



MEMORANDUM

TO: Mayor Ciancio & Members of Town Council
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 2820 Dove Nest
MEETING DATE: July 23, 2019

Council is asked to consider a rezoning request from the Seabrook Island Property Owners Association (SIPOA) for Charleston County Tax Map Number 147-02-00-036, containing approximately 0.95 +/- acres located at 2820 Dove Nest (Block 2, Lot 10). The applicant is seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

The property abuts four parcels (Block 2, Lots 11-14) which are zoned SR Single-Family Residential. The property also backs up to the SIPOA Lakehouse Facility, which is separated from the subject property by a horse trail easement. Four adjacent lots (Block 2, Lots 5-9) have already been rezoned to from the SR designation to AGC.

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

- (a) Open air recreation uses including swimming areas, fishing, beaches, boat ramp, dock, pier, lifeguard station, restrooms, boardwalks and natural preserve.
- (b) Bulkhead and erosion control devices.

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

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the rezoning request.

Planning Commission Recommendation

The Planning Commission considered the rezoning request during its meeting on June 5, 2019. By a vote of 3-0, the Commission formally recommended in favor of approval of the rezoning request.

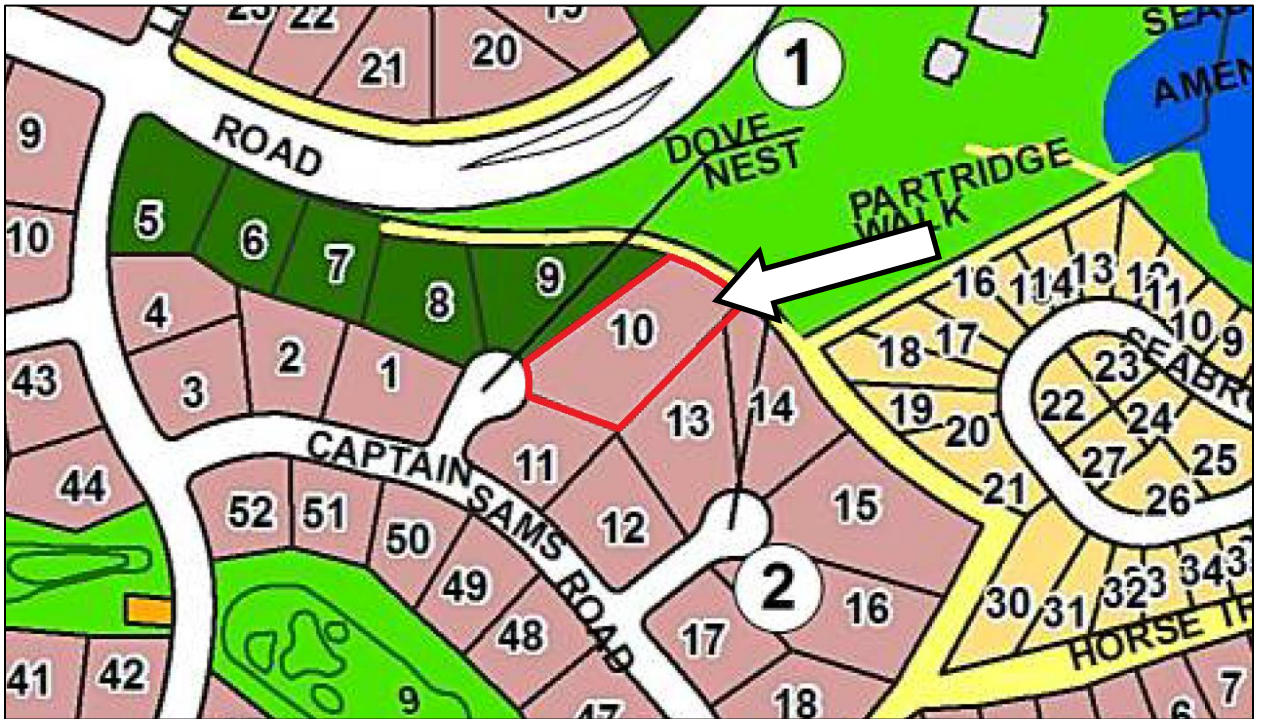
Respectfully submitted,

Joseph M. Cronin, Town Administrator

Aerial Image



Zoning Map



TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2019-04

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 147-02-00-036, CONTAINING APPROXIMATELY 0.95 +/- ACRES LOCATED AT 2820 DOVE NEST, FROM THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT

WHEREAS, on or about May 29, 2019, the Seabrook Island Property Owners Association filed Rezoning Application #79 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-02-00-036, containing approximately 0.95 +/- acres located at 2820 Dove Nest, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on June 5, 2019, 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 July 23, 2019;

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 147-02-00-036, containing approximately 0.95 +/- acres located at 2820 Dove Nest, from the SR Single-Family Residential District to the AGC Agricultural-Conservation 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 _____, 2019, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2019.

First Reading: June 25, 2019
Public Hearing: July 23, 2019
Second Reading: July 23, 2019

TOWN OF SEABROOK ISLAND

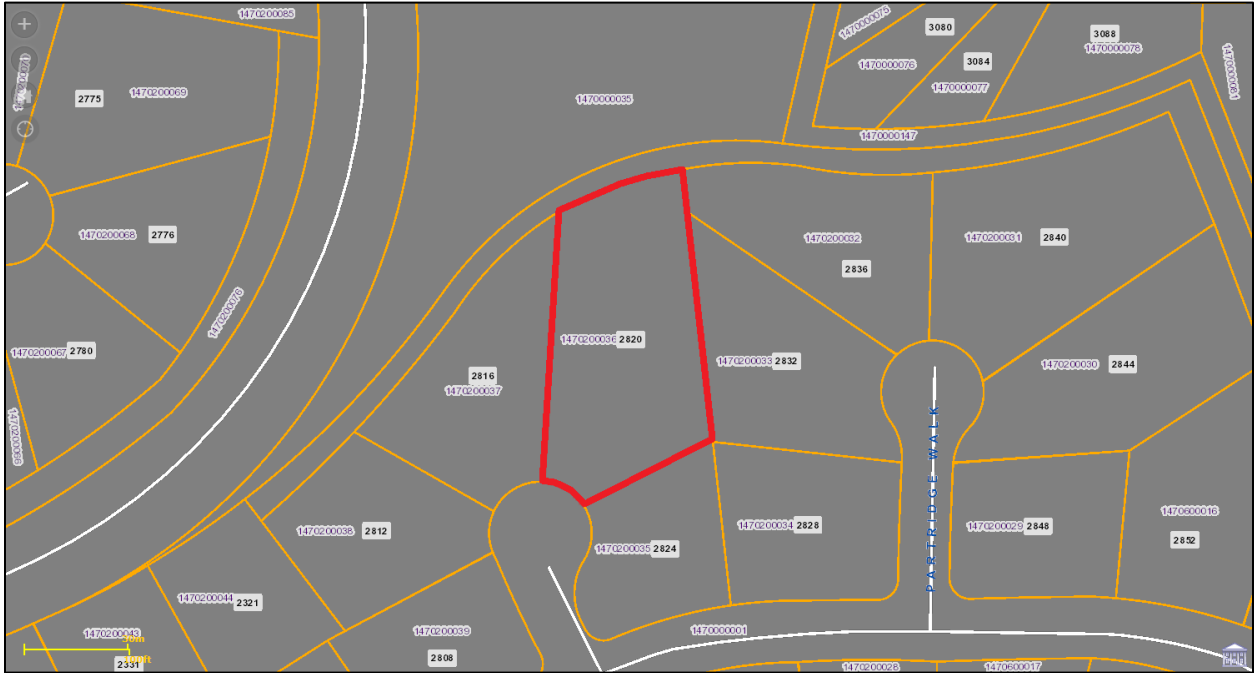
Ronald J. Ciancio, Mayor

ATTEST

Faye Allbritton, Town Clerk

EXHIBIT A

Property Map
Charleston County Tax Map Number 147-02-00-036



TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND ROAD
SEABROOK ISLAND, SC 29455
Phone (843) 768-9121 Fax (843) 768-9830

REZONING APPLICATION NO. _____

DATE 5/29/19

PROPERTY INFORMATION:

1. Present Zoning SFR.
2. Proposed Zoning Conservation
3. Tax Map Number (s) 1470200036
4. Address 2820 Dove Nest
5. Lot Dimensions _____
6. Deed Recorded: Book 0777 Page 991 Date 2/19/19
7. Plat Recorded: Book _____ Page _____ Date _____

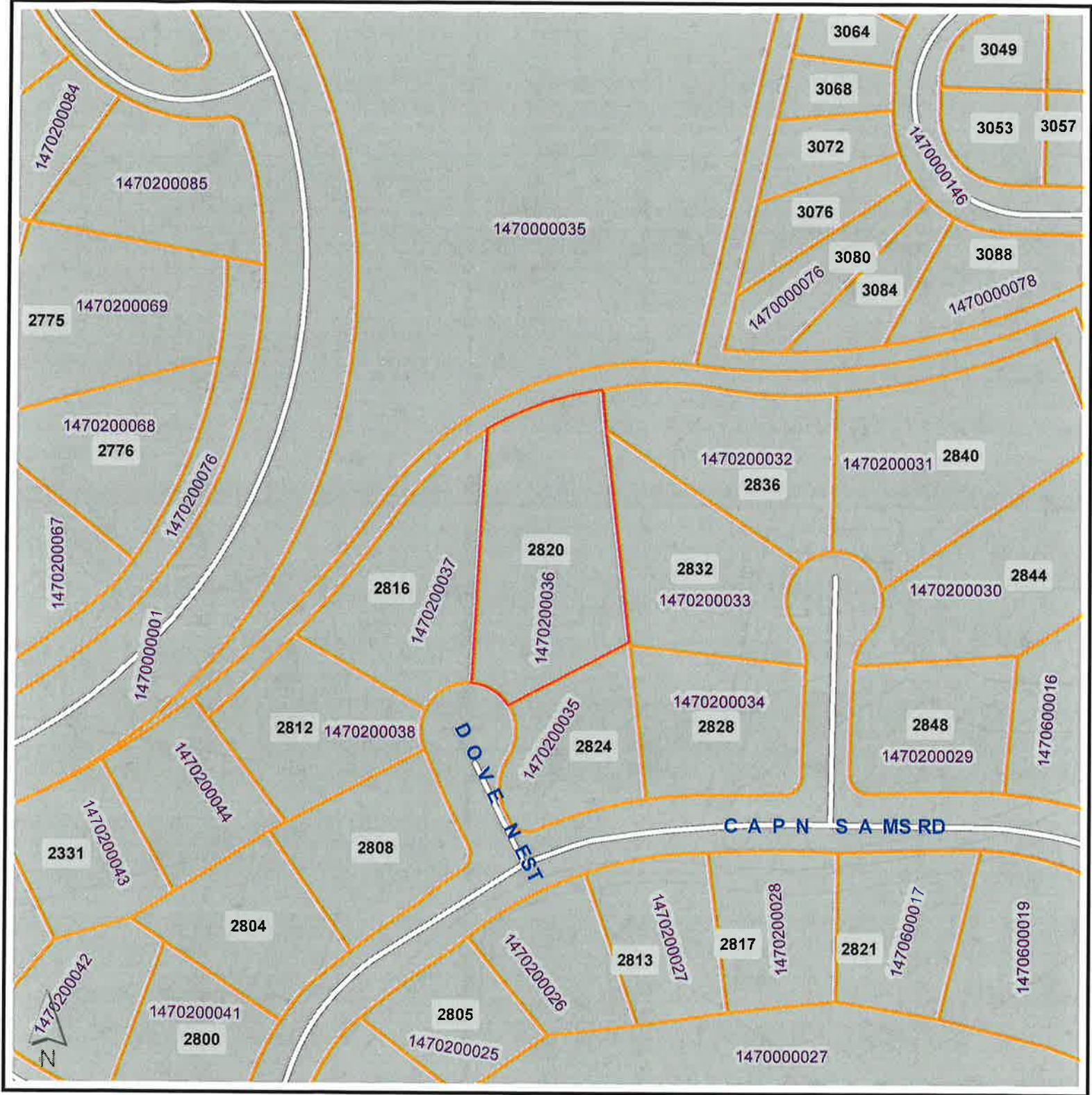
APPLICANT/OWNER/REPRESENTATIVE:

8. Applicant SIPAA
Address 1202 Landfall Way
Phone No. (Home) _____ (Business) 843 768 0061
9. Owner(s) (if different from applicant) _____
Address _____
Phone No. (Home) _____ (Business) _____
10. Representative (if different from applicant) Heather Paton
11. I (We) certify that Heather Paton is my (our) authorized representative for this zoning change.

Signature of Owner(s)/Date

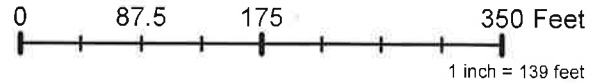
Heather Paton 5/29/19
Signature of Applicant/Date
and/or representative if different from owner

**A copy of an approved recorded plat showing present boundaries of the property to be rezoned and the appropriate fee is required upon application.



Charleston County SC

Parcel ID: 1470200036 ISLAND
 OWNER1: SEABROOK ISLAND
 PROPERTY OWNERS ASSOCIATION
 ACREAGE: 0.95
 PLAT_BOOK_PAGE: AF-7
 DEED_BOOK_PAGE: 0777-991
 Jurisdiction: TOWN OF SEABROOK



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
 Date: 5/29/2019