by Section 11-27-40 of the South Carolina Code. If any said notice is given, the Mayor and the Town Administrator, or either of them acting alone, is authorized to prescribe the form of the notice and cause such notice to be published in a newspaper of general circulation in the Town.

**SECTION 10.** The Town hereby covenants and agrees with the holders of the Bond that, if the Bond is issued as an obligation the interest on which is excluded from gross income of the holders thereof for federal tax purposes (a "Tax Exempt Bond"), then it will not take any action which will, or fail to take any action which failure will, cause interest on the Tax Exempt Bond to become includable in the gross income of the holders of the Tax Exempt Bond for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and regulations promulgated thereunder in effect on the date of original issuance of the Tax Exempt Bond. The Town further covenants and agrees with the holders of the Tax Exempt Bond (if issued) that no use of the proceeds of the Tax Exempt Bond shall be made which, if such use had been reasonably expected on the date of issue of the Tax Exempt Bond would have caused the Tax Exempt Bond to be an "arbitrage bond," as defined in Section 148 of the

Code, and to that end the Town hereby shall:

- (a) comply with the applicable provisions of Sections 103 and 141 through 150 of the Code and any regulations promulgated thereunder so long as the Tax Exempt Bond is outstanding;
- (b) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the Code relating to required rebate of certain amounts to the United States; and
- (c) make such reports of such information at the time and places required by the Code.

The Mayor and the Town Administrator, or either of them acting alone, are hereby authorized and directed to adopt such written procedure related to tax-exempt debt, as may be necessary or desirable, with the advice of legal counsel.

**SECTION 11.** The obligations of the Town under this Ordinance and the pledges, covenants and agreements of the Town herein made or provided for, shall be fully discharged and satisfied as to any portion of the Bond, and such Bond shall no longer be deemed to be outstanding hereunder when:

- (a) such Bond shall have been purchased by the Town and surrendered to the Town for cancellation or otherwise surrendered to the Town or a bank or financial institution designated by the Town to act as its escrow agent (the "Escrow Agent") and is canceled or subject to cancellation by the Town or the Escrow Agent; or
- (b) payment of the principal of and interest on such Bond either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with a corporate trustee to be named in trust and irrevocably set aside exclusively for such payment (1) moneys sufficient to make such payment or (2) Government Obligations (hereinafter defined) maturing as to principal and interest in such amounts and at such times as will ensure the availability of sufficient moneys to make such payment and all necessary and proper fees, compensation and expenses of the corporate trustee. At such time as the Bond shall no longer be deemed to be outstanding hereunder, such Bond shall cease to draw interest from the due date thereof and, except for the purposes of any such payment from such moneys or Government Obligations as set forth in (ii) above, shall no longer be secured by or entitled to the benefits of this Ordinance.

“Government Obligations” shall mean cash and, to the extent permitted by Section 6-5-10 of the South Carolina Code or any other authorization relating to the investment of funds of the Town, any of the following: (1) United States Treasury Obligations – State and Local Government Series; (2) United States Treasury bills, notes, bonds or zero coupon treasury bonds all as traded on the open market; (3) direct obligations of the U.S. Treasury which have been stripped by the Treasury itself, including CATS, TIGRS and similar securities; (4) obligations of any agencies or instrumentalities which are backed by the full faith and credit of the United States of America; (5) bonds or debentures issued by any Federal Home Loan Bank or consolidated bonds or debentures issued by the Federal Home Loan Bank Board; (6) obligations of the Federal National Mortgage Association; (7) general obligations of the State or any of its political units which, at the time of purchase, carry an AAA rating from Standard & Poor’s or an Aaa rating from Moody’s Investors Service; or (8) any legally permissible combination of any of the foregoing. Government Obligations must be redeemable only at the option of the holder thereof.

**SECTION 12.** Pursuant to Title 11, Chapter 17 of the South Carolina Code (the “BAN Act”), pending the issuance of the Bond, the Council hereby authorizes the issuance of general obligation bond anticipation notes in an amount not to exceed \$5,500,000 (the “Notes”) for the purposes set forth in Section 1(f) herein and for costs of issuance of the Notes. In the event Notes are issued, (a) for the payment of principal of and interest, if necessary, on the Notes as they respectfully mature, there is hereby pledged the proceeds of the Bond and the full faith, credit and taxing power of the Town and (b) pending the issuance of the sale of the Bond, the Council may determine it to be in the best interest of the Town to refund or renew the outstanding Notes and, therefore, (1) the Council may authorize the Notes to be refunded or renewed and such authorization to be effected by a resolution of Council incorporating the terms of this Ordinance and (2) the principal amount of such refunded or renewed Notes may be increased by an amount sufficient to reflect interest owed on such refunded or renewed Notes and costs of issuance.

The Town, at its option, may also utilize any other funds available therefor for the payment of the principal of and interest on the Notes. The Council hereby delegates to the Committee the authority (1) to determine: (a) the original issue date and aggregate principal amount of the Notes; (b) the date, time and method of sale (which may be by public sale or, as permitted by the BAN Act, negotiation with one or more purchasers) of the Notes; (c) the maturity date and redemption provisions (if any) of the Notes (provided, that the maximum redemption premium may not exceed 0.5%); (d) the form of the Notes; and (e) such other details of the Notes as may be deemed advisable; (2) if sold by public sale, to prepare a Notice of Sale for the Notes, to receive bids on behalf of the Town and to award the sale of the Notes to the bidder therefor whose bid the Committee determines to be the most advantageous to the Town in accordance with the Notice of Sale for the Notes, in accordance with the terms of the Notice of Sale for the Notes; and (3) to negotiate and execute all other contracts which may be necessary or required in connection with the issuance of the Notes. Unless the context requires otherwise, the authorizations provided in the Ordinance with respect to the Bond or the issuance, sale and delivery thereof shall also apply with respect to any Notes issued in anticipation thereof.

**SECTION 13.** The Council hereby authorizes the Mayor, the Town Administrator, the Town Clerk, and the Town Attorney to execute such documents and instruments as necessary to effect the issuance of the Notes and the Bond or make modifications in any documents, including the form of the Bond attached hereto. The Council hereby retains Burr & Forman LLP as bond counsel in connection with the issuance of the Bond.

**SECTION 14.** All orders, resolutions, ordinances and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bond are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

**SECTION 15.** This Ordinance shall be forthwith codified in the Code of Town Ordinances in the manner required by law.

**SECTION 16.** This Ordinance shall be effective upon passage by the Council.

**SECTION 17.** This Ordinance is intended to replace the authorization provided for in Ordinance No. 2019-07 (the "Prior Ordinance") and not be additive thereto. Upon enactment of this Ordinance and passage of such time as the Mayor and the Town Administrator (or either of them acting alone) determine, upon advice of counsel, to be necessary to comply with the Initiative and Referendum provisions contained in Title 5, Chapter 17 of the South Carolina Code, the Prior Ordinance is repealed in its entirety.

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2023.

First Reading:  
Public Hearing:  
Second Reading:

TOWN OF SEABROOK ISLAND

\_\_\_\_\_  
John Gregg, Mayor

ATTEST

\_\_\_\_\_  
Katharine E. Watkins, Town Clerk

(FORM OF BOND)

UNITED STATES OF AMERICA  
STATE OF SOUTH CAROLINA  
TOWN OF SEABROOK ISLAND  
GENERAL OBLIGATION BOND, SERIES 2023

R-1

\$

KNOW ALL MEN BY THESE PRESENTS, that the Town of Seabrook Island, South Carolina (the "Town"), is justly indebted and, for value received, hereby promises to \_\_\_\_\_ in \_\_\_\_\_, South Carolina, its successors or registered assigns, the principal sum of \_\_\_\_\_ (\$\_\_\_\_\_) with interest thereon at the rate of \_\_\_\_\_% per annum. This Bond is payable in \_\_\_\_\_ installments of principal and interest, commencing \_\_\_\_\_ and \_\_\_\_\_ thereafter until this Bond is paid. Both the principal of and interest on this Bond are payable at the principal office of \_\_\_\_\_ in \_\_\_\_\_, South Carolina, in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

[Redemption provisions, if any, to be included]

For the payment hereof, both principal and interest, as they respectively mature; and for the creation of a sinking fund to aid in the retirement and payment thereof the full faith, credit and taxing power of the Town are irrevocably pledged, and there shall be levied and collected, annually upon all taxable property in the Town an ad valorem tax, without limitation as to rate or amount, sufficient for such purposes.

This Bond is issued pursuant to and in accordance with the constitution of the laws of the state of South Carolina, including Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended; Title 5, Chapter 21, Article 5, Code of Laws of South Carolina, 1976 as amended; and Title 11, Chapter 27, Code of Laws of South Carolina 1976, as amended; and an Ordinance duly enacted on \_\_\_\_\_, 2023, by the Town Council of the Town for the purpose of authorizing the issuance and sale of a not to exceed \$\_\_\_\_\_ general obligation bond.

This Bond and the interest hereon are exempt from all State, county, municipal, town and all other taxes or assessments, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate or transfer taxes.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen and to be performed precedent to or in the issuance of this Bond exist, have happened and have been performed in regular and due time, form and manner as required by law; that the amount of this Bond, together with all other indebtedness of the Town does not exceed the applicable limitation of indebtedness under the laws of the State of South Carolina; and that provision has been made for the levy and collection annually upon all taxable property in the Town an ad valorem tax, without limitation as to rate or amount, sufficient to pay the principal and interest on this Bond as the same shall respectively mature and to create a sinking fund to aid in the retirement and payment thereof.



IN WITNESS WHEREOF, THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA, has caused this Bond to be executed in its name by the manual or facsimile signature of the Mayor of the Town and attested by the manual or facsimile signature of the Town Clerk of the Town under the seal of the Town impressed, imprinted or reproduced hereon and this Bond to be dated the \_\_\_\_ day of \_\_\_\_\_, 2023.

TOWN OF SEABROOK ISLAND, SOUTH CAROLINA

\_\_\_\_\_  
Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Clerk

REGISTRATION

This Bond has been registered in the name of \_\_\_\_\_ in \_\_\_\_\_, South Carolina, on the registration books kept by the Town Clerk of the Town of Seabrook Island, South Carolina.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Clerk, Town of Seabrook Island, South Carolina

ASSIGNMENT

For value received \_\_\_\_\_ hereby sells, assigns and transfers unto \_\_\_\_\_ the within-mentioned Bond and hereby irrevocably constitutes and appoints \_\_\_\_\_, Attorney, to transfer the same on the registration books kept by the Town Clerk of the Town of Seabrook Island, South Carolina, with full power of substitution in the premises.

Town of Seabrook Island, South Carolina

By \_\_\_\_\_

Dated: \_\_\_\_\_

Witness: \_\_\_\_\_

NOTE:           The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration, enlargement or any change whatsoever.

# **Town of Seabrook Island**

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## **Compiled Financial Statements And Supporting Schedules**

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**For the Month and Eight Months Ended  
August 31, 2023**

**DUFFY & BASHA, CPAs  
631 ST. ANDREWS BLVD.  
CHARLESTON SC 29407**

***Accountant's Compilation Report***

Town of Seabrook Island  
Seabrook Island, South Carolina

Management is responsible for the accompanying financial statements of the Town of Seabrook Island, which comprise the balance sheet – modified cash basis as of August 31, 2023, and the related statement of revenue and expenditures – modified cash basis for the month and eight months then ended, and the accompanying supporting schedules, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

*Duffy & Basha, LLC*

Duffy & Basha, CPAs  
Charleston, South Carolina  
October 3, 2023

**Town of Seabrook Island**  
**Balance Sheet - Primary Government**  
**Modified Cash Basis**

August 31, 2023

Assets

Current Assets	
Operating Checking Account	\$ 2,900,815.25
Municipal Court Checking Account	11,740.53
Petty Cash	200.00
Prepaid Expenses	1,678.88
Total Current Assets	2,914,434.66
Other Assets	
Investments	6,404,586.53
Total Assets	\$ 9,319,021.19

Liabilities and Net Assets

Liabilities	
Current Liabilities	
Accounts Payable	\$ 3,540.42
Unearned Revenue	0.08
Other Accrued Liabilities	6,800.00
Total Liabilities	10,340.50
Net Assets	
Restricted Fund Balances	
Accommodations Tax	469,243.65
Charleston County Accommodations Tax	47,637.05
Town Accommodations Tax	37,449.06
Municipal Court	3,327.76
Alcohol Tax	45,032.63
Short-term Rental Permits	261,016.63
Total Restricted Fund Balances	602,690.15
Designated Fund Balances	
Emergency	2,320,834.77
Road & Drainage	1,310,120.22
Town Facilities	3,326,165.00
Vehicle Replacement	88,725.00
Conservation	50,000.00
Total Designated Fund Balances	7,095,844.99
General Fund	1,349,128.92
Total Fund Balances	9,308,680.69
Total Liabilities and Net Assets	\$ 9,319,021.19

**Town of Seabrook Island**  
**Statement of Revenues and Expenditures**  
**Modified Cash Basis**

For the Month and Eight Months Ended August 31, 2023

	Current Year				Prior Year-to-Date
	Current Month	Year to Date	Annual Budget	% of Annual Budget	
Revenues					
State ATAX (\$25k + 5%)	8,931.23	11,213.41	47,500.00	23.6%	11,728.86
Business Licenses	33,479.90	807,014.48	675,000.00	119.6%	581,544.01
Business Licenses - MASC	-	272,859.25	250,000.00	109.1%	274,996.30
Franchise Fees - Berkeley Elec.	-	-	170,000.00	-	-
Franchise Fees - ATT U-verse	985.68	1,992.94	5,000.00	39.9%	2,264.87
Franchise Fees - Comcast	-	32,700.20	55,000.00	59.5%	31,882.88
Contractual Reimbursements	-	-	5,000.00	-	1,175.00
Local Option Sales Tax - County	76,700.63	244,339.26	365,000.00	66.9%	190,534.69
Aid to Subdivisions - State	12,610.52	24,620.54	48,044.00	51.2%	23,680.75
Planning & Zoning Fees	5,100.00	95,261.52	75,000.00	127.0%	171,258.22
Building Permit Fees - County	6,349.53	29,995.13	25,000.00	120.0%	16,448.67
Interest - Investment Pool	27,144.14	195,728.01	125,000.00	156.6%	35,243.86
Interest - Checking Account	24.28	157.09	50.00	314.2%	64.66
Credit Card Convenience Fees	128.44	3,939.12	7,500.00	52.5%	2,788.26
Facility Rentals	-	50.00	50.00	100.0%	-
Miscellaneous Income	25.00	593.51	500.00	118.7%	378.76
Special Projects - Roadway.	-	-	-	-	300.00
Sale of Assets	-	-	100.00	-	-
Sales of Product Income	855.60	13,156.42	-	-	-
Grant Funding	-	-	25,000.00	-	-
Total Revenues	<u>172,334.95</u>	<u>1,733,620.88</u>	<u>1,878,744.00</u>	<u>92.3%</u>	<u>1,344,289.79</u>

**Town of Seabrook Island**  
**Statement of Revenues and Expenditures**  
**Modified Cash Basis**

For the Month and Eight Months Ended August 31, 2023

	Current Year			% of Annual Budget	Prior Year-to-Date
	Current Month	Year to Date	Annual Budget		
<b>Expenditures</b>					
Salaries - Gross Wages	62,985.80	471,134.38	761,472.00	61.9%	312,437.23
Salaries - Overtime	-	950.68	2,000.00	47.5%	-
Fica	4,745.18	33,318.80	58,554.00	56.9%	23,597.07
Medical Insurance	7,735.52	63,165.16	77,781.00	81.2%	30,892.40
Sc Retirement	10,955.37	78,463.64	127,191.00	61.7%	54,152.34
Pre-Employment Expenses	-	5,375.93	1,500.00	358.4%	918.65
Insurance - Tort Liability	-	16,108.00	15,000.00	107.4%	13,736.00
Insurance - Fidelity Bond	-	764.00	800.00	95.5%	764.00
Insurance - Equipment	-	19,994.64	17,500.00	114.3%	15,079.45
Insurance - Workers Comp	-	730.00	7,500.00	9.7%	349.00
Insurance - Auto Liability	-	3,413.76	4,500.00	75.9%	2,444.85
Professional Services - Auditor (General Fund)	-	16,500.00	15,500.00	106.5%	14,900.00
Professional Service-Accounting	1,546.37	10,512.45	16,500.00	63.7%	9,746.29
Professional Svcs - Engineering	-	5,332.50	15,000.00	35.6%	4,091.51
Professional Services - Legal	1,552.50	16,869.88	25,000.00	67.5%	2,937.00
Professional Services - Other	1,096.95	7,109.97	52,000.00	13.7%	15,093.27
Maintenance - Seabrook Is. Road	-	6,421.65	20,000.00	32.1%	1,702.04
Maintenance - Town Hall	-	4,858.16	4,000.00	121.5%	2,138.13
Maintenance - Beach	177.57	1,020.90	5,000.00	20.4%	3,259.53
Maintenance - Vehicles	1,975.29	4,937.29	4,000.00	123.4%	4,526.02
Fuel Gas & Oil	1,042.64	5,536.34	7,200.00	76.9%	-
Office Materials And Supplies	872.80	7,722.81	9,500.00	81.3%	5,512.20
Materials & Supplies - Buildings & Grounds Manag	1,074.70	9,414.92	30,000.00	31.4%	24,699.27
Postage	406.08	2,596.58	4,500.00	57.7%	2,261.30
Planning And Zoning	-	28.00	500.00	5.6%	56.00
Printing And Scanning Services	694.86	10,087.99	7,500.00	134.5%	8,968.56
Uniforms	271.43	1,894.67	5,600.00	33.8%	750.88
Utilities	2,203.86	10,722.87	27,000.00	39.7%	14,567.18
Telecommunications	1,620.78	11,304.23	24,300.00	46.5%	10,337.34
Counsel & Committee Expense	-	606.14	1,500.00	40.4%	547.09
Furniture & Equipment	534.87	5,061.44	15,000.00	33.7%	14,980.00
Emergency Communications	-	-	7,500.00	-	4,788.00
Memberships, Dues & Subscriptio	3,642.94	21,745.71	39,150.00	55.5%	18,858.96
Election Expense	-	-	4,000.00	-	3,227.50
Bank Service Charges	67.36	771.30	2,500.00	30.9%	1,845.79
Square Fees	915.52	13,062.45	7,500.00	174.2%	2,542.01
Stripe Convenience Fees	-	-	-	-	3.10
Website	-	-	800.00	-	-
Emergency Preparedness	87.00	11,532.87	34,000.00	33.9%	11,532.91
Equipment Rentals	1,185.29	4,481.30	21,000.00	21.3%	4,674.95
Advertising	214.46	11,260.28	13,100.00	86.0%	6,853.90
Special Events	-	-	3,000.00	-	-
Travel And Training	2,134.45	4,562.65	15,750.00	29.0%	1,462.08
Community Promotions	909.96	3,483.58	7,500.00	46.4%	1,500.00
Contingency	-	1,512.81	30,000.00	5.0%	19,260.15
Contracted Services - It	-	29,061.53	42,000.00	69.2%	23,104.58
Contracted Services - Landscapi	5,840.00	40,448.42	57,500.00	70.3%	21,529.13
Contracted Services - Other	1,499.43	20,416.11	18,500.00	110.4%	17,186.30
Capital Expenditures	-	-	55,000.00	-	43,913.69
<b>Total Expenditures</b>	<b>117,988.98</b>	<b>994,036.79</b>	<b>1,722,198.00</b>	<b>57.7%</b>	<b>777,727.65</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$ 54,345.97</b>	<b>739,584.09</b>	<b>156,546.00</b>	<b>472.4%</b>	<b>566,562.14</b>



**Town of Seabrook Island**  
**Statement of Revenues and Expenditures**  
**Modified Cash Basis**

For the Month and Eight Months Ended August 31, 2023

	Current Year			% of Annual Budget	Prior Year-to-Date
	Current Month	Year to Date	Annual Budget		
<b>Receipts to Be Used toward Restricted Fund Balances</b>					
State Atax Fund Reserves					
State Atax (30%)	\$ 53,587.37	67,280.46	135,000.00	49.8%	70,373.15
State Atax (65%)	116,105.96	145,774.31	292,500.00	49.8%	152,475.15
Interest Income	1,693.04	10,866.33	750.00	1448.8%	1,481.57
Total State Accomodation Tax	<u>171,386.37</u>	<u>223,921.10</u>	<u>428,250.00</u>		<u>224,329.87</u>
County Accomodations Tax - Charleston					
Receipts	27,756.68	52,649.29	95,000.00	55.4%	39,236.55
Interest Income	171.88	1,871.07	200.00	935.5%	318.43
Total County Accomodations Tax - Charleston	<u>27,928.56</u>	<u>54,520.36</u>	<u>95,200.00</u>		<u>39,554.98</u>
Town Accomodations Tax - Charleston					
Receipts	26,071.86	76,999.18	180,000.00	42.8%	-
Interest Income	135.12	449.93	250.00	180.0%	-
Total County Accomodations Tax - Town	<u>26,206.98</u>	<u>77,449.11</u>	<u>180,250.00</u>		<u>-</u>
Court Fund					
Court Fines	-	7,465.26	7,500.00	99.5%	5,338.75
Law Enforcement Surcharge (State)	-	-	1,250.00	-	-
State Assessment (County 11.16%)	-	-	900.00	-	-
State Assessment (State 88.84%)	-	-	7,163.00	-	-
Victim Advocate Surcharge (County)	-	-	1,250.00	-	-
Interest Income	12.19	33.88	150.00	22.6%	-
Total County Accomodations Tax - Town	<u>12.19</u>	<u>7,499.14</u>	<u>18,213.00</u>		<u>5,338.75</u>
Alcohol Tax					
Receipts	-	3,000.00	5,000.00	60.0%	5,000.00
Interest Income	162.48	1,150.66	150.00	767.1%	209.80
Total Alcohol Tax	<u>162.48</u>	<u>4,150.66</u>	<u>5,150.00</u>		<u>5,209.80</u>
ARPA					
Receipts	-	914,915.00	-	-	-
Total ARPA	<u>-</u>	<u>914,915.00</u>	<u>-</u>		<u>-</u>
STR Permit					
Receipts	4,266.75	261,466.63	234,000.00	111.7%	-
Total STR Permit	<u>4,266.75</u>	<u>261,466.63</u>	<u>234,000.00</u>		<u>-</u>
<b>Total Restricted Fund Receipts</b>	<b>\$ 229,963.33</b>	<b>1,543,922.00</b>	<b>961,063.00</b>	<b>160.6%</b>	<b>274,433.40</b>
<b>Expenditures Used toward Restricted Fund Balances</b>					
State Atax Fund Reserves					
Tourism Promotion (30%)	\$ 53,587.37	67,280.46	135,000.00	49.8%	70,373.15
Tourism Related Expenditures (65%)	10,009.15	102,155.32	395,500.00	25.8%	166,295.79
Total State Accomodation Tax	<u>63,596.52</u>	<u>169,435.78</u>	<u>530,500.00</u>		<u>236,668.94</u>
County Accomodations Tax - Charleston					
Contracted Services - Beach Patrol	-	94,999.68	95,000.00	100.0%	41,364.00
Total County Accomodations Tax - Charleston	<u>-</u>	<u>94,999.68</u>	<u>95,000.00</u>		<u>41,364.00</u>
Town Accomodations Tax - Charleston					
Contracted Services - Beach Patrol	36,735.00	40,000.05	40,000.00	100.0%	-
Total Town Accomodations Tax	<u>36,735.00</u>	<u>40,000.05</u>	<u>40,000.00</u>		<u>-</u>
Court Fund					
Salaries - Gross Wages (Court Fund)	-	500.00	4,200.00	11.9%	1,075.00
FICA	-	-	322.00	-	-
SC Retirement	-	-	759.00	-	-
Jury Trials	-	-	1,650.00	-	-
Law Enforcement Surcharge (State)	-	1,475.00	1,250.00	118.0%	-
Professional Services - Auditor (Court Fund)	-	-	1,000.00	-	-
State Assessment (County 11.16%)	-	377.93	900.00	42.0%	254.93
State Assessment (State 88.84%)	-	2,008.45	7,163.00	28.0%	4,229.71
Travel & Training	-	-	750.00	-	-
Victim's Advocate Surcharge (County)	-	1,475.00	1,250.00	118.0%	200.00
Total Court Fund	<u>-</u>	<u>5,836.38</u>	<u>19,244.00</u>		<u>5,759.64</u>
Alcohol Tax					
Capital Expenditures	-	-	20,000.00	-	-
Total Alcohol Tax	<u>-</u>	<u>-</u>	<u>20,000.00</u>		<u>-</u>
<b>Total Used Toward Restricted funds</b>	<b>\$ 100,331.52</b>	<b>310,271.89</b>	<b>704,744.00</b>	<b>44.0%</b>	<b>283,792.58</b>

**Town of Seabrook Island**  
**Statement of Revenues and Expenditures**  
**Modified Cash Basis**

For the Month and Eight Months Ended August 31, 2023

	Current Year			% of Annual Budget	Prior Year-to- Date
	Current Month	Year to Date	Annual Budget		
<b>Receipts to Be Used toward Designated Fund Balances</b>					
Emergency Fund					
Emergency Fund Revenues	-	195.47	-	-	-
Total Emergency Fund	-	195.47	-		-
Total Designated Fund Receipts	<u>\$ -</u>	<u>195.47</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Expenditures Used toward Designated Fund Balances</b>					
Road and Drainage Fund					
Capital Expenditures	17,750.00	56,595.00	-	-	24,505.00
Total Road and Drainage Fund	17,750.00	56,595.00	-		24,505.00
Town Facilities Fund					
Capital Expenditures	800.00	35,250.00	-	-	5,500.00
Total Town Facilities Fund	800.00	35,250.00	-		5,500.00
Vehicle & Equipment Replacement Fund					
Vehicle & Equipment Replacement Fund Expenditures	-	-	-	-	39,000.00
Total Vehicle & Equipment Replacement Fund	-	-	-		39,000.00
Total Used Toward Designated funds	<u>\$ 18,550.00</u>	<u>91,845.00</u>	<u>-</u>	<u>-</u>	<u>69,005.00</u>
<b>Other Financing Sources (Uses)</b>					
<b>Transfers</b>					
Transfers In/(Out) - General Fund	-	(2,298,725.00)	(2,298,725.00)		(1,025,000.00)
Transfers In/(Out) - State ATAX Fund	-	-	-		-
Transfers In/(Out) - County ATAX Fund	-	-	-		-
Transfers In/(Out) - Town ATAX Fund	-	-	-		-
Transfers In/(Out) - Municipal Court	-	-	-		-
Transfers In/(Out) - Alcohol fund	-	-	-		-
Transfers In/(Out) - ARPA Fund	-	(914,915.00)	(914,915.00)		-
Transfers In/(Out) - STR Permits	-	-	-		-
Transfers In/(Out) - Emergency Fund	-	100,000.00	100,000.00		100,000.00
Transfers In/(Out) - Road & Drainage Fund	-	50,000.00	50,000.00		750,000.00
Transfers In/(Out) - Town Facilities Fund	-	2,964,915.00	2,964,915.00		160,000.00
Transfers In/(Out) - Vehicle Replacement Fund	-	48,725.00	48,725.00		15,000.00
Transfers In/(Out) - Conservation Fund	-	50,000.00	50,000.00		-
Total Transfers	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

## **Supporting Schedules**

**TOWN OF SEABROOK ISLAND  
ACCOMODATIONS TAX  
FYE 12/31/2023**

DATE		DUE FROM STATE	GENERAL 5%	ADVERT 30%	TOURISM 65%	TOTAL
	TOTALS 12/31/2022	67,012.58	-	-	414,758.33	414,758.33
	ADJUSTMENTS				-	-
	ADJUSTED BEGINNING BALANCE	67,012.58	-	-	414,758.33	414,758.33
Jan-23	Received from State	(67,012.58)	-	-	-	-
	Ck# 7719 Pyro Shows East Coast		-	-	(10,000.00)	(10,000.00)
	Interest Income		-	-	1,325.05	1,325.05
	TOTALS 1/31/2023	-	-	-	406,083.38	406,083.38
Feb-23	Ck# 7737 St. Johns Fire District		-	-	(18,500.00)	(18,500.00)
	Interest Income		-	-	1,286.15	1,286.15
	TOTALS 2/28/2023	-	-	-	388,869.53	388,869.53
Mar-23	Ck# 7763 CJM Concrete		-	-	(6,000.00)	(6,000.00)
	Ck# 7766 Scape a Lot		-	-	(2,375.00)	(2,375.00)
	Ck# 7770 Truist Bank		-	-	(511.65)	(511.65)
	Interest Income		-	-	1,259.32	1,259.32
	TOTALS 3/31/2023	-	-	-	381,242.20	381,242.20
Apr-23	Received from State		2,282.18	13,693.09	29,668.35	45,643.62
	Transfer to General Fund		(2,282.18)			(2,282.18)
	Truist Bank		-	-	(12,264.03)	(12,264.03)
	Interest Income		-	-	1,450.13	1,450.13
	TOTALS 4/30/2023	-	-	13,693.09	400,096.65	413,789.74
May-23	CK# 7803 Barrier Island Ocean Rescue		-	-	(21,268.26)	(21,268.26)
	Ck# 7804 Lowcountry Marine Mammal		-	-	(851.44)	(851.44)
	Truist Bank		-	-	(5,664.69)	(5,664.69)
	Ck# 7816 Charleston Area Conv Ctr		-	(13,693.09)		(13,693.09)
	Interest Income		-	-	1,315.56	1,315.56
	TOTALS 5/31/2023	-	-	-	373,627.82	373,627.82
Jun-23	CK# 7844 David Tabaka		-	-	(270.00)	(270.00)
	CK# 7840 Katharine Watkins		-	-	(54.46)	(54.46)
	Ck# 7851 Lowcountry Marine Mammal		-	-	(1,316.44)	(1,316.44)
	Truist Bank		-	-	(1,196.79)	(1,196.79)
	CK# 7860 Molly Durin Music LLC		-	-	(200.00)	(200.00)
	CK# 7865 Don Colton		-	-	(150.00)	(150.00)
	CK# 7880 Don Colton		-	-	(200.00)	(200.00)
	Interest Income		-	-	1,252.15	1,252.15
	TOTALS 6/30/2023	-	-	-	371,492.28	371,492.28

**TOWN OF SEABROOK ISLAND  
 ACCOMODATIONS TAX  
 FYE 12/31/2023**

<b>DATE</b>		<b>DUE FROM STATE</b>	<b>GENERAL 5%</b>	<b>ADVERT 30%</b>	<b>TOURISM 65%</b>	<b>TOTAL</b>
Jul-23	Truist Bank		-	-	(223.41)	(223.41)
	CK# 7893 The Time Pirates				(550.00)	(550.00)
	CK# 7895 Pyro Shows East Coast				(10,000.00)	(10,000.00)
	CK# 7897 Kevin Church				(550.00)	(550.00)
	Interest Income		-	-	1,284.93	1,284.93
	<b>TOTALS 7/31/2023</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>361,453.80</b>	<b>361,453.80</b>
Aug-23	Received from State		8,931.23	53,587.37	116,105.96	178,624.56
	Transfer to General Fund		(8,931.23)			(8,931.23)
	CK# 7916 Barrier Island Ocean Rescue		-	-	(3,109.33)	(3,109.33)
	Ck# 7917 Charleston Area Conv Ctr			(53,587.37)		(53,587.37)
	Ck# 7925 Lowcountry Marine Mammal				(1,859.87)	(1,859.87)
	CK# 7927 David Tabaka		-	-	(270.00)	(270.00)
	CK# 7930 Tapco				(4,419.95)	(4,419.95)
	CK# 7936 Molly Durin Music LLC				(350.00)	(350.00)
	Interest Income		-	-	1,693.04	1,693.04
	<b>TOTALS 8/31/2023</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>469,243.65</b>	<b>469,243.65</b>

**TOWN OF SEABROOK ISLAND  
CHARLESTON COUNTY ACCOMODATIONS TAX  
FYE 12/31/2023**

DATE		DUE FROM COUNTY	REVENUES	EXPENDITURES	OTHER	TOTAL
	TOTALS 12/31/2022	-	-	-	-	88,116.37
	ADJUSTMENTS		-			-
	ADJUSTED BEGINNING BALANCE	-	-	-	-	88,116.37
Jan-23	Interest Income	-	-		157.96	157.96
	TOTALS 1/31/2023	-	-	-	157.96	88,274.33
Feb-23	Received from State	-	16,832.92			16,832.92
	Interest Income			-	216.41	216.41
	TOTALS 2/28/2023	-	16,832.92	-	157.96	105,323.66
Mar-23	Interest Income	-	-		349.06	349.06
	TOTALS 3/31/2023	-	16,832.92	-	507.02	105,672.72
Apr-23	Interest Income	-	-		371.63	371.63
	TOTALS 4/30/2023	-	16,832.92	-	878.65	106,044.35
May-23	Received from State	-	8,059.69			8,059.69
	Ck# 7803 Barrier Is. Ocean Rescue	-	-	(17,556.35)		(17,556.35)
	Interest Income				341.15	341.15
	TOTALS 5/31/2023	-	24,892.61	(17,556.35)	1,219.80	96,888.84
Jun-23	Ck# 7841 Barrier Is. Ocean Rescue	-	-	(39,844.33)		(39,844.33)
	Interest Income				192.92	192.92
	TOTALS 6/30/2023	-	24,892.61	(57,400.68)	1,412.72	57,237.43
Jul-23	Ck# 7891 Barrier Is. Ocean Rescue	-	-	(37,599.00)		(37,599.00)
	Interest Income				70.06	70.06
	TOTALS 7/31/2023	-	24,892.61	(94,999.68)	1,482.78	19,708.49
Aug-23	Received from State	-	27,756.68			27,756.68
	Interest Income				171.88	171.88
	TOTALS 8/31/2023	-	52,649.29	(94,999.68)	1,654.66	47,637.05

**TOWN OF SEABROOK ISLAND  
TOWN ACCOMODATIONS TAX  
FYE 12/31/2023**

DATE		DUE FROM COUNTY	REVENUES	EXPENDITURES	OTHER	TOTAL
	TOTALS 12/31/2022	-	-	-	-	-
	ADJUSTMENTS	-	-	-	-	-
	ADJUSTED BEGINNING BALANCE	-	-	-	-	-
Jan-23	Interest Income	-	-	-	-	-
	TOTALS 1/31/2023	-	-	-	-	-
Feb-23	Interest Income	-	-	-	-	-
	TOTALS 2/28/2023	-	-	-	-	-
Mar-23	Received from County	-	1,016.35	-	-	1,016.35
	Interest Income	-	-	-	3.37	3.37
	TOTALS 3/31/2023	-	1,016.35	-	-	1,019.72
Apr-23	Received from County	-	6,241.44	-	-	6,241.44
	Interest Income	-	-	-	25.54	25.54
	TOTALS 4/30/2023	-	6,241.44	-	25.54	7,286.70
May-23	Received from County	-	1,510.98	-	-	1,510.98
	Ck# 7803 Barrier Is. Ocean Rescue	-	-	(1,019.72)	-	(1,019.72)
	Interest Income	-	-	-	27.48	27.48
	TOTALS 5/31/2023	-	1,510.98	(1,019.72)	-	7,805.44
Jun-23	Received from County	-	18,177.62	-	-	18,177.62
	Ck# 7803 Barrier Is. Ocean Rescue	-	-	-	-	-
	Interest Income	-	-	-	87.87	87.87
	TOTALS 6/30/2023	-	18,177.62	-	87.87	26,070.93
Jul-23	Received from County	-	23,980.93	-	-	23,980.93
	Ck# 7871 Barrier Is. Ocean Rescue	-	-	(2,245.33)	-	(2,245.33)
	Interest Income	-	-	-	170.55	170.55
	TOTALS 7/31/2023	-	23,980.93	(2,245.33)	-	47,977.08
Aug-23	Received from County	-	26,071.86	-	-	26,071.86
	Ck# 7916 Barrier Is. Ocean Rescue	-	-	(36,735.00)	-	(36,735.00)
	Interest Income	-	-	-	135.12	135.12
	TOTALS 8/31/2023	-	26,071.86	(36,735.00)	-	37,449.06



TOWN OF SEABROOK ISLAND  
MUNICIPAL COURT  
FYE 12/31/2023

DATE	REVENUES	EXPENDITURES				TOTAL
		LE SURCHARG	COUNTY ASSESSMEN	STATE ASSESSMEN	VICTIM'S ADVOCARE	
TOTALS 12/31/2022	-	-	-	-	-	-
ADJUSTMENTS	-					-
ADJUSTED BEGINNING BALANCE	-	-	-	-	-	-
Jan-23 Interest Income	-					-
TOTALS 1/31/2023	-	-	-	-	-	-
Feb-23 Interest Income	-					-
TOTALS 2/28/2023	-	-	-	-	-	-
Mar-23 Court Fines	1,083.75					1,083.75
Ck# 4908 SC State Treasurer		(50.00)				(50.00)
Interest Income						-
TOTALS 3/31/2023	1,083.75	(50.00)	-	-	-	1,033.75
Apr-23 Interest Income	3.81					3.81
TOTALS 4/30/2023	1,087.56	(50.00)	-	-	-	1,037.56
May-23 Court Fines	361.25					361.25
Ck# 4910 SC State Treasurer		(75.00)		(389.76)		(464.76)
Ck# 4911 County Treasurer			(53.99)		(75.00)	(128.99)
Interest Income	3.02					3.02
TOTALS 5/31/2023	1,451.83	(125.00)	(53.99)	(389.76)	(75.00)	808.08
Jun-23 Interest Income	2.90					2.90
TOTALS 6/30/2023	1,454.73	(125.00)	(53.99)	(389.76)	(75.00)	810.98
Jul-23 Court Fines	6,020.26					6,020.26
Ck# 4912 SC State Treasurer		(25.00)		(143.25)		(168.25)
Ck# 4913 County Treasurer			(18.00)		(25.00)	(43.00)
Ck# 4914 SC State Treasurer		(1,325.00)		(480.41)		(1,805.41)
Ck# 4915 County Treasurer			(185.97)		(1,325.00)	(1,510.97)
Interest Income	11.96					11.96
TOTALS 7/31/2023	7,486.95	(1,475.00)	(257.96)	(1,013.42)	(1,425.00)	3,315.57
Aug-23 Interest Income	12.19					12.19
TOTALS 8/31/2023	7,499.14	(1,475.00)	(257.96)	(1,013.42)	(1,425.00)	3,327.76

**TOWN OF SEABROOK ISLAND  
MISCELLANEOUS RESTRICTED FUNDS  
FYE 12/31/2023**

DATE	Alcohol Tax	American Rescue Plan Act (ARPA)	Short-Term Rental Permits
TOTALS 12/31/2022	40,881.97	-	-
ADJUSTMENTS	-	-	-
ADJUSTED BEGINNING BALANCE	40,881.97	-	-
Jan-23 Revenue		914,915.00	
Transferred to Town Facilities Fund		(914,915.00)	
Interest Income	115.50	-	-
TOTALS 1/31/2023	40,997.47	-	-
Feb-23 STR Permit Fees	-	-	3,725.00
Interest Income	124.19	-	-
TOTALS 2/28/2023	41,121.66	-	3,725.00
Mar-23 STR Permit Fees	-	-	1,850.00
Interest Income	136.28	-	-
TOTALS 3/31/2023	41,257.94	-	5,575.00
Apr-23 STR Permit Fees	-	-	133,225.00
Interest Income	145.10	-	488.14
TOTALS 4/30/2023	41,403.04	-	139,288.14
May-23 Received from State	3,000.00	-	-
STR Permit Fees			80,352.00
Interest Income	156.90	-	776.10
TOTALS 5/31/2023	44,559.94	-	220,416.24
Jun-23 STR Permit Fees			30,300.00
Interest Income	150.70	-	847.92
TOTALS 6/30/2023	44,710.64	-	251,564.16
Jul-23 STR Permit Fees	-	-	4,273.00
Interest Income	159.51	-	912.72
TOTALS 7/31/2023	44,870.15	-	256,749.88
Aug-23 STR Permit Fees	-	-	3,325.00
Interest Income	162.48	-	941.75
TOTALS 8/31/2023	45,032.63	-	261,016.63

**TOWN OF SEABROOK ISLAND  
MISCELLANEOUS DESIGNATED FUNDS  
FYE 12/31/2023**

DATE	Emergency	Road and Drainage	Town Facilities	Vehicle Replacement Fund	Conservation
TOTALS 12/31/2022	2,120,639.30	559,107.22	236,500.00	25,000.00	-
ADJUSTMENTS	100,000.00	750,000.00	160,000.00	15,000.00	-
ADJUSTED BEGINNING BALANCE	2,220,639.30	1,309,107.22	396,500.00	40,000.00	-
Jan-23	General Fund Transfers per Town Council Transferred from ARPA Fund	100,000.00	50,000.00	48,725.00	50,000.00
	Ck# 7701 Machael E Karamus Architect	-	914,915.00		
	Ck# 7703 Machael E Karamus Architect		(3,250.00)		-
	Ck# 717 ESP Associates	(6,720.00)	(4,750.00)		
TOTALS 1/31/2023	2,320,639.30	1,352,387.22	3,353,415.00	88,725.00	50,000.00
Feb-23	No Activity	-		-	-
TOTALS 2/28/2023	2,320,639.30	1,352,387.22	3,353,415.00	88,725.00	50,000.00
Mar-23	Ck# 7769 Machael E Karamus Architect	-	(5,000.00)	-	-
	Ck# 7776 Machael E Karamus Architect		(2,500.00)		
TOTALS 3/31/2023	2,320,639.30	1,352,387.22	3,345,915.00	88,725.00	50,000.00
Apr-23	Ck# 7792 A.H. Schwacke & Assoc ACH - ESP Associates	-	(950.00)	-	-
		(5,845.00)			
TOTALS 4/30/2023	2,320,639.30	1,346,542.22	3,344,965.00	88,725.00	50,000.00
May-23	Received from State	14,845.99		-	
	Ck# 7819 ESP Associates		(10,320.00)		
	Ck# 7826 Seabrook Is. Utility Comm	(14,650.52)			
	Ck# 7821 Michael E Karamus Architect		(8,250.00)		
TOTALS 5/31/2023	2,320,834.77	1,336,222.22	3,336,715.00	88,725.00	50,000.00
Jun-23	No Activity	-		-	-
TOTALS 6/30/2023	2,320,834.77	1,336,222.22	3,336,715.00	88,725.00	50,000.00
Jul-23	Ck# 7881 ESP Associates	-	(8,352.00)	-	-
	Ck# 7889 Machael E Karamus Architect	-	(5,750.00)	-	-
	ESP Associates		(4,000.00)		
TOTALS 7/31/2023	2,320,834.77	1,327,870.22	3,326,965.00	88,725.00	50,000.00
Aug-23	Ck# 7919 ESP Associates	-	(12,135.00)	-	-
	Ck# 7933 ESP Associates	-	(5,615.00)	-	-
	ESP Associates		(800.00)		
TOTALS 8/31/2023	2,320,834.77	1,310,120.22	3,326,165.00	88,725.00	50,000.00