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CRITERIA FOR MAP AMENDMENTS

Per the Town of Seabrook Island Development Standards Ordinance, Section 19.3 (B)

I. Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN:

Through contextually sensitive design, innovative shared open space planning and a contemporary Lowcountry architectural vernacular, the objective of the Andell development is to appropriately comply with Seabrook Island's 2019 Comprehensive Plan's Goals as follows:

ECONOMIC DEVELOPMENT ELEMENT

Element Goal

Through the coordination and cooperation of all governing entities, implement strategies that promote the economic vitality and financial stability of Seabrook Island while maintaining its residential character and preserving its natural beauty.

- The Andell Development Team intends to provide future community enhancements with an extended Bohicket Creek waterfront boardwalk experience as well as additional gathering, dining, and leisure spaces in support of the Seabrook Island community and culture.
- These new commercial ventures will contribute to the Town of Seabrook Island tax base, as well as provide new job opportunities for a diverse, multi-generational workforce.

CULTURAL RESOURCES ELEMENT

Element Goal

Maintain Seabrook Island's environmental integrity and natural beauty through the continuation of sustainable actions that ensure that natural systems and built structures protect habitats, create a healthy environment, and promote energy efficiency.

- The Andell Development Team intends to create an impressive array of publicly accessible open spaces.
- These open spaces 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.

LAND USE ELEMENT

Element Goal

Maintain and enhance the existing residential and commercial character of the Town, and provide for compatible, appropriate, and high-quality development and redevelopment.

- The Andell Development Team will be bringing a property and project into Seabrook Island that will dovetail nicely within the Town's Future Land Use Recommendations for "Marina Mixed-Use".
- Andell will comprise an attractive mix of uses, primarily commercial in nature, geared toward the promotion of tourism, including hotels, restaurants, entertainment, cultural, and recreational uses.
- Careful consideration through selective land planning, tree preservation and open space designation will minimize adverse impacts to the surrounding marine environment.

TRANSPORTATION ELEMENT

Element Goal

Ensure the ongoing maintenance and improvement of the Town's multi-modal transportation system, with a focus on safety, efficiency, and compatibility with land use patterns, community character and the natural environment, while regionally supporting roadway initiatives that improve traffic flow between Seabrook Island, Kiawah Island, Johns Island, and the Greater Charleston area.

- The Andell Development Team has spent a significant amount of time and study in creating a responsive series of traffic design elements to ensure seamless integration within the Seabrook Island road network.
- An internal access driveway will serve as the linking element from the Seabrook Island community between the districts.
- A private driveway stemming from Betsy Kerrison Parkway will feature a tree-lined streetscape that will enhance the project aesthetic while adding a future inter-parcel access route to Bohicket Marina Village.
- This inter-parcel access route will aid in reducing traffic on Betsy Kerrison Parkway, Seabrook Island Road, the existing Andell Bluff Boulevard, and the nearby traffic circle.
- An added community benefit to the Town of Seabrook Island will be the ability for Andell's internal access driveway to serve as means for emergency vehicle access, traffic redirection, and a secondary evacuation route. All of these measures will increase the ability to quickly, and efficiently route citizens to safety in times of need.

II. 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:

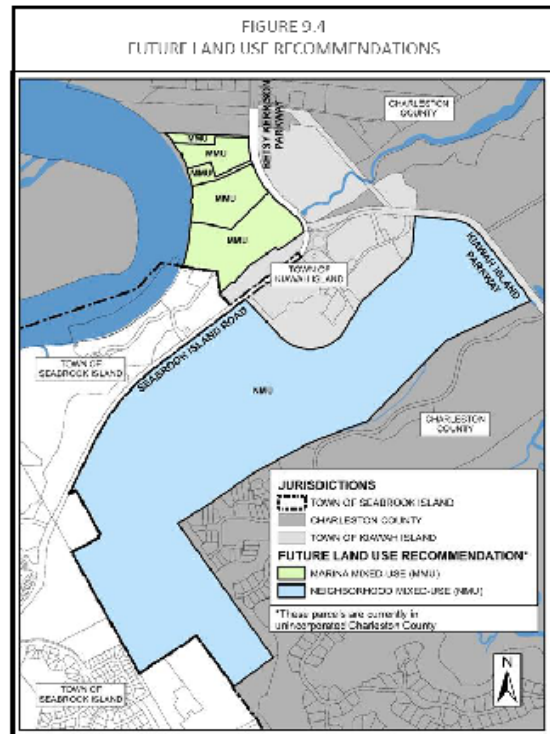
Per Chapter 9, page 9-4 of the Comprehensive Plan, and further exhibited in Figure 9.4 (Enclosed), the project and its uses are consistent with the Town’s future land use designations of “Marina Mixed-Use (MMU)”:



- e) Recreational Facilities (Golf, Tennis, Swimming, Equestrian);
- f) Park;
- g) Municipal Services (Churches, Town Facilities, EMS, Heliport); and
- h) Utility Services.

Future Land Use Recommendations (Outside Town Limits)
 Several parcels of land adjacent, or in close proximity, to the Town could be annexed sometime in the future. It is in the Town’s best interest to consider what type of development would best serve the needs of the community in the event that these properties were to be annexed. Two future land use recommendations for the extraterritorial parcels identified in Figure 9.4 provide guidance for future development in the event any or all of these properties are annexed:

Marina Mixed-Use (MMU) – The Marina Mixed Use designation is intended to accommodate mixed use development which is primarily commercial in nature. The primary uses envisioned for this designation include commercial activities which are geared primarily toward the support and promotion of tourism, including hotels, bed and breakfasts, restaurants, entertainment, cultural and recreational uses. Light retail uses, including retail and office, will also be permitted. Though the primary use is intended to be commercial in nature, a limited number of multi-family residential units may also be permitted, and the mixture of residential and commercial uses may be horizontal and/or vertical. Given the proximity to sensitive environmental and ecological areas, development of land within the Marina Mixed Use designation will require great care to minimize adverse impacts to the surrounding marine environment.



III. 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:

The growing population of Seabrook Island and the surrounding communities have consistently supported the commercial development at Bohicket Marina. The Andell development intends to provide future community enhancements with an extended Bohicket Creek waterfront boardwalk experience as well as additional gathering, dining, and leisure spaces in support of the Seabrook Island community and culture.

As an anticipated future response to the growing needs of the Seabrook Island community, Andell is currently identified as a future Town annexation with the intended development of the parcel to accommodate uses within the proposed Marina Mixed-Use (MMU) district.

The project is in keeping with the Town's Comprehensive Plan goals and future designated land uses.

IV. 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:

Andell seeks to complement the existing adjacent Bohicket Marina Village with a relaxing mixed-use amenity development 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.

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.

In keeping with a contemporary Lowcountry vernacular, Andell will provide a charming coastal, human-scaled, and pedestrian-friendly destination waterfront amenity.

V. 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:

The Andell site is in close proximity to the existing infrastructure of both Betsy Kerrison Parkway & Bohicket Marina Village. Linked by an inter-parcel connection route, Andell users will be able to directly walk, bike and drive between the two projects, removing the need to traverse Betsy Kerrison Parkway and Seabrook Island Road in the process.

Inter-parcel connectivity reduces road traffic network burden by minimizing the need to travel long distances, thus preserving lands further out, ultimately saving taxpayers further infrastructure costs.

Presently, older infrastructure for water, sewer, and electricity exist on site. There will be updated utility and infrastructure plans to support the redevelopment of the site. It is anticipated that Saint John's Water Company (SJWC) will provide water services, that the Seabrook Island Utility Commission (SIUC) will provide wastewater services, and that Berkeley Electric Cooperative (BEC) will provide electricity to the Andell site.

Furthermore, stormwater drainage and outfall will be accommodated on site.

VI. 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:

Andell sits upon a high bluff, with sandy soils that drain very well. Based on the results of the subsurface exploration and analyses, it is the opinion of Insight Group (Geotechnical Engineers) that the proposed buildings can be supported on conventional shallow foundation systems subject to review and concurrence of the project structural engineer.

VII. 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:

In the design and layout of the Andell project, careful consideration was taken into account by saving grand trees, maintaining site resources, and preserving naturally undisturbed areas. Buffers have been included in the layout to ensure that marshland boundaries are properly upheld & maintained.

The proposed site has been designed to follow the natural contours of the area to minimize the amount of clearing and grading in preserving natural drainage ways and patterns. The proposed

design includes the fortification and repair of the existing riprap seawall, providing protection to the shoreline and the future development program.

Construction activities, as well as development and redevelopment, areas will be placed largely on areas of previous residential construction and on less sensitive areas of the site (uplands). The commercial areas will have shared parking lot areas to limit the amount of impervious area. With respect to the parking areas, the design team will strive to incorporate Low Impact Development (L.I.D.) stormwater management practices such as pervious pavement systems, bio-swales, and large passive open spaces capable of processing stormwater runoff and general site drainage.

VIII. 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:

An internal access route will serve as the linking element from the Seabrook Island community between the districts. A private driveway stemming from Betsy Kerrison Parkway will feature a tree-lined streetscape that will enhance the project aesthetic while adding a future inter-parcel access route to Bohicket Marina Village. This inter-parcel access route will aid in reducing traffic on Betsy Kerrison Parkway, Seabrook Island Road, the existing Andell Bluff Boulevard, and the nearby traffic circle.

An added community benefit to the Town of Seabrook Island will be the ability for Andell's internal access route to serve as means for emergency vehicle access, traffic redirection, and a secondary evacuation route. All of these measures will increase the ability to quickly, and efficiently route citizens to safety in times of need.

BIHL Engineering conducted a Traffic Impact Analysis, which is enclosed with this application.

IX. 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:

While the current Charleston County AGR – Agricultural Residential zoning district does allow certain proposed uses contained within the Andell Concept Plan, there are other existing allowable use capabilities such as agricultural, light industrial, and multi-family. These uses are inconsistent with the spirit & intent of the Seabrook Island Comprehensive Plan and the Development Standards Ordinance.

Within the Charleston County AGR – Agricultural Residential zoning district, an extensive number of land uses are allowed By Right, Conditionally, and via Special Exception. A full listing of these uses is included in the Appendix of this application.

Below is a sampling of the current allowable AGR uses:

Aquaculture, Animal & Insect Production, Horticultural Production, Agricultural Processing, Lumber Mill, Manufactured Housing Unit, Cemetery, Utility Service, Recreational Vehicle Park, Recycling Collection, and Resource Extraction/Mining.

The Andell development is poised to work in tandem with the commercial & retail uses of the adjacent Bohicket Marina Village. The Seabrook Island Mixed-Use zoning designation is a more appropriate land use platform for the future of this truly unique development.

X. Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN:

Mixed-Use zoning with an emphasis on clustered village development can provide additional community conveniences, encourage appropriate commercial uses, and add greater walkability opportunities for pedestrians. Primary non-residential uses in a clustered, concentrated development approach provides greater opportunities for culinary destinations, cultural attractions, maritime events, and park experiences. This uniquely curated grouping of high-quality amenities will create a symbiotic district of commercially self-supported success.

XI. 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:

The project intends to preserve, to the best of its ability, the natural conditions of the subject property in order to maintain the charming characteristics of Seabrook Island and the surrounding Lowcountry communities. Each structure will be carefully situated in order to protect trees, marshlands, and other natural resources. The Concept Plan designates over 75% of the Andell site as Open Space, per the enclosed chart:

OPEN SPACE CHART	
OPEN SPACE	AREA
TOTAL OPEN SPACE	13.79 AC +/-
ACTIVE OPEN SPACE	7.10 AC +/-
WETLANDS	5.23 AC +/-
BUFFERS	1.33 AC +/-
MARSH WALK	0.13 AC +/-
TOTAL AREA:	13.79 AC OR 78%

XII. 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:

Andell will set the example as a signature amenity village; implementing innovative cluster planning methods and Low Impact Development practices to preserve and maintain its beautiful natural resources into a charming destination, creating new leisure and social opportunities for Seabrook Island's citizens. Buildings will be appropriately scaled and thoughtfully situated. The development will enhance the waterfront boardwalk experience, via continuation.

XIII. Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features:

No Archaeological or Historic sites or features exist on the property.

XIV. 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 proposed low intensity of land uses do not pose significant impacts on the surrounding air or water qualities. The intent of the proposed uses is to enhance the natural environment while making it accessible for community enjoyment. The existing marshlands will remain protected by required setbacks, buffers, and preserved existing tree canopy. A significant number of existing grand trees will be preserved and enhanced under the direct supervision and care of a team of Certified Arborists.

XV. 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:

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.

XVI. 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 internal private driveway will appear to function as a public street via the presence of pedestrians, bicyclists, and motorists. Seabrook Island's emergency service and public service providers (such as Police, Fire, EMS, Trash Collection, etc.) will have access to and through the site as needed, as well as inter-parcel access to Bohicket Marina Village.

An added community benefit to the Town of Seabrook Island will be the ability for Andell's internal private driveway to serve as means for emergency vehicle access, traffic redirection, and a secondary evacuation route. All of these measures will increase the ability to quickly, and efficiently route citizens to safety in times of need.

XVII. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN COUNCIL:

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.