

ANNEXATION & REZONING

# ANDELL

THE TOWN OF SEABROOK ISLAND  
STATE OF SOUTH CAROLINA

A MIXED-USE DEVELOPMENT



**DEVELOPER**  
BOHICKET CREEK INVESTORS LLC

MAY 25, 2023

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# EXECUTIVE SUMMARY

Andell is a Mixed-Use Development located at 4484 Betsy Kerrison Parkway on Johns Island, within the County of Charleston, South Carolina. It is located northwest of the traffic circle intersection of Betsy Kerrison Parkway, Seabrook Island Road, and Kiawah Island Parkway. The project is a standalone parcel poised for redevelopment with a land area totaling 17.75 acres. The parcel is identified as Tax Map # 204-00-00-010, Charleston County, South Carolina.

The current zoning designation of the parcel is AGR – Agricultural Residential.

Presently, the site is comprised of a vacant residential structure, unimproved fields and green spaces with a mix of trees with varying levels of size, health & significance. The parcel abuts Bohicket Marina Village, Bohicket Creek and marshlands of the Kiawah River.

It is the Andell Developer's intent to provide additional offerings to the residents of Seabrook Island with carefully curated amenity facilities and accessible open spaces that will work in tandem with Bohicket Marina Village's commercial and retail uses.

The development concept is an innovative Mixed-Use Development incorporating clustered design practices. In keeping with a contemporary Lowcountry vernacular, Andell will provide a charming coastal, human-scaled, and pedestrian-friendly destination waterfront amenity.

The Andell Mixed-Use Development shall be comprised of five concept uses, ranging in operation from Private, Private/Public, and Public: The Yacht Club, The Pool House, The Boat House, The Cottages, and The Open Spaces.

**The Yacht Club (Private)** will provide Yacht Club members and guests with a formal setting for social & cultural gathering spaces with dining opportunities set amongst contextually appropriate massing. The Yacht Club will be open to the public for planned events at the discretion of the Club.

**The Pool House (Private)** will provide Yacht Club members and guests with a swimming and sunbathing area supported by typical poolside facilities.

**The Boat House (Private)** will provide Yacht Club members a casual flex space for club members and guests. Specific uses include, but are not limited to Yacht Club events, fishing tournaments, fundraisers, general events, and youth programs.

**The Cottages (Private/Public)** will include ten two-story horizontal hospitality units. They will provide temporary accommodation primarily for members and guests of the Yacht Club, and occasionally the public when not fully utilized.

**The Open Spaces (Public)** will feature a new extended Bohicket Creek boardwalk experience, a marsh-front pathway for walking and biking, a community crabbing dock, and meandering green spaces shaded by numerous large preserved grand trees. Each of these outdoor amenities will be accessible for public enjoyment.

This new village will integrate seamlessly within the Town's Lowcountry fabric, greatly contributing to the existing townscape. The efforts of the Developer of Andell will positively impact Seabrook Island's measured growth, providing additional community facilities...yielding a beautiful, naturally situated, safe & sociable environment.

Andell will set the example as a signature mixed-use development, transforming neglected and underutilized natural resources into a beautiful destination amenity village. The Andell development will create new working, leisure, dining, social, and cultural opportunities for Seabrook Island's citizens and visitors alike.

The Annexation & Rezoning of the Andell parcel presents Seabrook Island with a unique opportunity. In accord with the recently adopted Development Standards Ordinance, the Town is presented with a favorable circumstance to openly embrace the addition of a wonderful project which will both complement and serve the existing Bohicket Marina Village and Seabrook Island.

The union of Andell and Bohicket Marina Village under the Mixed-Use District standards will lead the way for the creation of a truly unique, unparalleled destination waterfront commercial & amenity experience.

This rare occasion will unlock future opportunities for improvement and enhancement yet to be discovered. An amazing benefit awaits the Town and Citizenry of Seabrook Island.