PUBLIC HEARING NOTICE

TO:	Neighboring Property Owners
FROM:	Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT:	Variance Request for Tax Map # 149-01-00-092 (Variance #175)
DATE:	June 29, 2021

Dear Property Owner:

The purpose of this letter is to notify you that the owners of **CHARLESTON COUNTY TAX MAP # 149-01-00-092** (located on Long Bend Road adjacent to Marsh Walk Villas and the Seabrook Island Racquet Club) 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 MARSH SETBACK FROM 25 FEET TO 10 FEET (15-FOOT ENCROACHMENT) TO ALLOW FOR CONSTRUCTION OF A DRIVEWAY AND VEHICULAR PARKING AREA;**
- **REDUCE THE MARSH SETBACK FROM 25 FEET TO APPROXIMATELY 18 FEET (7-FOOT ENCROACHMENT) TO ALLOW FOR CONSTRUCTION OF AN ATTACHED MULTI-FAMILY RESIDENCE ("UNIT 8");**
- **REDUCE THE MARSH SETBACK FOR OPEN DECKS FROM 15 FEET TO 7 FEET (8-FOOT ENCROACHMENT) TO ALLOW FOR THE ENCROACHMENT OF AN OPEN DECK ("UNIT 8"); AND**
- **ELIMINATE THE REQUIRED 50-FOOT LANDSCAPED BUFFER ALONG THE SHARED PROPERTY LINE WITH TM # 149-01-00-093 (SEABROOK ISLAND RACQUET CLUB/TENNIS COURTS).**

A copy of the variance application is enclosed for your information.

The Seabrook Island Board of Zoning Appeals will hold a **VIRTUAL PUBLIC HEARING** on the variance request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.70.40 of the DSO.

PUBLIC HEARING DATE:	**FRI. JULY 30, 2021**
PUBLIC HEARING TIME:	**2:30 PM**
PUBLIC HEARING LOCATION:	**VIRTUAL MEETING VIA ZOOM**

For information on how to submit a public comment during (or prior to) the Virtual Public Hearing, please refer to the attached Public Hearing Notice.

The Virtual Public Hearing will be live streamed on the town's YouTube channel beginning at 2:30 PM at the following address:

LIVE STREAM: https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg.

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, SC
NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Virtual Public Hearing at 2:30 pm on July 30, 2021. During the meeting, the Board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:

APPLICATION # 175
APPLICANT: Reynolds-Williams at Marshwood LLC (Owner), Keith Murphy (Applicant)
ADDRESS: N/A Marshwalk Trace
TAX MAP NUMBER: 149-01-00-092
ZONING DISTRICT: PUD / MF Multi-Family Residential
CODE SECTION: § 7.60.50. Marsh Setbacks (25 feet required); § 9.40.10. Marsh Area Requirements (Natural or planted ground cover required within 25 feet of marsh); and § 10.30. Buffering of Incompatible Land Uses (50 feet required)
VARIANCE REQUEST: To reduce the marsh setback from 25 feet to 10 feet (15-foot encroachment) to allow for construction of a driveway and vehicular parking area; To reduce the marsh setback from 25 feet to approximately 18 feet (7-foot encroachment) to allow for construction of an attached multi-family residence ("Unit 8"); To reduce the marsh setback for open decks from 15 feet to 7 feet (8-foot encroachment) to allow for the encroachment of an open deck ("Unit 8"); and To eliminate the required 50-foot landscaped buffer along the shared property line with TM # 149-01-00-093 (Seabrook Island Racquet Club tennis courts)

Copies of the proposed variance request may be viewed on the town's website at www.townofseabrookisland.org.

***Participate in the Virtual Public Hearing*:** Individuals who wish to participate in the virtual Public Hearing via Zoom may access the meeting as follows:

- **To join by computer, tablet or mobile device**: https://us02web.zoom.us/j/81869035202?pwd=Qy9OQUtmdXZXOW5HNTVXU3cwSE5FQT09
- **To join by phone**: Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID**: 818 6903 5202 **Passcode**: 199268

***Submit a Written Comment*:** Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **ONLINE**: https://www.townofseabrookisland.org
- **EMAIL**: jcronin@townofseabrookisland.org
- **MAIL**: Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

***Watch Live Stream Video*:** The meeting will be live streamed on the town's YouTube channel beginning at 2:30 pm at https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg.

***More Information*:** For more information, please call (843) 768-9121.

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 $300.00 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	0 Marshwalk Ace Trail, Seabrook Island, SC 29455						
Tax Map Number	149-01-00-092	Block	N/A	Lot	N/A		
Lot Size (Square Feet)	1.824 acres (79,453 sf)						
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)	Keith Murphy, or assigns
Applicant Address	7303 Three Chopt Rd, Richmond, VA 23226
Applicant Phone Number	804-517-1585
Applicant Email Address	kmurphy@3north.com
If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?	Purchaser of property

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)	Reynolds-Williams At Marshwood, LLC
Owner Mailing Address	1169 Oyster Catcher Court
Owner Phone Number	843-243-0765
Owner Email Address	myvizsla@bellsouth.net

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)	Barbara B Reynolds	Date	6/25/21
		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)	Keith Murphy	Date	6/25/2021
		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:

The proposed scope of work includes development and enhancements to the property to accommodate 12 custom high end townhomes in 2 and 3 unit configurations. A shared driveway entrance will allow site access from a southern entrance from Longbend Drive, and a secondary Western connection through an existing R.O.W. Easement.

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): §10.30.00 Buffering of Incompatible Land Use,,§ 7.60.50 Marsh Setback

2) DSO Requirement(s): **§10.30.20.** Buffer Requirements. The required buffer shall be a strip of landscape development at least fifty (50) feet in width, which shall be developed with the following,**§ 7.60.50**. Marsh Setbacks. The minimum setback for a structure, exclusive of open decks, on a lot abutting the marsh shall be twenty-five (25) feet from the South Carolina Ocean and Coastal Resource Management critical area or the lot line, whichever is landward. No part of an open deck shall be closer than fifteen (15) feet from the critical area.**§ 9.40.10.** All areas within twenty-five (25) feet of wetlands, marsh or typical marsh vegetation as determined by South Carolina Ocean and Coastal Resource Management critical base line shall retain their natural ground cover, or shall be planted and maintained with grass or similar groundcover. Disturbed ground cover shall be replaced following all construction activities.

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:

When the 50' Incompatible Land Use Buffer (at adjacent tennis courts) is combined with the OCRM, and Wetland Setback, the buildable area of the lot is decreased by approximately 60%. The incompatible land use buffer also restricts access to the property from Longbend Drive.

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

Provided "Seabrook Schematic Concept dated 5/10/2021" on pages 5 and 7. The adjacent Marshwalk Trace Condominium building is within a few feet of the tennis courts, and does not allow for a 50' buffer separation. Through GIS observation by the Civil Engineer, the adjacent Marshwalk Trace also appears to overstep their 25' OCRM Marsh Setback.

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:

Would not allow for a road access from Longbend Drive, and reduce the buildable land area by approximately 60%. This would limit the development of this property as currently proposed, and only allow for about 4 townhomes of similar size.

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:

The adjacent property are the existing two tennis courts which are fenced, and are not equipped with lighting. The neighboring condo property is already non-compliant with the 50' buffer, and the new townhomes would be in compliance with a 25' setback from the neighboring residential units. Proposed decks would protrude less than 15 feet into the OCRM Marsh Setback on 2 units (8 and 10). Careful care and consideration will be implemented for all landscape elements to create as much buffer as possible between the tennis courts and this development. Plant choices will be carefully picked to fit the local flora of Seabrook Island. The proposed building designs will be respectful of all SIPOA guidelines, with the ultimate goal of enhancing the overall unique character of Seabrook Island.

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:

- [x] **Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
  - Please submit one *completed* paper application. All signatures must be original.
- [x] **$300.00 Application Fee**
  - The application fee may be paid by cash or check only.
- [x] **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.
- [x] **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.
- [x] **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.
- [x] **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.

SEABROOK TOWNHOMES

SCHEMATIC CONCEPT

3
NORTH

SIVA, LLC | SEABROOK ISLAND, SOUTH CAROLINA | 10 MAY 2021

This Schematic Concept, undertaken by 3north, PLLC in 2021, is prepared exclusively for SIVA, LLC.
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SITE INFORMATION

LEGEND:

Vicinity

Site Location

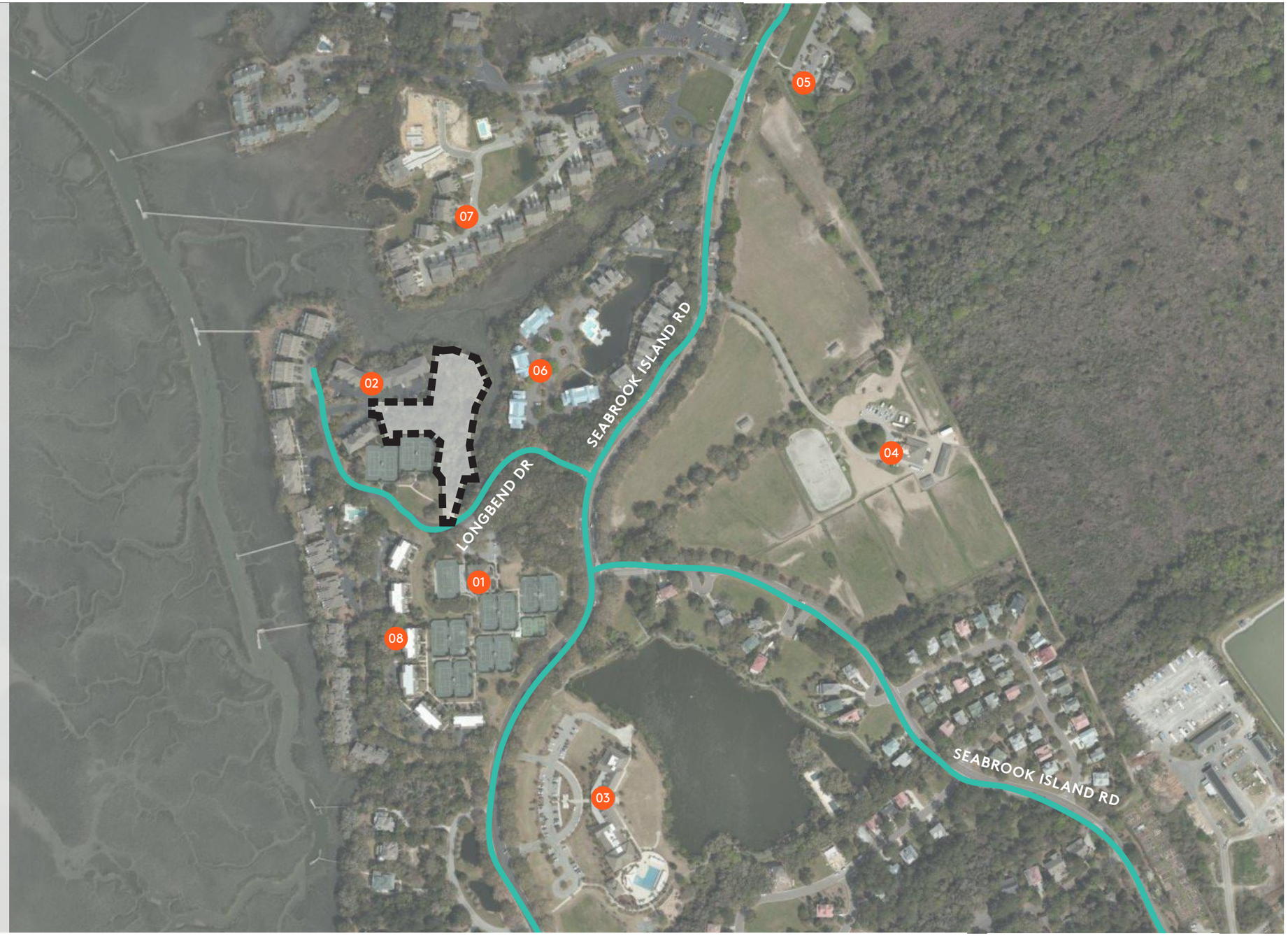
EXISTING SITE AERIAL MAP

LEGEND:

- Secondary Roads
- Site Property Line

NOTES:

01 Seabrook Island Racquet Club
02 Marshwalk Trace Condominiums
03 The Lake House
04 Seabrook Island Equestrian Center
05 Town of Seabrook Island
06 Racquet Club Villas
07 Salt Marsh Townhomes
08 Courtside Villas



0 500 FT

EXISTING SITE ADJACENCIES

3 NORTH

REFERENCES:

1. A PLAT OF MARSH WALK, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA, LAST REVISED JULY 18, 1984, BY JOSIAH M. WILLIAMS, III, SCPLS No. 7626, AND RECORDED IN PLAT BOOK BA, PAGE 169, CHARLESTON COUNTY ROD OFFICE.

2. CHARLESTON COUNTY TMS No. 149-01-00-092.

3. LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 2008030087, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM.

NOTES:

1. BY GRAPHICAL PLOTTING ONLY. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES "AE (EL.10)" AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45019C 0785K, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

2. THE AREAS WERE DETERMINED BY THE COORDINATE METHOD.

3. ALL PROPERTY CORNERS ARE LABELED AS THEY WERE FOUND IN THE FIELD. NO PROPERTY CORNERS TO BE SET.

4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

5. ANY EASEMENTS SHOWN ARE PER REFERENCE, PROPERTIES MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.

6. HORIZONTAL DATUM IS SC STATE PLANE (SC NAD 83 (2011)) VERTICAL DATUM IS NAVD 1988.

7. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTIES.

8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

9. PROPERTY IS ZONED: "MULTI-FAMILY RESIDENTIAL", AS PER TOWN OF SEABROOK ISLAND ZONING MAP.

10. TOTAL NUMBER OF MARKED PARKING SPACES = 0, OF WHICH 0 ARE MARKED AS HANDICAP ACCESSIBLE.

11. THE SUBJECT PROPERTY IS INTERNALLY CONTIGUOUS WITH NO GAPS OR GORES WITHIN THE PROPERTY. THE PROPERTIES ALSO ABUTS LONG BEND DRIVE WITHOUT GAPS OR GORES.

12. THE SUBJECT PROPERTIES HAS PUBLIC ACCESS TO LONG BEND DRIVE.

13. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDINGS OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK EXCEPT AS SHOWN OTHERWISE.

14. THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

15. NO BUILDINGS OBSERVED.

SCHEDULE B – SECTION II EXCEPTIONS

1.-5. NOT SURVEY RELATED.

6. SUCH STATE OF FACTS OCCURRING SUBSEQUENT TO JUNE 18, 1984 AS WOULD BE DISCLOSED BY A CURRENT ACCURATE SURVEY AND INSPECTION OF THE LAND. (AS TO OWNER POLICY ONLY)

7. RIGHT-OF-WAY EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY DATED MAY 17,1984 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK H-139 AT PAGE 137.

8. PROTECTIVE COVENANTS FOR MULTI-FAMILY RESIDENTIAL AREAS OF SEABROOK ISLAND DATED APRIL 22, 1974 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK M-105 AT PAGE 194, AS MODIFIED IN BOOK Y-110 AT PAGE 145.

9. RE-STATED AND AMENDED BYLAWS OF SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN BOOK S-109 AT PAGE 2, AS AMENDED BY INSTRUMENT RECORDED IN THE AFORESAID RMC OFFICE IN BOOK H-137 AT PAGE 163.

10. ANY PORTION OF THE PREMISES WHICH LIES BELOW THE MEAN HIGH WATER MARK OF ABUTTING TIDAL STREAMS.

11. FORTY-FIVE (45') FOOT DRAINAGE EASEMENT AS SHOWN ON PLAT BY E.M. SEABROOK, JR., CE & LS, DATED AUGUST 4, 1983 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67.

12. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, TO AND FROM THE PROPERTY INSURED HEREUNDER, OVER, ACROSS, AND UNDER THE SIXTY (60') FOOT RIGHT-OF-WAY SHOWN AS MARSHWALK TRACT ON PLAT BY E.M. SEABROOK, JR., CE & LS, DATED AUGUST 4, 1983 AND RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67.

13. THIS POLICY DOES NOT INSURE ANY PORTION OF SUBJECT PROPERTY WHICH IS LOCATED WITHIN A MARSH AREA.

14. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN.

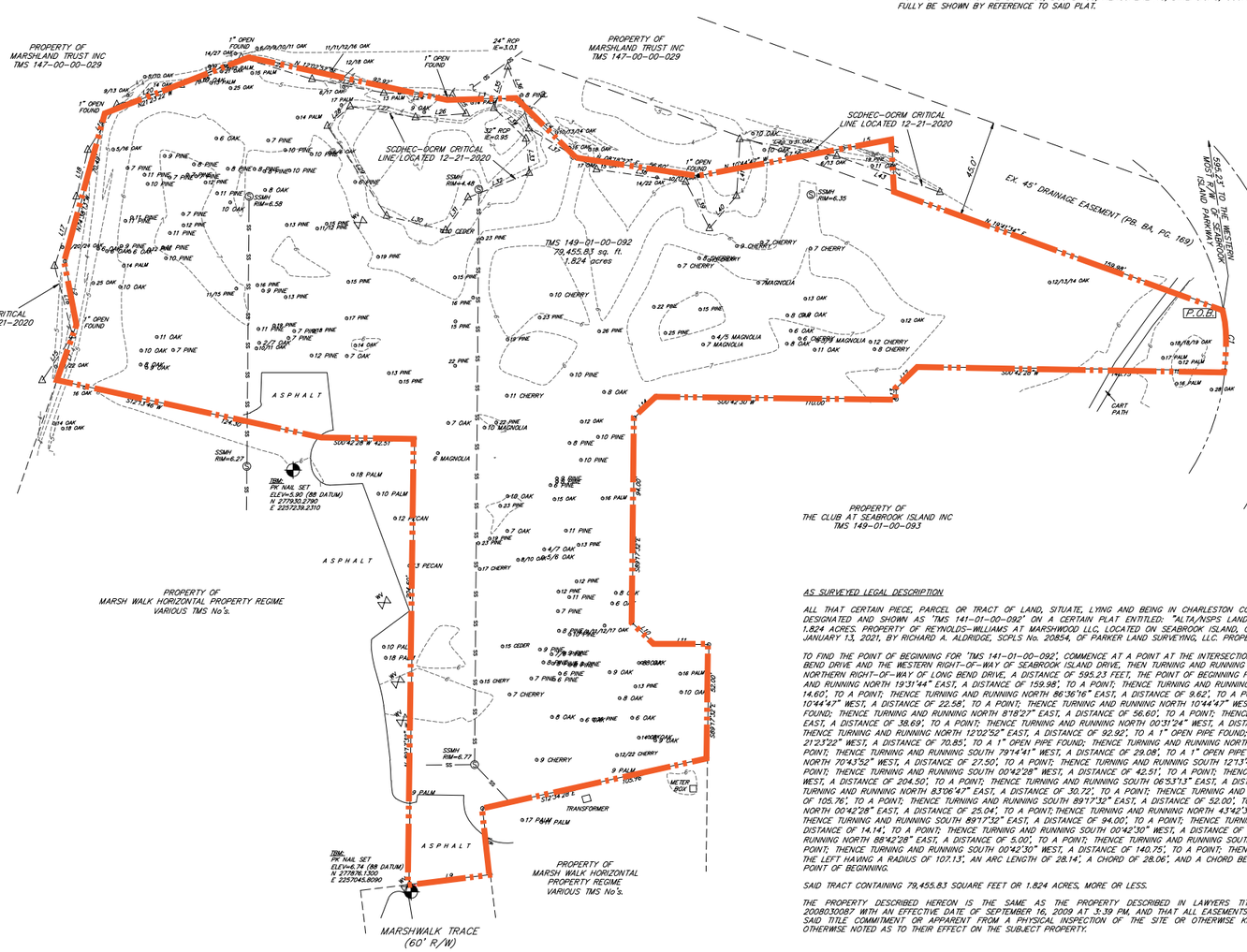
15. ASSESSMENTS AND MAINTENANCE CHARGES AS SET FORTH IN THE ABOVE RESTRICTIONS. NO LIABILITY IS ASSUMED FOR PAYMENT OF SAID CHARGES.

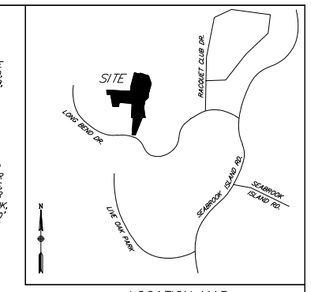
16. INTERESTS CREATED BY, OR LIMITATIONS ON USE IMPOSED BY, THE FEDERAL COASTAL ZONE MANAGEMENT ACT OR OTHER FEDERAL LAW OR BY SC CODE, CHAPTER 39, TITLE 48, AS AMENDED, OR ANY REGULATIONS PROMULGATED PURSUANT TO SAID STATE OR FEDERAL LAWS.

LINETYPE AND SYMBOL LEGEND

- PROPERTY LINE w/CORNER FOUND AS LABELED
- PROPERTY LINE w/CORNER CALCULATED
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- CRITICAL LINE
- SS — UNDERGROUND SEWER LINE
- SD — UNDERGROUND STORM DRAINAGE PIPE
- SEWER MANHOLE
- STORM DRAIN MANHOLE

N — SC NAD 83 (2011)





LOCATION MAP

N.T.S.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	107.13	28.14	15°02'57"	28.06	N88°16'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.50	N70°43'52"W
L2	29.08	S79°14'41"W
L3	31.73	N00°31'24"W
L4	38.69	N44°55'03"E
L5	22.58	N10°44'47"W
L6	9.62	N86°36'16"E
L7	14.60	N86°36'16"E
L8	30.72	N83°06'47"E
L9	37.63	S06°53'13"E
L10	14.14	N43°42'30"E
L11	25.04	N00°42'28"E
L12	14.14	S44°17'32"E
L13	5.00	N88°42'28"E
L14	14.14	S44°17'32"E
L15	24.79	S56°00'54"E
L16	32.95	N75°30'29"E
L17	33.34	S72°29'52"E
L18	22.05	S76°08'52"E
L19	24.68	S57°29'44"E
L20	30.88	S16°53'55"E
L21	30.30	S24°34'02"E
L22	33.93	S17°01'55"W
L23	33.53	S10°46'37"W
L24	31.57	S52°20'32"W
L25	10.42	S53°39'45"W
L26	23.20	N04°17'42"W
L27	30.43	N09°29'03"E
L28	13.77	N40°49'05"W
L29	49.37	S56°18'44"W
L30	27.85	S13°43'43"W
L31	18.30	S55°41'02"E
L32	30.18	S21°39'30"E
L33	15.82	N84°36'00"E
L34	20.34	N43°36'00"E
L35	20.03	S71°27'51"E
L36	18.39	S68°10'32"W
L37	36.13	S31°09'09"W
L38	41.28	S08°00'42"W
L39	23.87	S62°54'42"W
L40	19.33	S50°11'51"E
L41	26.05	S86°28'14"E
L42	45.16	S09°54'01"W
L43	50.12	S19°16'02"W

TITLE COMMITMENT LEGAL DESCRIPTION

ALL THAT PIECE, PARCEL OR TRACE OF LAND, SITUATE, LYING AND BEING ON SEABROOK ISLAND, IN CHARLESTON COUNTY, SOUTH CAROLINA, AND SHOWN AS A PARCEL CONTAINING 1.81 ACRES ON A PLAT DATED AUGUST 4,1983 BY E.M. SEABROOK, JR., CE & LS, RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67, AND FURTHER SHOWN ON A PLAT DATED MAY 28,1984 WITH LATEST REVISION JULY 18, 1984 BY OFFORD, NIELSON, WILLIAMS, LS, RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BA AT PAGE 169, WHICH PLAT IS EXPRESSLY INCORPORATED HEREIN BY SPECIFIC REFERENCE THERETO.

SAID PARCEL OF LAND HAVING THE BUTTINGS, BOUNDINGS, MEASUREMENTS, DIMENSIONS, COURSES, AND DISTANCES AS WILL MORE FULLY BE SHOWN BY REFERENCE TO SAID PLAT.

ALSO

A NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS, EGRESS AND UTILITIES, TO AND FROM THE PROPERTY DESCRIBED AS 1.81 ACRES, MORE OR LESS; AND SHOWN ON THE PLAT OF E.M. SEABROOK, JR., CE & LS DATED AUGUST 4, 1983 AND RECORDED IN PLAT BOOK AY AT PAGE 67, CHARLESTON COUNTY RMC OFFICE, AND FURTHER SHOWN ON A PLAT DATED MAY 28, 1984 WITH LATEST REVISION JULY 18, 1984 BY OFFORD, NIELSON, WILLIAMS, LS, RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK BA AT PAGE 169 OVER, ACROSS AND UNDER THE 60' RIGHT OF WAY SHOWN AS "MARSH WALK TRACE" ON THE PLAT DATED AUGUST 4, 1983, BY E.M. SEABROOK, JR" CE AND LS RECORDED IN THE RMC OFFICE FOR CHARLESTON COUNTY IN PLAT BOOK AY AT PAGE 67, SAID 60' RIGHT OF WAY HAS THE BUTTINGS, BOUNDINGS, MEASUREMENTS, DIMENSIONS, COURSES AND DISTANCES AS WILL MORE FULLY BE SHOWN BY REFERENCE TO SAID PLAT.

AS SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN CHARLESTON COUNTY, STATE OF SOUTH CAROLINA, AND BEING DESIGNATED AND SHOWN AS "TMS 141-01-00-092" ON A CERTAIN PLAT ENTITLED: "ALTA/NSPS LAND TITLE SURVEY SHOWING TMS 149-01-00-092, 1.824 ACRES, PROPERTY OF REYNOLDS-WILLIAMS AT MARSHWOOD LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA." DATED JANUARY 13, 2021, BY RICHARD A. ALDRIDGE, SCPLS No. 20854, OF PARKER LAND SURVEYING, LLC. PROPERTY IS MORE FULLY DESCRIBED AS TO WIT:

TO FIND THE POINT OF BEGINNING FOR "TMS 141-01-00-092", COMMENCE AT A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF LONG BEND DRIVE AND THE WESTERN RIGHT-OF-WAY OF SEABROOK ISLAND DRIVE, THEN TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERN RIGHT-OF-WAY OF LONG BEND DRIVE, A DISTANCE OF 595.23 FEET, THE POINT OF BEGINNING FOR "TMS 141-01-00-092"; THENCE TURNING AND RUNNING NORTH 19°31'44" EAST, A DISTANCE OF 159.98', TO A POINT; THENCE TURNING AND RUNNING NORTH 86°36'16" EAST, A DISTANCE OF 14.60', TO A POINT; THENCE TURNING AND RUNNING NORTH 86°36'16" EAST, A DISTANCE OF 9.62', TO A POINT; THENCE TURNING AND RUNNING NORTH 10°44'47" WEST, A DISTANCE OF 22.58', TO A POINT; THENCE TURNING AND RUNNING NORTH 10°44'47" WEST, A DISTANCE OF 67.56', TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 81°8'27" EAST, A DISTANCE OF 56.60', TO A POINT; THENCE TURNING AND RUNNING NORTH 44°55'03" EAST, A DISTANCE OF 38.69', TO A POINT; THENCE TURNING AND RUNNING NORTH 00°31'24" WEST, A DISTANCE OF 31.73', TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 12°32'52" EAST, A DISTANCE OF 92.92', TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 21°23'22" WEST, A DISTANCE OF 70.85', TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 74°38'13" WEST, A DISTANCE OF 70.49', TO A POINT; THENCE TURNING AND RUNNING SOUTH 79°14'41" WEST, A DISTANCE OF 29.08', TO A 1" OPEN PIPE FOUND; THENCE TURNING AND RUNNING NORTH 70°43'52" WEST, A DISTANCE OF 21.30', TO A POINT; THENCE TURNING AND RUNNING SOUTH 12°13'46" WEST, A DISTANCE OF 124.30', TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'28" WEST, A DISTANCE OF 42.51', TO A POINT; THENCE TURNING AND RUNNING NORTH 89°17'32" WEST, A DISTANCE OF 204.50', TO A POINT; THENCE TURNING AND RUNNING SOUTH 06°53'13" EAST, A DISTANCE OF 37.63', TO A POINT; THENCE TURNING AND RUNNING NORTH 83°06'47" EAST, A DISTANCE OF 30.72', TO A POINT; THENCE TURNING AND RUNNING SOUTH 12°34'28" EAST, A DISTANCE OF 105.76', TO A POINT; THENCE TURNING AND RUNNING SOUTH 89°17'32" EAST, A DISTANCE OF 52.00', TO A POINT; THENCE TURNING AND RUNNING NORTH 00°42'28" EAST, A DISTANCE OF 25.04', TO A POINT; THENCE TURNING AND RUNNING NORTH 43°42'30" EAST, A DISTANCE OF 14.14', TO A POINT; THENCE TURNING AND RUNNING SOUTH 89°17'32" EAST, A DISTANCE OF 94.00', TO A POINT; THENCE TURNING AND RUNNING SOUTH 44°17'32" EAST, A DISTANCE OF 14.14', TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'30" WEST, A DISTANCE OF 110.00', TO A POINT; THENCE TURNING AND RUNNING NORTH 88°42'28" EAST, A DISTANCE OF 5.00', TO A POINT; THENCE TURNING AND RUNNING SOUTH 44°17'32" EAST, A DISTANCE OF 14.14', TO A POINT; THENCE TURNING AND RUNNING SOUTH 00°42'30" WEST, A DISTANCE OF 140.75', TO A POINT; THENCE TURNING AND RUNNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 107.13', AN ARC LENGTH OF 28.14', A CHORD OF 28.06', AND A CHORD BEARING OF NORTH 88°16'15" EAST, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 79,455.83 SQUARE FEET OR 1.824 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 2008030087 WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

PLS

Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO 20854 RICHARD A. ALDRIDGE

RICHARD A. ALDRIDGE P.L.S. 20854

SOUTH CAROLINA PARKER LAND SURVEYING, LLC No. 3814 CERTIFICATE OF AUTHORIZATION

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

SIGNATURE 6/25/21 DATE

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

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT No. 2008030087, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2009 AT 3:39 PM.

ALTA/NSPS LAND TITLE SURVEY

SHOWING TMS 149-01-00-092, 1.824 ACRES, PROPERTY OF REYNOLDS-WILLIAMS AT MARSHWOOD LLC, LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JANUARY 13, 2021
REVISED: FEBRUARY 25, 2021

SCALE: 1" = 30'

JOB NO. 20165 CCB

20165

EXISTING SITE SURVEY

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH

LEGEND

- Property Line
- 50′ Zoning Buffer
- Wetland Setbacks
- OCRM Critical Line
  12/21/2020
- Seabrook Townhomes
- Adjacent Structures

KEYNOTES

01 Seabrook Island Racquet Club
02 Marshwalk Trace Condominiums
03 Site Entrance from Longbend Drive
04 Site Entrance Thru Marshwalk Trace
05 Guest / Additional Parking
06 Lagoon

0 30′ 60′
1″ = 60′

SITE PLAN CONCEPT

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH

EARTHSOURCE ENGINEERING

962 Houston Northcutt Blvd. Suite 200
Mount Pleasant, South Carolina 29464
843-881-0525
www.earthsourceeng.com

TOWN OF SEABROOK

1. TMS # 149-01-00-092
2. SITE ACREAGE: 1.824
3. SETBACKS / BUFFERS:
   - 3.1. 15' MINIMUM BETWEEN BUILDINGS AND ADJACENT PROPERTIES
   - 3.2. MARSH/OCRM CRITICAL LINE BUFFER: 25'
   - 3.3. WETLAND SETBACK: 10'
   - 3.4. ALLOWABLE LOT COVERAGE: 35%
   - 3.5. CURRENT LOT COVERAGE:22%
4. DENSITY: 7 UNITS PER ACRE
   - 4.1. ALLOWABLE NUMBER OF UNITS: 12
   - 4.2. PROPOSED NUMBER UNITS: 12
   - 4.3. 3 UNITS PER ACRE
   - 4.4. MINIMUM 1200 SF HEATED SPACE
5. SITE PLAN PROVIDED BY ARCHITECT.

GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

DRAWN BY: W. SHAWN CANTEY
DATE: 06/18/2021

SEABROOK ISLAND TOWNHOMES
SITE PLAN CONCEPT

SCHEMATIC PLANS

ROOMS

01 Covered Entrance **4′-6″ x 6′-5″**

02 Outdoor Storage **3′-4″ x 7′-0″**

03 Stair Hall with Storage **13′-0″ x 10′-10″**

04 Elevator **4′-6″ x 4′-0″**

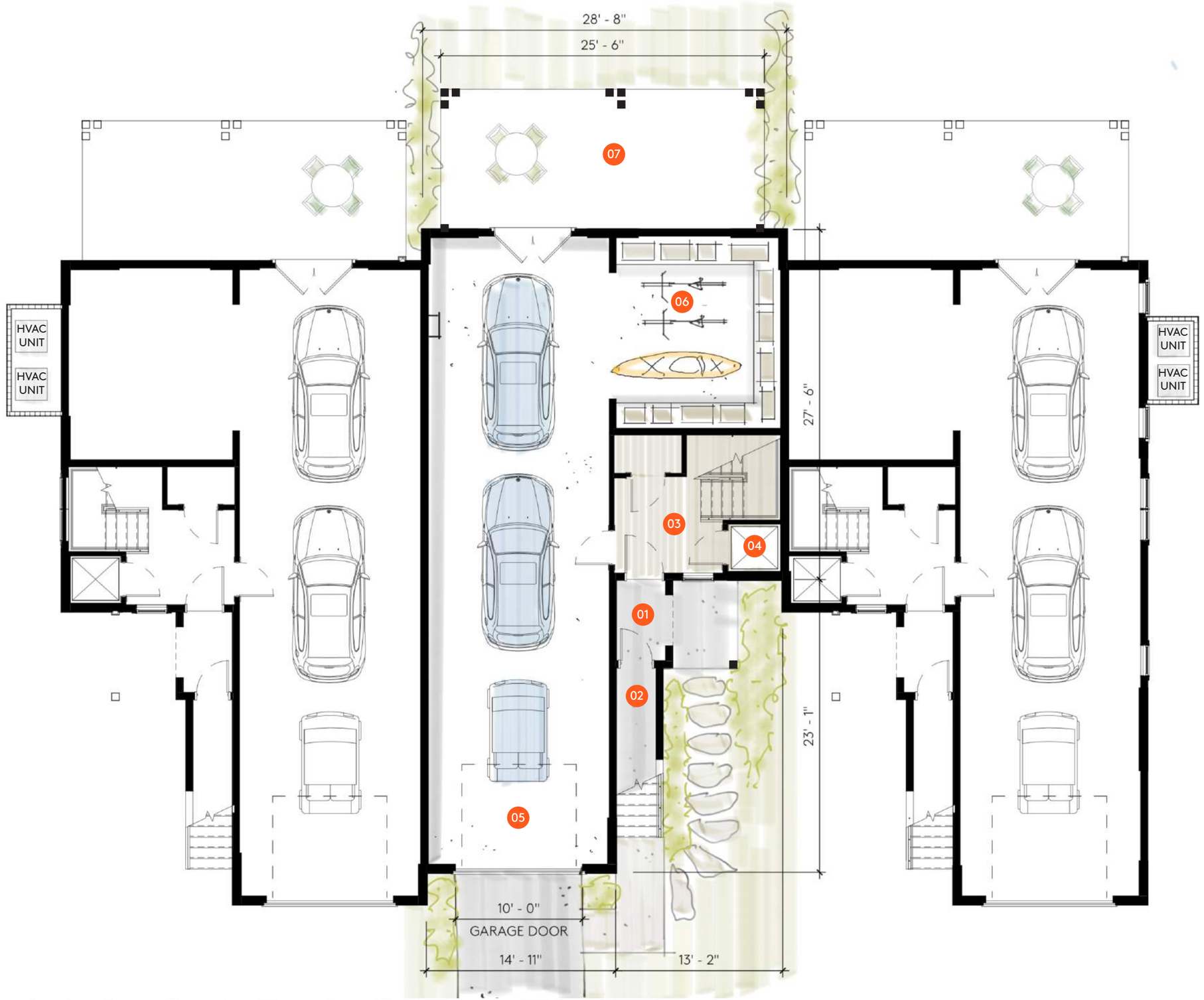
05 Two Car Garage w/ Golf Cart **14′-0″ x 49′-0″**

06 Garage Storage **12′-9″ x 15′-0″**

07 Lower Terrace **25′-5″ x 11′-0″**

UNIT AREA

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
Conditioned SF Total	**2,464 SF**
Unconditioned SF Total (Garage & Storage)	**989 SF**
Gross Unit Area	**3,453 SF**
Porches SF Total	746 SF



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FLOOR PLAN GARAGE LEVEL

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

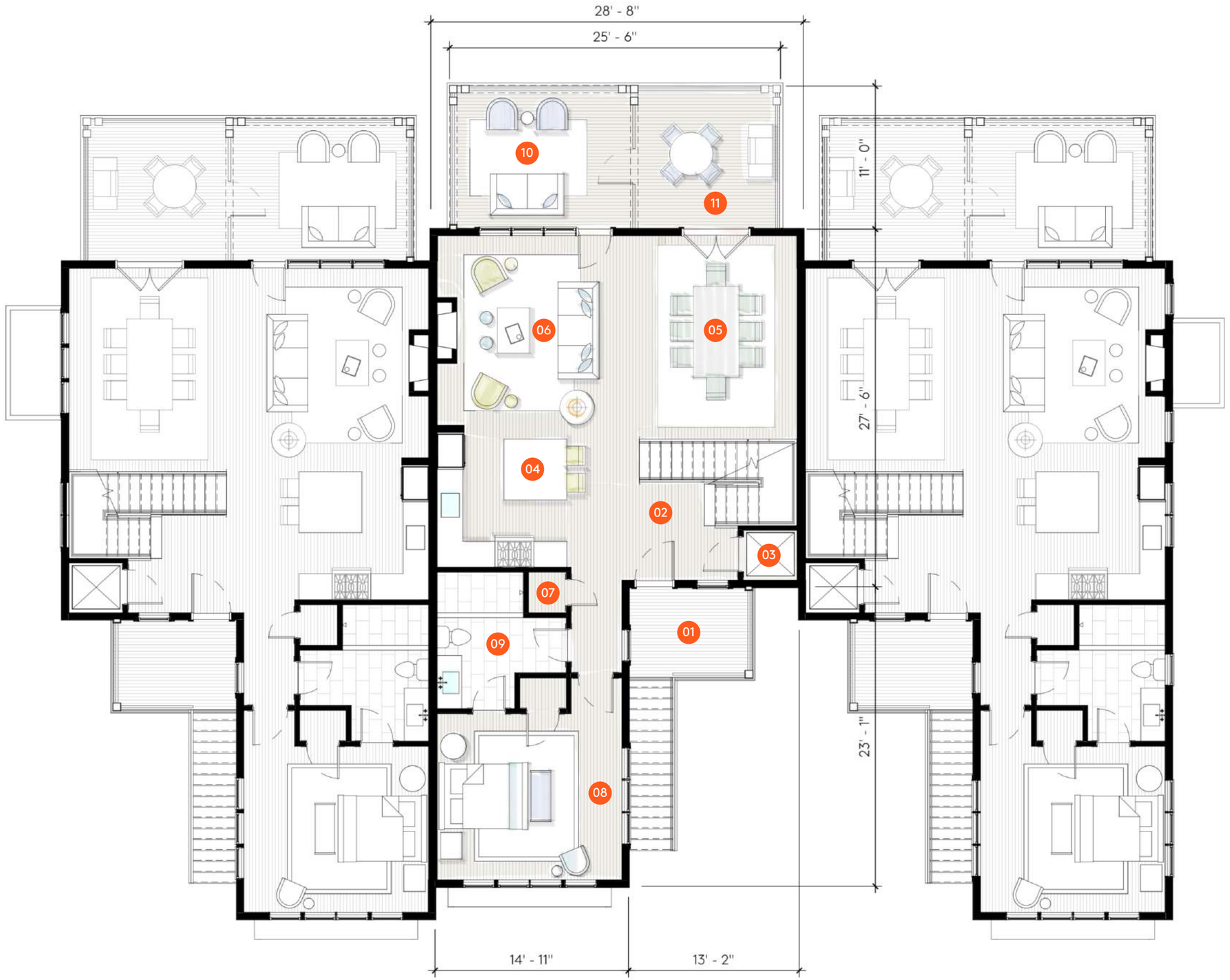
3 NORTH

ROOMS

01	Front Porch Entrance	9′-6″ x 7′-0″
02	Stair Hall	13′-5″ x 10′-10″
03	Elevator	4′-6″ x 4′-0″
04	Kitchen with Seated Island	14′-2″ x 10′-4″
05	Dining Room	12′-0″ x 15′-7″
06	Living Room	15′-6″ x 14′-7″
07	Coat Closet	3′-0″ x 3′-0″
08	Guest Bedroom 1	14′-3″ x 12′-10″
09	Guest Bathroom 1	10′-0″ x 10′-6″
10	Screen Porch	14′-5″ x 11′-0″
11	Upper Terrace	10′-11″ x 11′-0″

UNIT AREA

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
Conditioned SF Total	**2,464 SF**
Unconditioned SF Total (Garage & Storage)	**989 SF**
Gross Unit Area	**3,453 SF**
Porches SF Total	746 SF



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FLOOR PLAN MAIN LEVEL

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH

ROOMS

01 Stair Hall **13′-5″ x 10′-11″**

02 Elevator **4′-6″ x 4′-0″**

03 Sitting Room / Office **10′-3″ x 9′-11″**

04 Master Bedroom **14′-5″ x 15′-3″**

05 Master Bathroom **12′-8″ x 9′-2″**

06 Walk-In Wardrobe **12′-10″ x 5′-6″**

07 Guest Bedroom 2 **14′-3″ x 12′-10″**

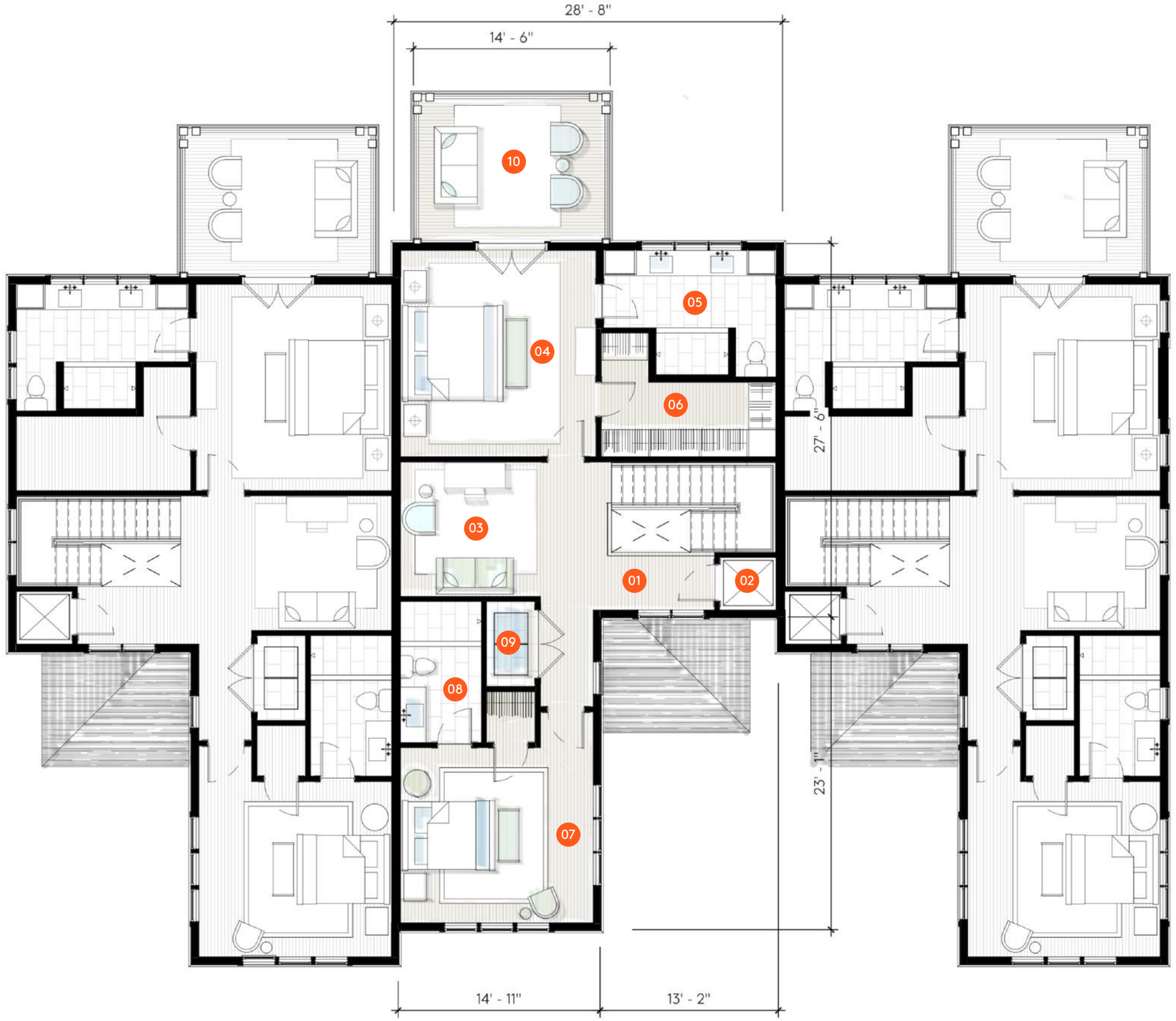
08 Guest Bathroom 2 **5′-11″ x 10′-4″**

09 Laundry **3′-7″ x 6′-3″**

10 Master Terrace **14′-4″ x 11′-0″**

UNIT AREA

Ground Level	162 SF
First Level	1,151 SF
Second Level	1,151 SF
Conditioned SF Total	**2,464 SF**
Unconditioned SF Total (Garage & Storage)	**989 SF**
Gross Unit Area	**3,453 SF**
Porches SF Total	746 SF



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FLOOR PLAN UPPER LEVEL

ROOMS

01 Shingle Roof **5:12 Pitch**

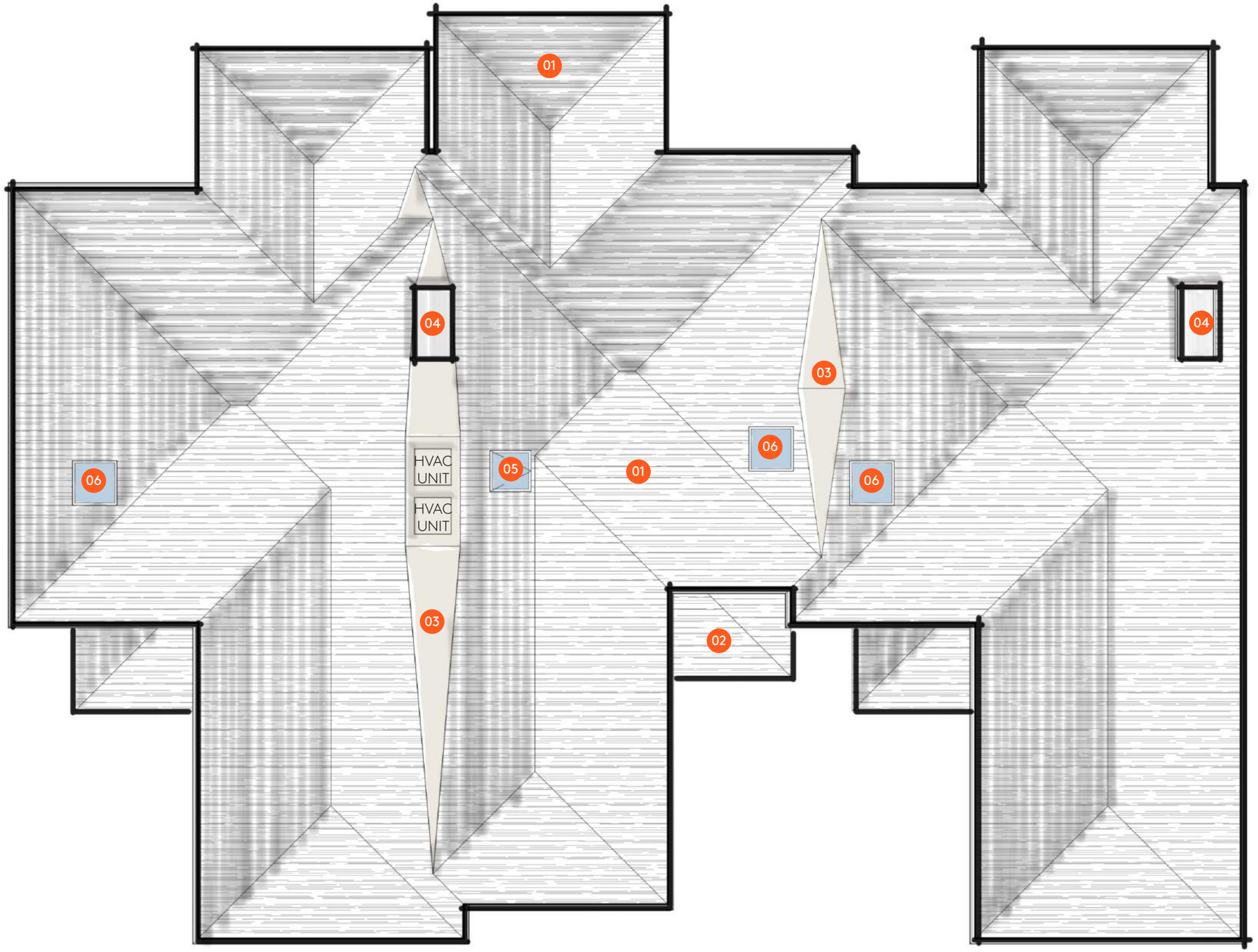
02 Shingle Roof **3:12 Pitch**

03 TPO Cricket

04 Chimney

05 Skylight Roof Access over Office

06 Stair Skylight



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PLAN ROOF

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH

SCHEMATIC ELEVATIONS

TOWNHOME CONCEPT FRONT

TOWNHOME CONCEPT REAR

ELEVATION FRONT

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3
NORTH

ELEVATION REAR

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH

0 2 4 8

ELEVATION RIGHT SIDE

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3
NORTH

0 2 4 8

ELEVATION LEFT SIDE

SIVA, LLC | SEABROOK TOWNHOMES | SCHEMATIC CONCEPT | 10 MAY 2021

3 NORTH