



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 2303 Seabrook Island Road / SIPOA Gatehouse Area (Variance #169)
DATE: October 1, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **2303 SEABROOK ISLAND ROAD** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO REDUCE THE REQUIRED SETBACK FOR GROUND SIGNS FROM SIX (6) FEET TO APPROXIMATELY TWO (2) FEET TO ALLOW FOR INSTALLATION OF TWO (2) COMMUNITY MESSAGE BOARD SIGNS WITH ELECTRONIC VARIABLE MESSAGE DISPLAYS ON THE INBOUND AND OUTBOUND LANES OF SEABROOK ISLAND ROAD.** A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **VIRTUAL PUBLIC HEARING**, during which time the Board will receive testimony from any individual who wishes to provide a comment regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

PUBLIC HEARING DATE: Mon. November 2, 2020
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Live Stream on Town YouTube Page
<https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Mon. November 2, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/variance-169.html
BY E-MAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
2001 Seabrook Island Road, Seabrook Island, SC 29455

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator



TOWN OF SEABROOK ISLAND

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

APPLICATION FOR VARIANCE

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION

Please provide information regarding the property which is subject to the variance request.

Property Address	Rights of way near 2200 Seabrook Island Rd. (Gatehouse)				
Tax Map Number	147000001	Block		Lot	
Lot Size (Square Feet)	na				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes		No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	✓	Yes		No	

2. APPLICANT(S)

Please provide information regarding the individual(s) who is (are) submitting the variance request.

Applicant Name(s)	SIPOA - Heather Paton				
Applicant Address	1202 Landfall Way				
Applicant Phone Number	843.768.0061				
Applicant Email Address	hpaton@sipoa.org				
If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?	Executive Director				

3. PROPERTY OWNER(S)

If the Applicant(s) is (are) NOT the property owner(s), please provide information for the property owner(s).

Owner Name(s)					
Owner Mailing Address					
Owner Phone Number					
Owner Email Address					
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.					
Owner Signature(s)		Date	9/28/20		
		Date			

4. CERTIFICATION

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

Applicant Signature(s)		Date	9/28/20		
		Date			

OFFICE USE ONLY

Date Filed: Variance Application #: Hearing Date:

5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

Installation of Electronic Message Boards in inbound and outbound rights of way.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s): 12.120(e)

2) DSO Requirement(s): 6' setback from property line

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

Because of the roadway width and 2' curb on both inbound and outbound lanes at the gatehouse, the grass portion of the right of way is narrow and doesn't provide a 6' distance to the property lines.

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

The terms of the ordinance limit the installation of message boards based on location, type of street and speed limit. 16.10.40.10 permits message boards only in a location between Long Bend Dr. and the traffic circle. 12.60.70.20.d(1) permits message boards only in a location where there is a 15mph speed limit. Other properties don't meet these criteria.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

SIPOA message boards are intended to replace the message board that was in place in 2016 prior to gatehouse construction and to provide timely and important information to residents, guests and contractors. Utility services and conduits were installed in 2016, and cannot be relocated due to the many utilities in the area.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

These signs were approved and included as part of the gatehouse renovation in 2016. The requirements for message boards prevent interference with other properties. The message boards are intended for the public good to keep residents and others informed of emergency and other important information.

6. APPLICATION MATERIALS

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

- ☒ **Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- ☐ **\$150.00 Application Fee**
 - The application fee may be paid by cash or check only.
- ☒ **As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- ☒ **Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- ☒ **Scaled Architectural Drawings: (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- ☒ **Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- ☐ **Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

CRITERIA FOR REVIEW

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

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

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

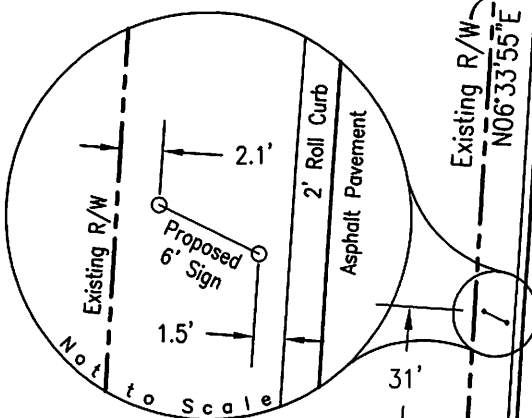
PLAT OF SURVEY

Showing a portion of Seabrook Island Road TMS#147-00-00-001, an Existing Road, & Proposed Location of New Sign, Property of Seabrook Island Property Owners Association, located on Seabrook Island, Charleston County, South Carolina.
Surveyed at the Request of Seabrook Island POA, Director of Engineering. Sept. 2020

N/F Marshland Trust Inc
TMS# 147-00-00-029

Adjacent Property Line

N/F Charles Towne Place HOA Inc
TMS# 149-01-00-168



$\Delta=034^{\circ}04'26''$ $R=602.67$ $L=358.41$
Ch B=S23°36'10"W Ch L=353.15
Curve #3 as surveyed on
Reference Plat #1

S40°38'21"W
164.18

Adjacent Property Line
#5 Rebar found at intersection
of R/W and southern property
line of Charles Towne Place
HOA Inc property

How High Am I?

671 Clearview Drive
James Island, SC 29412
(843) 864-9353

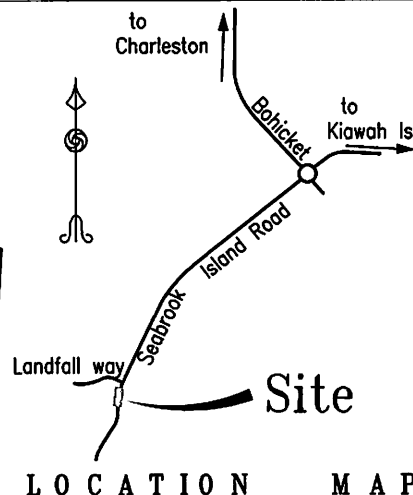
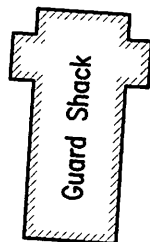
Job NO. 20-86
Date 19SEP20
Scale 1"=40'

0 20 40

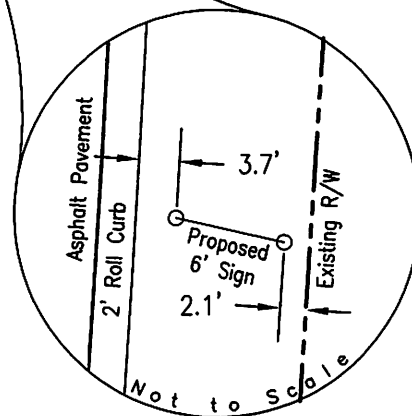
Seabrook Island Road

Property of:

Seabrook Island Property Owners Association
TMS# 147-00-00-001 (100' R/W)

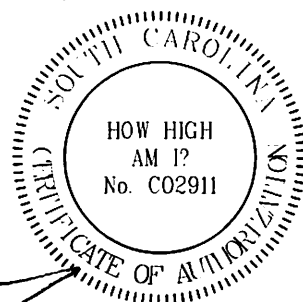
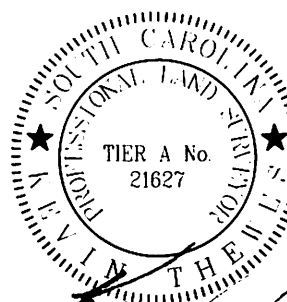


N/F The Club at Seabrook Island
TMS# 147-00-00-022



REFERENCE DOCUMENTS BK & PG

1. E M Seabrook, Jr Inc. June 10, 1974 AD-77
2. Josiah M Williams III Jan. 30, 1985 BD-164
3. Andrew C Gillette Jan. 24, 2000 Ed-825



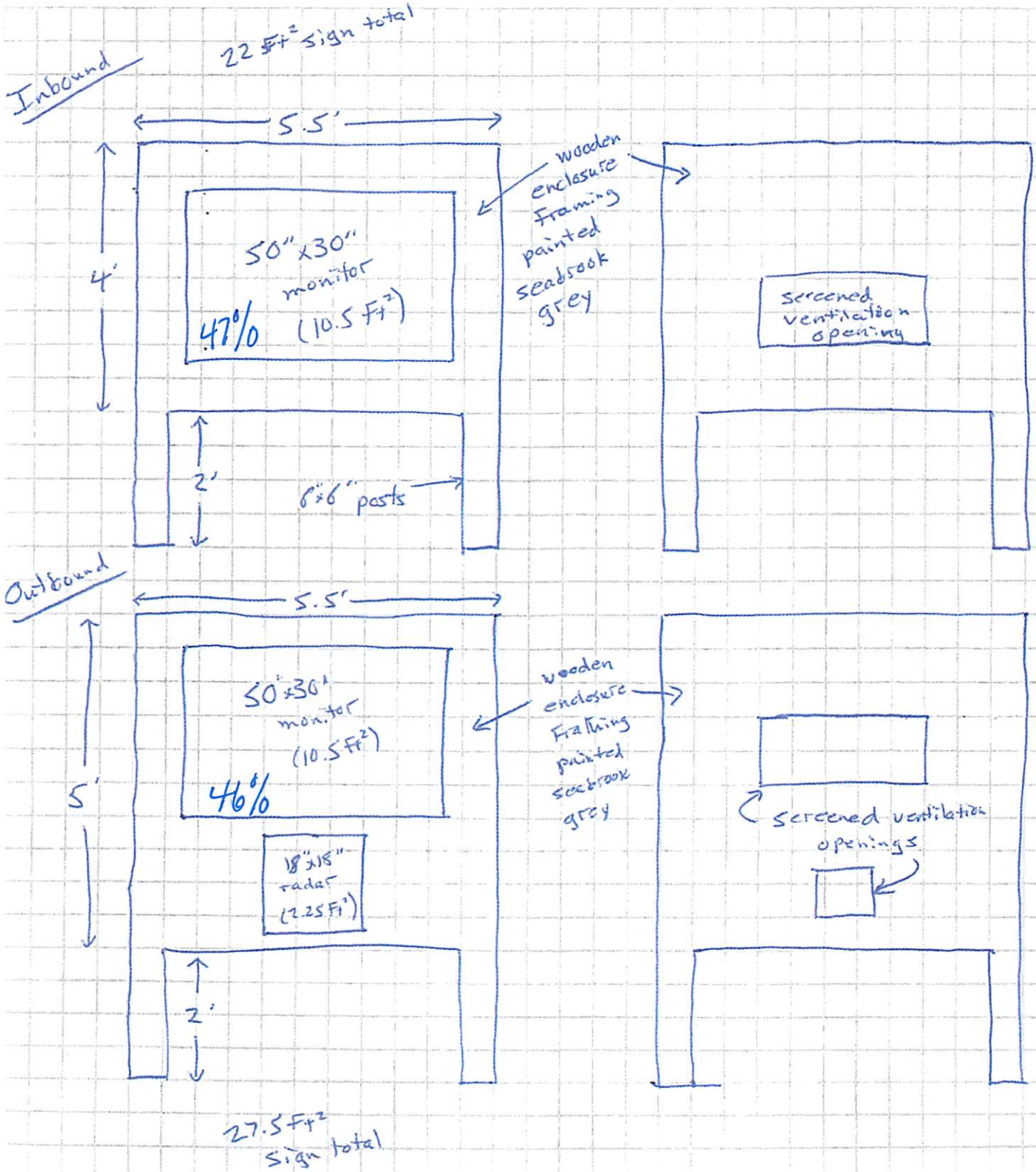
Handwritten signature: John Thelmer



VAG[®] Valve and Gate Group

GA Industries, Rodney Hunt, and Fontaine are part of the Valve and Gate Group. Visit us on the web at www.vag-usa.com.

Job _____
Sheet No. _____ of _____
Calculated by _____ Date _____
Checked by _____ Date _____
Scale _____



SXOBH-55-XTR

55" Outdoor Waterproof Sunlight Readable LCD Monitor/TV



- 2,500 Nits Brightness, and Optically Bonded, For Use in Direct Sunlight
- IP 68/NEMA 6 Fully-Sealed Enclosure
- Full HD Resolution: 1920 x 1080 (1080p/60)
- Maintenance-Free: No Vents, Fans or Filters
- Ambient Light Sensor Adjusts Screen Brightness Automatically
- Anti-Reflective, Impact-Resistant Safety Glass, Rated IK10
- Remote Diagnostics (SNMP Protocol)
- Auto Re-Start After Power Loss
- Built-in TV Tuner
- 12 VDC and 5 VDC Power Outputs
- KeyLock Function
- Made in USA

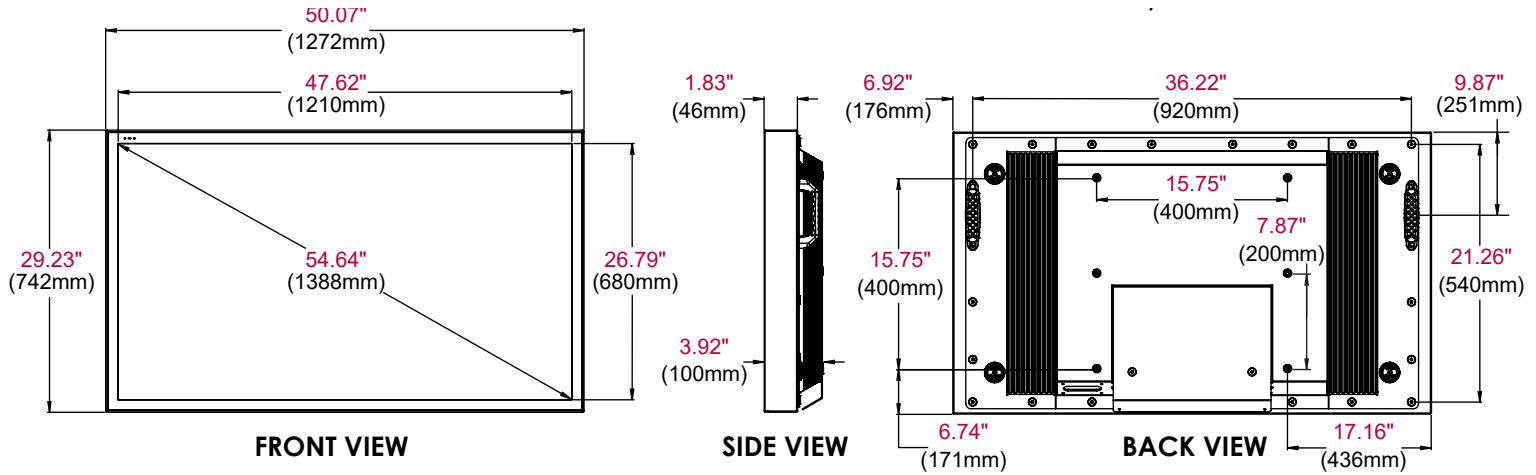
The SXOBH-55-XTR Sunlight Readable Waterproof LCD monitor/TV represents the most advanced technology available today. The Optically Bonded high-brightness (2,500 nits) screen enables users to see clear, sharp video images even with bright sunlight directly on the screen. The Anti-Reflective, UV-protective 5mm safety glass reduces glare and reflections while protecting the screen.

The SXOBH-55-XTR features a fully-sealed, corrosion-resistant enclosure, rated IP68/NEMA 6. There are no air vents, filters or fans as with other monitors, making them completely maintenance-free. They are completely sealed against water, dust, sand, metal shavings and any other airborne particulates. This is the ultimate solution for use outdoors, or in challenging industrial environments.

	Specifications
MODEL	SXOBH-55-XTR
LCD Panel	55" IPS Panel
Display Resolution	1920 x 1080p Full HD
Viewable Area	47.62" (W) x 26.79" (H) (1210 x 680mm)
Display Orientation	Landscape or Portrait Mode
Pixel Pitch	.210 x .630mm
Display Colors	8 Bit, 16.7 Million Colors
Aspect Ratio	16:9
Brightness	2,500 nits
Contrast Ratio	1,300:1
Ambient Light Sensor	Standard
Optical bonding	Standard
Viewing Angle	178° (H) x 178° (V)
Response Time	12ms (Gray to Gray)
Video Inputs	VGA, HDMI (x3), Composite, YPbPr, DisplayPort, Coax, USB
Audio Inputs	VGA Stereo Audio 3.5mm (x1)
Control	Remote Control with IR extender; RS-232 Control
Power Requirement	100 VAC to 240 VAC
Power Consumption	186W
Enclosure / IP Rating	Rugged Corrosion-Resistant Aluminum; IP68/NEMA 6 Waterproof
Protective Glass	5mm Tempered Anti-Reflective Glass (IK10)
Mounting	400mm x 200mm , 400mm x 400mm VESA Hole Pattern
Operating Temperature	-31°F to +140°F (-35°C to +60°C)
Dimensions	50.07" (W) x 29.23" (H) x 3.92"(D) (1272x742x100mm)
Net Weight	133 lb (60kg)
Warranty	2 Years

SXOBH-55-XTR

55" Outdoor Waterproof Sunlight Readable LCD Monitor/TV



Standard Accessories:

- AC Power Cord
- IR Extender
- Remote Control

Available Options:

- Outdoor Sound Bar (SB 88)
- External Media Player Enclosure
- Advanced Replacement Warranty
- Ambient Light Sensor Extender (ALS-E)
- Outdoor Universal Tilt Wall Mount (MB-6500T)
- Outdoor Universal Wind-Rated Tilt Wall Mount (MB-6500 WR)
- Outdoor Articulating Wall Mount (MB-267)
- Wind-Rated Pedestal Mount- 5 Ft. (MB-GPM05)
- Wind-Rated Pedestal Mount- 6 Ft. (MB-GPM06)

PMD 10 & 12

Portable RADAR Displays



These lightweight, highly visible, portable RADAR speed displays enhance driver awareness and are ideal for community relations.

Highly Visible, Full Featured

- Two sizes available: 10" or 12" characters
- Flashing digit violator alert
- Red-Blue light bar violator alert
- White LED strobe violator alert
- Interchangeable MUTCD signs: Your Speed (included); School Zone, Work Zone, and Speed Limit (optional)
- Traffic Data included
- Digital posted speed limit mode

Lightweight and Portable

- Weighing less than 20 pounds, the PMD 10/12 are easily installed and moved by one person
- Rugged aluminium construction
- Easy relocation from site to site
- Secure, lockable mount
- IP56 weather resistant
- EN 12966-1 compliant

Long Run Time

- Rechargeable battery delivers a typical 5 to 7 day run time (depending on traffic density)
- Kustom Signals low power K-band RADAR
- Optional 50W solar panel

Easy Programming

- Simple manual push button and Bluetooth wireless programming included
- Android & PC app make setup easy
- Easy download of traffic data

Configuration and specification subject to change



Easy deployment



Bluetooth compatible



Low power consumption



Highly visible



Speed awareness



RADAR accuracy



Theft prevention



Durable



Traffic data

Highly visible

Lightweight & portable

Saves lives

PMD 10 & 12

Portable RADAR Displays



More than 30% of fatalities are due to excessive speed. Now you have a better tool to save lives. (Source: NHTSA)

Features

- Kustom Signals low power K-band RADAR
- Latest generation high intensity Amber LEDs
- Automatic intensity adjustment to ambient light
- High/Low speed blanking
- Covert data collection selectable
- Variable speed limit display

Specifications

- 12VDC (Lithium-ion battery)
- 50 W solar with 12VDC lead acid battery (optional)
- Input/Output: RS232, Bluetooth
- Regulatory: EN 12966-1:2005+A1:2009

Environmental Data

- Temperature range: -40°F to +140°F (-40°C to +60°C)
- Humidity: up to 100%
- Mechanical protection: P3 (EN 12966-1);
- Environment: IP56 (IEC / EN 60529)

Mechanical Information

- Lockable mount: On the rear side
- Case dimensions: 17.7 x 17.3 x 9.8"
45 x 44 x 25 cm

Secure Locking Mount



Command Console App



Traffic data



Program calendar



Deploy in any weather