

TOWN OF SEABROOK ISLAND

Planning Commission Meeting
January 10, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

ELECTION OF CHAIR & VICE-CHAIR FOR 2018

APPOINTMENT OF SECRETARY

APPROVAL OF MINUTES

1. Regular Meeting: December 6, 2017 *[Pages 2–8]*

OLD BUSINESS ITEMS

1. **Revised Lighting Plan: Seabrook Island Racquet Club** *[Pages 9–16]*

Request from the Seabrook Island Racquet Club to approve an amended lighting plan for the tennis and pickleball courts located at 3772 Seabrook Island Road

NEW BUSINESS ITEMS

1. **Text Amendment: Official Zoning Map** *[Pages 17–20]*

An ordinance amending the Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 4.0, Establishment of Zoning Districts and Map; Section 4.10, Official District Map; so as to clarify the effective date of amendments to the Official District Map

ITEMS FOR INFORMATION / DISCUSSION

1. **Status Update: Village at Seabrook Model "K"** *[Pages 21–25]*
2. **Recombination Plat: 3740 & 3744 Seabrook Island Road** *[Pages 26–29]*

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Meeting
December 6, 2017 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert L. Driscoll (Chair), Lori Leary (Vice-Chair), Cathy Patterson, Wayne Billian, Lynda Whitworth (Secretary), Joe Cronin (Town Administrator)

Absent: Ken Otstot

Guests: Katrina Burrell (SIPOA), Michael Karamus (Architect), John Johannessen (Lone Oak Development), Ron Welch (Bohicket Marina), Sharon Welch (Bohicket Marina)

Chairman Driscoll called the meeting to order at 2:30 pm. Secretary Whitworth confirmed that the requirements of the Freedom of Information Act were fulfilled and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **November 1, 2017:** Ms. Leary made a motion to approve the minutes from the November 1, 2017, meeting, as submitted. Ms. Patterson seconded the motion. The motion was approved by a vote of 4-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Architectural Review: The Village at Seabrook:** Ms. Patterson stated that she would be recusing herself from voting on this item due to her role with the Village at Seabrook POA Board. Chairman Driscoll called on architect, Michael Karamus, to provide information regarding the request for architectural review. Mr. Karamus provided a brief overview of the proposed design for a new single-family home elevation within the Village at Seabrook.

Chairman Driscoll inquired as to whether the design had been approved by the Village Board. Mr. Karamus stated that the proposed design had been approved by both the Village at Seabrook POA Board, as well as the Seabrook Island POA's Architectural Review Committee. Ms. Patterson and Mr. Karamus added that upon approval by the Planning

Commission, the proposed design would become a new approved model (“Model K”) for future homes in the Village at Seabrook.

Chairman Driscoll inquired about the status of the Seabrook Island POA approval. Katrina Burrell, Architectural Review Administrator for the Seabrook Island POA, stated that the design had been approved by the full Architectural Review Committee. Chairman Driscoll added that under the town’s ordinance, the town must receive written documentation that the plan has met all applicable requirements of the Seabrook Island POA’s Architectural Review Committee.

Ms. Patterson noted the inclusion of flood louvers on the design, and asked if there had been a change in the code to allow such louvers. Mr. Karamus responded that “smart vents” are now allowed. These would be located on the sides of the house and would be screened by landscaping.

Mr. Billian asked if there had been any changes to the building’s footprint. Mr. Karamus responded that a sunroom had been added.

Chairman Driscoll made a motion to approve the architectural plans for “Model K” in the Village at Seabrook, contingent upon the town administrator verifying that the proper procedure has been followed as required by the town’s ordinance. Mr. Billian seconded the request. The motion was approved by a vote of 3-0, with Ms. Patterson not voting.

- 2. Commercial Review: Bohicket Marina (Roof):** Chairman Driscoll called on Mr. Ron Welch of Bohicket Marina to provide information regarding the marina’s request. Mr. Welch stated that the marina was seeking approval to install new metal roofing on three existing structures. Chairman Driscoll asked which color metal was proposed for each building. Mr. Welch responded that the southernmost building would have a blue roof, the building between the dry storage building and the creek would have a red roof, and a green roof would be installed on the dry storage building at the northern end of the property. Chairman Driscoll asked if the marina was the applicant. Mr. Welch responded in the affirmative.



Banner Red*
SR: .42 IE: .84 SRI: 45



Regal Blue*
SR: .28 IE: .86 SRI: 27



Classic Green*
SR: .26 IE: .84 SRI: 24

Town Administrator Cronin asked for clarification on the colors being requested. Mr. Welch responded that the three proposed colors were Banner Red, Regal Blue and Classic Green. Mr. Welch added that the metal roofing materials will be manufactured by Sentriclad.

Ms. Patterson made a motion to approve the request, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 4-0.

- 3. Zoning Map Amendments for 2017:** Chairman Driscoll called on Secretary Whitworth to provide a summary of the amendments to the town’s official zoning map for 2017. Secretary Whitworth reported that there were four rezonings approved by town council in 2017, eight lot line adjustments, two subdivisions, and one recombination plat. A summary

of the zoning map changes was provided to members of the Planning Commission, a copy of which is attached to the minutes as "Exhibit A."

Mr. Billian asked if the colored arrows on the maps had any significance. Secretary Whitworth responded that they did not, and were included only to indicate the location of specific changes on the map.

Chairman Driscoll stated that all of the changes shown on the summary have already been approved, and the purpose of this update is to make sure they are accurately reflected on the town's official zoning map.

Chairman Driscoll made a motion to recommend in favor of the amendments to the town's official zoning map, as reflected in "Exhibit A." Mr. Billian seconded the motion. The motion was approved by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Changes to Lighting Plan for the Seabrook Island Club Tennis and Pickleball Courts:** Town Administrator Cronin informed members of the Planning Commission that the Seabrook Island Club had submitted drawings for new lighting poles and fixtures at the tennis and pickleball courts, located at 1701 Long Bend Drive. Upon review, these plans were found to be substantially different from the plans approved by the Planning Commission in May of 2017. Specifically, the number of light fixtures was proposed to increase from 28 to 36; the number of poles was proposed to decrease from 22 to 16; and the lighting heights were proposed to decrease from 26' at all courts to 22' at the pickleball courts, and 24' on the tennis courts. He added that the new drawings also included a full photometric plan. Town Administrator Cronin determined that these were substantial changes, and recommended that the Planning Commission should review and approve the proposed modifications during its January meeting. Chairman Driscoll advised that adequate notice of the proposed changes should be provided to neighboring property owners in advance of the meeting. Ms. Leary added that she would also like to know if any changes were made to the timing for when the lights would be cut off in the evening.

There being no further business, Ms. Leary made a motion to adjourn the meeting. Mr. Billian seconded the motion. The motion was approved by a vote of 4-0 and the meeting was adjourned at 3:20 pm.

Respectfully submitted,

Joe Cronin
Town Administrator
December 21, 2017

EXHIBIT A

Zoning Map Amendments for 2017

DRAFT

Zoning Map Amendments

Rezoning

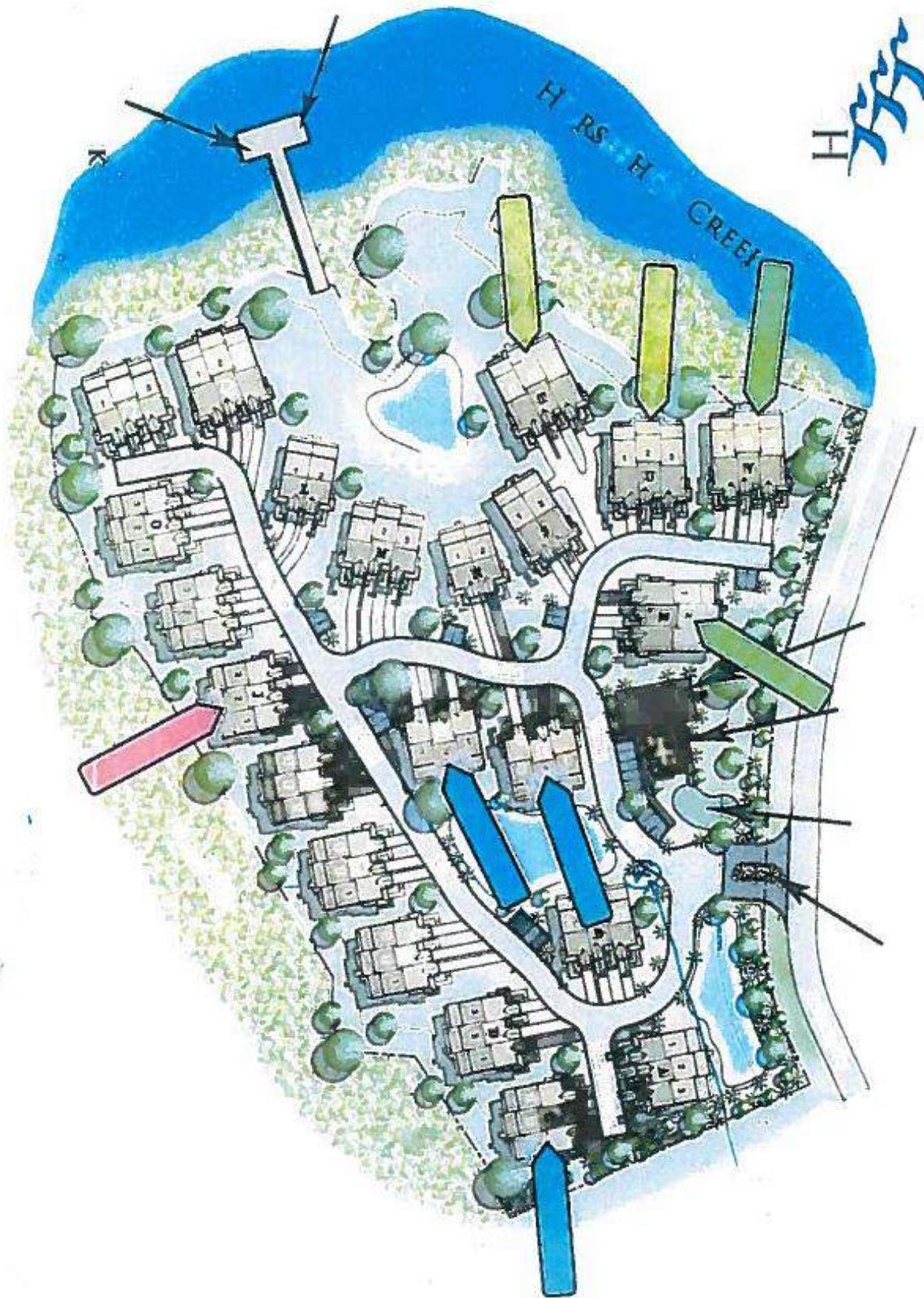
1. Block 36 Lot 1 2944 Captain Sams Road
Single Family Residential rezoned to Agricultural Conservation
2. Block 5 Lot 34 2606 Seabrook Island Road
Single Family Residential rezoned to Agricultural Conservation
3. Block 3 Lot 1 2445 Seabrook Island Road
Single Family Residential rezoned to Agricultural Conservation
4. Block 41 Lot 9 2718 Old Oak Walk
Single Family Residential rezoned to Agricultural Conservation

Lot Line Adjustments

Saltmarsh at Seabrook building footprint changing from triplex to duplex

Bldg. C	Eliza Darby
Bldg. H	Turtle Watch
Bldg. I	Turtle Watch
Bldg. J	Sterling Marsh Lane
Bldg. R	Emmaline Lane
Bldg. T	Emmaline Lane
Bldg. U	Emmaline Lane
Bldg. V	Emmaline Lane

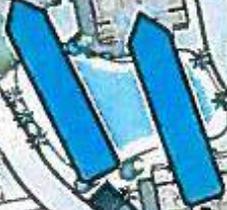
5. Block 52 subdivide parcel back to original lot lines to create lots 45 & 46
Nancy Island Drive
6. Combine Lots 20 and 21 to create Lot 21 Block 11
2647 Seabrook Island Road
7. Sub-Divide Lot 9 Marsh Oak Lane 204-00-00-070 into 3 Townhome units A, B and C
Bohicket Marina Village.

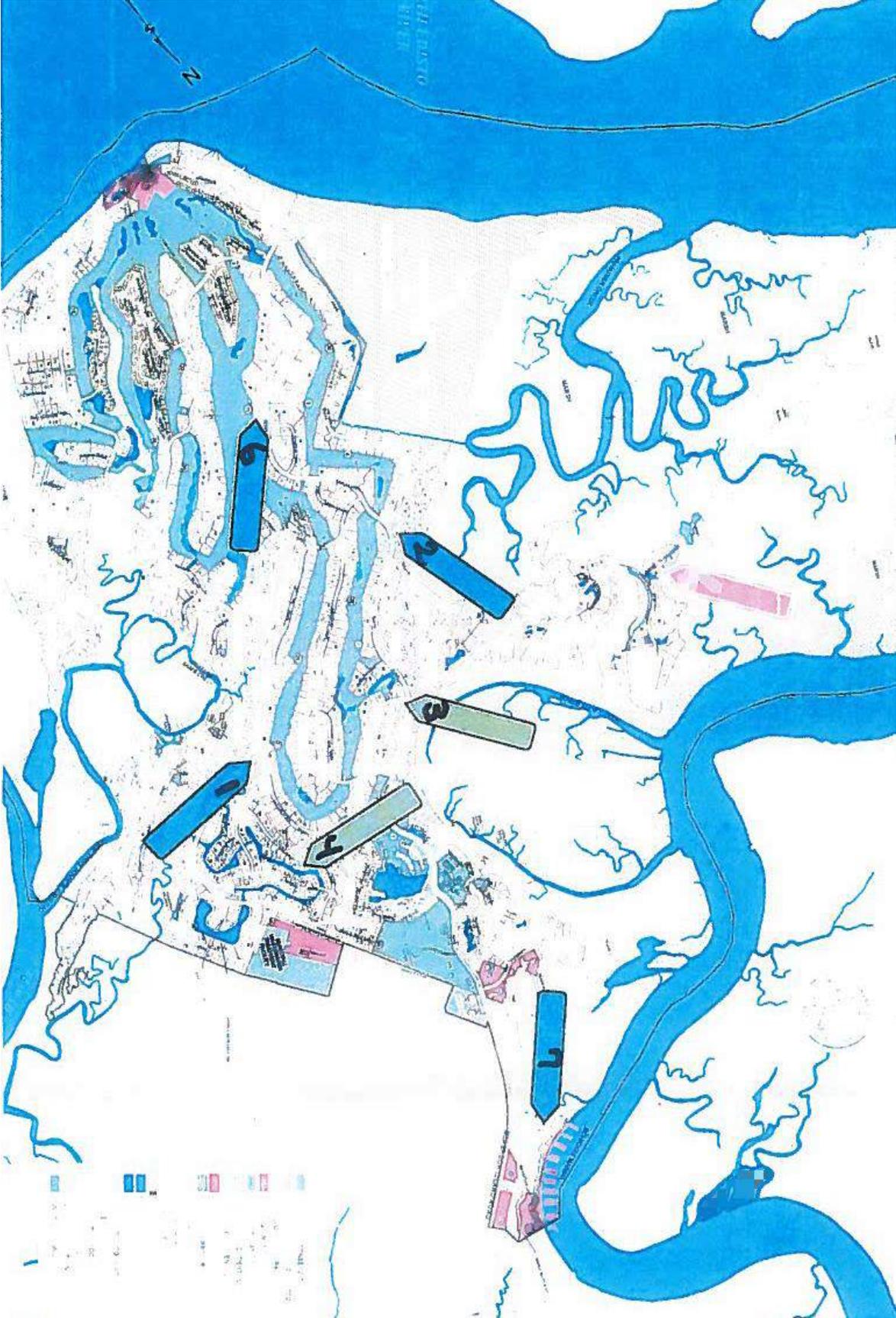


K

HRS H CREEK

HRS







MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Revised Lighting Plan for the Seabrook Island Racquet Club Tennis & Pickleball Courts
DATE: January 8, 2018

The Seabrook Island Racquet Club has submitted a request to approve an amended lighting plan for the tennis and pickleball courts located at 3772 Seabrook Island Road. The property is zoned PDD-Parks & Recreation (APR) Subdistrict.

The Planning Commission previously approved a lighting plan for the project in May of 2017. At the time, the approved lighting plan included the following:

- 28 Light Fixtures
- 22 Poles
- 26' Pole Height at both the Pickleball and Tennis Courts
- Metal Halide Light Fixtures

The revised plan, as proposed, would include the following amendments:

- 36 Light Fixtures (+8 Fixtures)
- 16 Poles (-6 Poles)
- 22' Pole Height at the Pickleball Courts (-4') and 24' at the Tennis Courts (-2')
- LED Light Fixtures

A copy of the revised lighting plan (including a photometric plan) is attached for review.

Notification of the proposed changes was provided via email on December 13, 2017, to the community managers of surrounding residential properties. The community managers were also notified via email on December 29, 2017, that the Planning Commission would meet on January 10, 2018, rather than the regularly scheduled date of January 3, 2018.

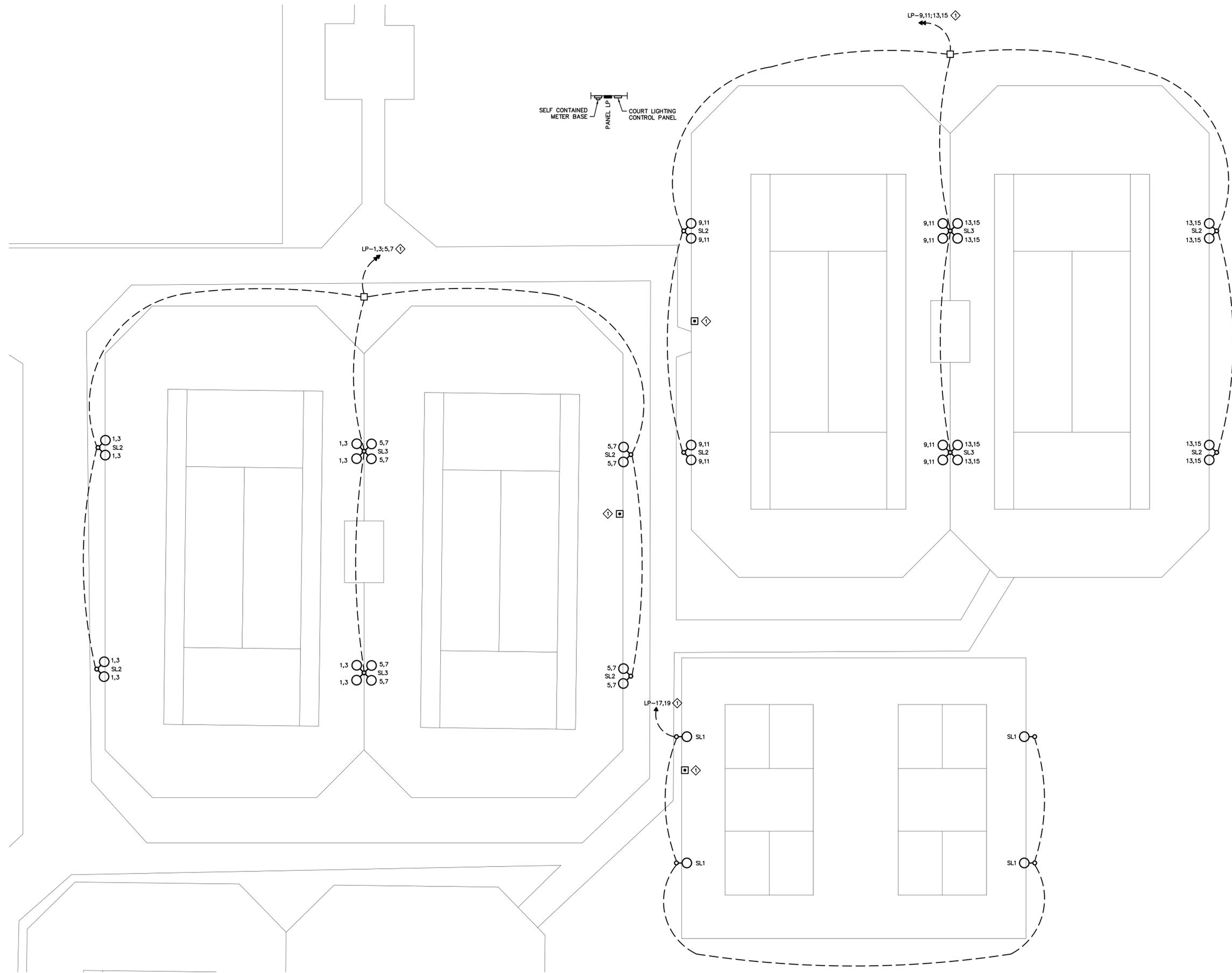
Staff Recommendation

Because the lighting levels will be reduced to 0.0 footcandles before reaching neighboring property lines, no light spill is anticipated in surrounding residential areas. Therefore, staff recommends in favor of **APPROVAL** of the revised lighting plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is fluid and cursive, with a long horizontal stroke at the end.

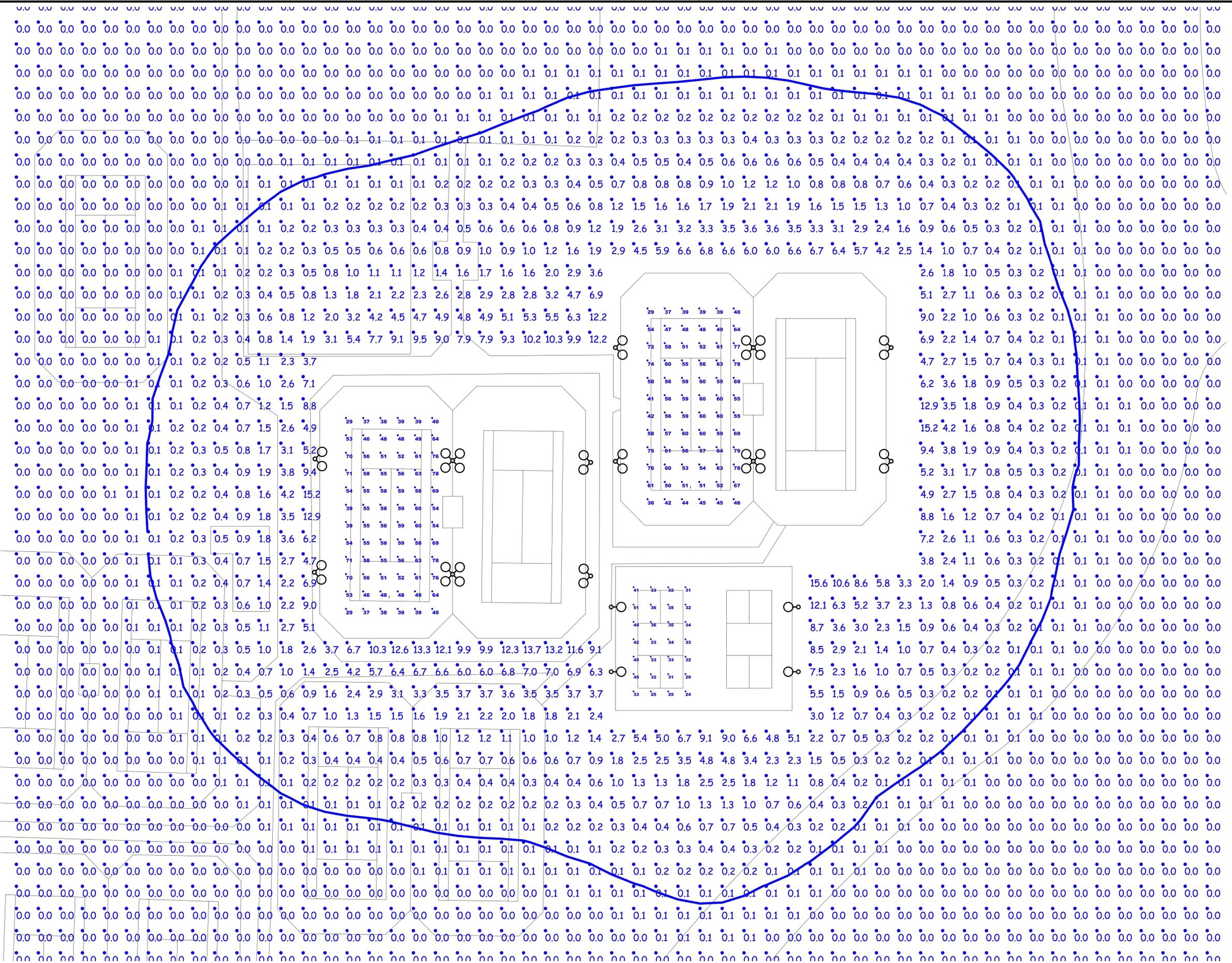
Joseph M. Cronin
Town Administrator



1 COURT LIGHTING PLAN
E-2 SCALE: 3/32" = 1'-0"

NOTES:
◇ TIMER SWITCH FOR COURT LIGHTING. PROVIDE 1" WITH WIRING AS REQUIRED TO COURT LIGHTING CONTROL PANEL.

SHEET TITLE E-2	SHEET 2	JOB TITLE COURT LIGHTING PLAN	JOB TITLE SEABROOK ISLAND TENNIS CENTER COURT LIGHTING CHARLESTON COUNTY SOUTH CAROLINA	JOB NUMBER 17-148	DRAWN BY SWB	CHECKED BY MFA	DATE 11-01-2017	REVISION DATES	
					JOB TITLE SEABROOK ISLAND TENNIS CENTER COURT LIGHTING CHARLESTON COUNTY SOUTH CAROLINA			JOB NUMBER 17-148	DRAWN BY SWB
McKNIGHT • SMITH • WARD • GRIFFIN ENGINEERS, INCORPORATED PO Box 240826 • 4223 South Boulevard Charlotte, NC 28224 • 704/527-2112				PROFESSIONAL ENGINEER No. 18663 MARK P. WARD 11-01-2017				2 OF 5	



1 PHOTOMETRIC SITE PLAN
 E-3 SCALE: 1" = 20'-0"

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 ENGINEERS, INCORPORATED
 PO Box 240826 • 4223 South Boulevard
 Charlotte, NC 28224 • 704/527-2112



JOB NUMBER	REVISION DATES
17-148	
SWB	
MFA	
CHECKED BY	
DATE	

JOB TITLE
**SEABROOK ISLAND
 TENNIS CENTER
 COURT LIGHTING**
 CHARLESTON COUNTY SOUTH CAROLINA

SHEET TITLE
**PHOTOMETRIC
 SITE PLAN**

16100 — ELECTRICAL GENERAL REQUIREMENTS

1.1 SCOPE:

- a. Applicable requirements of the General Conditions of the Contract, Amendments, Supplementary General Conditions, and Special Conditions govern work under this Division.
b. Work covered by this Division consists of providing all labor, equipment, supplies, and materials; and performing all operations, including trenching, backfilling, cutting, patching, and chasing necessary for the installation of complete electrical systems in strict accordance with these specifications and the applicable drawings.
c. Minor details not usually shown or specified, but necessary for the proper installation and operation, shall be included in the work, the same as if herein specified or shown.
d. This Contractor is referred to the General and Special Conditions of the contract which shall form a part and be included in this section of the specification and shall be binding on this Contractor.
e. Some items of equipment are specified in the singular; however, the Contractor shall provide and install the number of items or equipment as indicated on the drawings, and as required for complete systems.

1.3 REGULATIONS AND COMPLIANCE:

a. The requirements of the International Building Code which includes the National Electrical Code, and of all other State and Local codes, ordinances, regulations and interpretations by authorities having jurisdiction are binding upon this Contractor, and nothing contained in, or inferred by, these specifications or the applicable drawings may be construed as waiving those requirements. The latest edition of the National Electrical Code, referred to herein and on the drawings as "N.E.C.", forms a part of these specifications; and under no circumstances may the installation fail to meet the minimum requirements therein.

b. All materials and equipment shall bear the approval label, and shall be listed by the Underwriters' Laboratories, Inc.

3.2 EXCAVATION:

a. Required excavation for installation of all electrical work shall be provided by the Electrical Contractor. Particular care shall be taken to not disturb or damage work of other trades.

b. Trenching and shoring shall comply with requirements of North Carolina State Department of Labor's regulations entitled "Safeguards During Construction", and "Trenching and Shoring".

c. In backfilling pipe trenches, approved fill shall first be compacted firmly and evenly on both sides of pipe in 6" layers to a depth of 12" over the top of the pipe. Remainder of trench shall be backfilled to established grade in 6" layers. Compact between each layer with a high-frequency vibrator tamper such as Dart Soil Compactor (as manufactured by Dart Manufacturing Company, Denver, Colorado). Fill shall be compacted to density specified in Earthwork Section for the area through which trench is cut. Where compaction requirements are not established for an area, compact fill to 95% maximum density at optimum moisture content.

16100 — BASIC MATERIALS AND METHODS

1.1 WIRING METHOD:

a. Unless otherwise indicated or specified, the Wiring Method for this project shall consist of copper conductors with 600 volt insulation installed in metal raceways.

b. The word "Raceway" and the word "Conduit" (or abbreviation "C") used herein or on the drawings indicate Rigid Metal Conduit, and where permitted, Intermediate Metal Conduit, Electrical Metallic Tubing, Rigid Nonmetallic Conduit, Flexible Metal Conduit, or Liquidtight Flexible Metal Conduit.

c. Reference to "Rigid Conduit" or "RMC" indicates heavy-wall Rigid Metal Conduit only.

d. Reference to "PVC" indicates Rigid Nonmetallic Conduit.

1.2 FASTENINGS METHODS:

a. Acceptable fastening methods include wood screws and nails on wood construction, toggle bolts on hollow masonry, expansion bolts and lead anchors on brick and concrete, and machine screws on metal surfaces.

b. Explosive fasteners may be used in steel and concrete in accordance with the manufacturer's recommendations.

c. Wire, perforated metal strap, and wooden plugs are not acceptable as fastening material.

d. Materials used shall be good quality, made of zinc or cadmium coated steel or other non-corroding material.

e. Materials, whether exposed or concealed, shall be firmly and adequately held in place. Fastening and support shall afford safety factor of three or higher, and shall be in full compliance with the seismic protection requirements of the N.C. State Building Code.

f. Fixtures, raceways, and equipment shall be supported from the structure. Nothing may be supported on suspended ceiling unless definitely noted so on the Drawings or specifically permitted by the Architect/Engineer.

g. Equipment and raceways attached to outside walls, or interior walls subject to permanent moisture, shall be shimmed out with non-corrodible material so as to provide 1/4" air space between wall and equipment or raceway.

1.3 NAMEPLATES:

a. Suitable nameplates shall be provided for the identification of electrical equipment including Switchboards, Panelboards, Motor Control Centers, Motor Starters, Safety Switches, and Circuit Breakers.

b. Nameplates shall be of engraved white core plastic laminate, not less than 1/16" thick. For 120/208 volt systems, nameplates shall have white letters on black backgrounds. For 277/480 volt systems, nameplates shall have white letters on red background.

c. Engraving shall be of professional quality, with block style letters, minimum 1/4" high.

d. Nameplates shall be attached with sheet metal screws. They shall be sized to allow for installation of screws without obscuring text.

16110 — RACEWAYS AND FITTINGS

1.1 MATERIALS AND APPLICATIONS:

a. Rigid Metal Conduit shall be zinc coated steel or alloy 6063-T42 aluminum with threaded couplings and fittings. Termination at sheet metal enclosures shall consist of double locknuts and insulating bushings. Rigid Steel conduit shall be used for all exposed and concealed work except where other raceways are indicated or permitted. Aluminum conduit, complete with aluminum fittings may be used in lieu of steel conduit except in wet locations, underground, or in poured concrete. Steel and aluminum shall not be mixed in the same run of conduit.

b. Rigid PVC Conduit shall be Schedule 40, UL listed for use with 90oC. Conduit run underground or run in or under a poured concrete slab shall be rigid PVC. Vertical elbows and vertical extensions from underground or concrete embedded PVC conduits smaller than 3" trade size may also be of PVC provided that they remain concealed or otherwise protected, but shall be of Rigid Steel Conduit (or IMC where permitted) where they stub up into exposed locations or trade size is 3" or larger. An insulating bushing or end bell shall be provided at each termination. Conduit run underground and not under a poured concrete slab shall have installed continuously above it a warning tape. Tape shall be 12 inches wide, centered on conduit and located 12 inches below finished grade.

c. Fittings for steel conduit and tubing shall be of zinc coated steel or malleable iron. Insulating bushings of plastic provided for Rigid and Intermediate Metal Conduits shall be rated for 150oC. Bonding bushings shall be steel or malleable iron with non-removable plastic throats rated 150oC. EMT fittings shall be of the compression type. Set-screw, indenter, pressure cast, and die cast fittings are not acceptable. Connectors for EMT, Flexible Metal Conduit and Liquid-tight Flexible Metal Conduit shall be the insulated throat type. Connectors for Flexible Metal Conduits shall be of the "Tite-Bite" design.

d. Conduit expansion fittings shall be of zinc coated cast or malleable iron and steel conduit, complete with flexible bonding straps. Expansion fittings shall allow longitudinal conduit movement of 4 inches.

e. Minimum raceway size shall be 1/2". Other raceway sizes, unless indicated on the drawings, shall be determined by the Contractor in accordance with NEC requirements for type THW insulated conductors, or the actual insulation used if it is thicker than type THW.

2.1 INSTALLATION:

a. Rigid and Intermediate Metal Conduits shall be made up with full threads, to which a conductive pipe compound (T & B Kopr-Shield or equal) has been applied, and butted in coupling. Terminations at sheet metal enclosures in indoor dry locations shall be made with double locknuts and an insulating bushing. Terminations at sheet metal enclosures in outdoor, damp, and wet locations shall be made with threaded conduit hubs of zinc coated malleable iron.

b. Except where run under a concrete slab on grade, underground conduits shall be installed a minimum of 24" below grade.

c. Underground steel conduits, including conduits in gravel or earth under a concrete slab on grade, shall be protected from corrosion by one of the following means:

1. Concrete encasement with a minimum cover of 3" in all directions.

2. PVC coating of .015" minimum thickness, factory bonded to the steel conduit. Robroy Industries "Rob-Kote" or approved equal. Provide equal protection at joints and where the coating is damaged in accordance with the manufacturer's recommendations.

3. Conduits painted with two coats of heavy asphaltum or bitumastic. Apply coating to clean, dry, full length conduits, each with a coupling on one end, and allow to dry between coats and before installation. Support conduits on saw-horses or racks, clear of earth and moisture, during painting and drying. Touch-up joints and abrasions after assembling, and protect completed conduit runs by backfilling, or by covering conduits with suitable protective material approved by the Architect/Engineer.

d. Installation of PVC conduit shall be in accordance with the manufacturer's recommendations using solvent welded couplings and fittings. Field bends shall be made with approved heating equipment. Open flames are not permitted. An insulating bushing or end-bell shall be provided at each termination.

16120 — CONDUCTORS

1.1 MATERIALS:

a. Unless otherwise indicated, all wire and cable conductors shall be copper.

b. Conductors shall be not smaller than #12 AWG except that #10 AWG minimum is required for the entire length of 120 volt branch circuits whose distance to the center of the load exceeds 75 feet. #14 AWG may be used for signal and remote control circuits. #16 AWG may be used for taps to individual recessed lighting fixtures on circuits protected by over-current devices rated at 20 amperes or less and contained within flexible metal conduits that do not exceed 6 feet in length. Other conductors smaller than #14 AWG may be used only where specifically indicated on the drawings or specified herein.

c. Conductors #10 AWG and smaller shall be solid, dual rated type THWN/THHN.

d. Conductors #8 AWG and larger shall be stranded, dual rated type THWN/THHN.

e. Each conductor shall bear easily readable markings along entire length, indicating size and insulation type.

f. Insulation on conductors #10 AWG and smaller shall be suitably colored in manufacture.

g. Conductors in any location subject to abnormal temperature shall be furnished with an insulation type suitable for temperature encountered.

h. Where no indication is made of wire size, the conductor shall be of N.E.C. size to match its overcurrent protective device, but in no case smaller than #12 AWG.

2.1 SPLICES, TAPS, AND CONNECTIONS:

a. Splices in conductors #10 AWG and smaller shall be made with twist-on spring steel devices UL listed as Pressure Cable Connectors, with integral insulating covers rated 75oC at 600 volts.

b. Splices in copper conductors #8 AWG and larger shall be made with mechanical devices UL listed as Pressure Cable Connectors and insulated with thermoplastic tape UL listed for use as sole insulation. Tape may be omitted from connectors supplied with securely fastened insulating covers which completely enclose the connector and the conductors. Insulating covers shall be rated 75oC at 600 volts.

2.2 COLOR CODING:

a. All wiring shall be color coded.

b. On 120/240V, 1 phase, 3 wire power systems, conductors shall be color coded Black (Phase A), Red (Phase B), and White (Neutral).

c. Conductors #8 AWG and larger may be identified with two or more bands of proper color plastic tape applied near each splice and termination. Painting of wire will not be acceptable.

d. Phase sequence shall be "A" and "B" from left to right, top to bottom or front to back when facing equipment.

2.3 BRANCH CIRCUIT RACEWAY WIRING:

e. A neutral shall not serve more than one circuit connected to the same phase. The neutral carrying all or any part of the current of any specific load shall be contained in the same raceway or enclosure with the phase wire or wires also carrying that current.

f. Circuits shall be connected to panels as shown in the panel schedules.

g. Under the above requirements and with required color coding system no raceway shall contain more than one wire of the same color, except for switch legs and control conduits.

16130 — GROUNDING AND BONDING

1.1 SCOPE:

a. The electric system neutral, the neutral of each separately derived system, and all non-current-carrying metal parts, raceways, and enclosures shall be permanently and effectively grounded.

b. Grounding and bonding shall be provided in strict accordance with the National Electrical Code, and as specified herein and on the drawings.

c. The Contractor shall note that required grounding conductors and connections are not all shown on the drawings. NEC requirements apply.

2.1 MATERIALS AND APPLICATIONS:

a. Grounding conductors shall be of THWN insulated copper, unless otherwise indicated.

b. Grounding bus bars in distribution equipment shall be bare copper.

c. Clamps for attaching conductors to water pipes and ground rods shall be of bronze. Ground rod clamps shall be U.L. listed for direct burial.

d. Clamps for attaching conductors to building steel shall be of steel, bronze, or malleable iron.

e. Threaded hubs for bonding metal raceways to the contained grounding electrode conductors and to the water pipe clamps shall be of bronze or malleable iron. Similar hubs shall be used to bond the same raceways to the conductors and to sheet metal equipment enclosures.

f. Driven grounding electrodes shall consist of copper clad steel rods. Rods shall be 8 feet long and 5/8" diameter unless otherwise indicated.

g. Bonding bushings shall be of steel or malleable iron with non-removable plastic throats rated 1500C.

h. Bonding locknuts and wedges for service conduits shall be of zinc coated steel.

3.1 EQUIPMENT GROUNDING:

a. All non-current-carrying metal parts, raceways, and enclosures of the electrical system and of equipment supplied through the electrical system shall be permanently and effectively grounded.

b. Equipment grounding conductors shall be provided for each feeder and for each branch circuit and shall be contained within the same raceways as the feeder and branch circuit conductors. The equipment grounding conductor shall be THWN insulated copper, not smaller than #12 AWG.

c. Where metal raceways enter sheet metal enclosures through knockouts provide bonding bushings and jumpers to the enclosure under any of the following conditions:

- 1. Voltage exceeds 250 volts to ground.
2. Branch circuit conduit exceeds 1" in size.
3. Feeder conduit regardless of voltage and size.

3.2 GROUNDING ELECTRODE SYSTEM:

a. The grounding electrode system for the service neutral and service equipment shall include connections to the following:

4. A ground rod using #4 AWG copper conductor. Provide additional ground rods not less than 6 feet apart where needed to comply with NEC ground resistance limitations, and resistance limitations specified herein.

b. Grounding electrode conductors shall be without splice and shall be contained within steel raceways and bonded to the raceway at both ends. Raceway may be omitted only where specifically indicated on the drawings.

c. The Contractor shall test the ground resistance of the completed grounding electrode system. If test indicates a resistance to ground in excess of 15 ohms it shall be reduced to 15 ohms or less by providing additional ground rods.

d. Prior to making the final main bond jumper connection from the grounding electrode conductor to the system neutral, the contractor shall demonstrate by megger test adequate isolation from ground of the system neutral. This test will require that the system neutral be suitably isolated from utility neutral if it has been grounded in any way by the utility.

16150 — WIRING DEVICES

1.1 MANUFACTURERS:

a. Wiring devices and device plates shall be manufactured by General Electric, Hubbell, Bryant, Arrow Hart, Pass and Seymour, Leviton, or Eagle.

1.2 DEVICES AND PLATES — GENERAL:

a. Unless otherwise indicated or directed, devices shall be gray in color.

b. Unless otherwise indicated, plates for flush outlets shall be of #302 stainless steel. Those for surface cast boxes shall be of steel, of shape and finish to match the box. Screws shall be steel to match the plate.

c. Each device (including each switch) shall be equipped with a Hex-Head green grounding screw for grounding the device and plate to the outlet box and to the equipment grounding conductor run with the circuit conductors. "Self-Grounding" type mounting screws will not be accepted as the device grounding method.

1.4 RECEPTACLES:

a. Unless otherwise indicated or required, receptacles shall be the duplex type, side and back wired, with nylon face. On circuits supplying two or more such receptacles, they shall be rated 15 amps, 125 volts, NEMA 5-15R. Duplex receptacles on individual circuits shall be rated 20 amps, 125 volts, NEMA 5-20R.

b. Where no other features are indicated on the drawings provide Hubbell 5262 and 5362 series for 5-15R and 5-20R respectively.

c. Where indicated on the drawings provide Ground Fault Circuit Interrupter receptacles, Hubbell GF5262 and GF5362 series for 5-15R and 5-20R respectively.

d. Where indicated on the drawings provide Weatherproof receptacles consisting of Ground Fault Circuit Interrupter receptacles as specified above with stainless steel covers UL listed for wet locations with cover closed, Pass and Seymour WP-26.

16400 — SECONDARY DISTRIBUTION EQUIPMENT

1.1 OVERCURRENT PROTECTION DEVICES:

a. Unless otherwise indicated, circuit breakers shall be provided as the overcurrent protection devices for services, separately derived systems, feeders, and branch circuits. Fuses may be used only where indicated on the drawings, or required by the nameplate for equipment connected, or specified herein.

b. Molded-case and insulated-case circuit breakers shall be the static or thermal-magnetic type, quick-make and quick-break for manual and automatic operation. Multipole breakers shall be common trip. Circuit breakers shall be bolted in place where possible. Thermal-magnetic breakers shall be calibrated at 400C or ambient compensated. Ampere ratings, frame sizes, and short circuit ratings shall be as indicated on the drawings. Series ratings may be applied only where specifically indicated on the drawings. Individual enclosures shall be NEMA 1 indoors, 3R outdoors, unless otherwise indicated. Other circuit breakers shall be suitable for installation in Panelboards as hereinafter specified.

c. Single-pole 15 and 20 amp circuit breakers shall be SWD rated.

2.1 INSTALLATION:

a. Distribution Equipment shall be installed in strict accordance with the manufacturer's instructions for handling, support, connections, assembly, protection, energization, adjustment, and similar procedures.

b. Fastening methods shall comply with SECTION 16100 BASIC MATERIALS AND METHODS.

c. Equipment interiors shall be thoroughly cleaned of dust, dirt, trash, and other foreign material prior to energization of the equipment.

d. Exterior Safety Switches that are readily accessible to unauthorized persons shall have their covers padlocked closed by the Contractor. Keys shall be identified and delivered to the Owner.

e. Upon completion of the project, furnish to the Owner one complete set of replacement fuses, consisting of three fuses of each type and rating used.

f. Directory cards for Panelboards and for group mounted Switchboard sections shall be neatly filled-in with a typewriter to indicate the type and location of the load on each circuit or feeder.

16401 — SURGE PROTECTION DEVICE SYSTEM

1.1 SCOPE:

a. These specifications describe the electrical and mechanical requirements for a high energy Surge Protection Device System (SPD). The specified system shall provide effective high energy surge current diversion, sine wave tracking as required for electrical line noise filtering and be suitable for application in ANSI/IEEE C62.41 Category A, B, and C environments, as tested by ANSI/IEEE C62.11, C62.45 and MIL-STD-220A. The system shall be connected in parallel with the protected system; no series connected elements shall be used which limit load current or kVA capability.

1.2 SYSTEM DESCRIPTION:

a. Operating Temperature range shall be -40 to +50 C (-40 to +122 F)

b. Operation shall be reliable in an environment with 0% to 95% non-condensing relative humidity.

c. The SPD maximum continuous operating voltage shall be greater than 115% of the nominal system operating voltage to ensure the ability of the system to withstand temporary RMS overvoltage (swell) conditions.

d. Protection Modes

1. All Modes. L-N, L-L, L-G, (N,G where applicable)

Note: L = Line, N = Neutral, G = Ground

e. The SPD shall have a minimum UL 1449 3rd Edition Nominal Discharge Current Rating (In) of 10,000 Amps. When used in conjunction with a UL 96A certified Lightning Protection System the (In) rating shall be 20,000 Amps.

f. UL 1449 3rd Edition Listed, bearing the official UL 3rd Edition gold hologram label.

g. UL 1283 5th Edition Listed.

h. The Surge Protective Device (SPD) shall be a stand alone configuration. Systems that must be integral to the switchgear will not be considered.

i. All SPD systems shall be permanently connected, parallel designs. Series suppression elements shall not be acceptable.

j. The SPD shall be marked with a Short Circuit Current Rating (SCCR) and shall not be installed at a point on the system where the available fault current is in excess of that rating per the National Electric Code, Article 285, Section 6.

k. SPD designs that limit the 100% rated surge protection shall not be acceptable.

l. Hybrid design utilizing:

1. Thermally Protected Metal Oxide Varistors

2. Filter capacitors to suppress EMI/RFI electrical noise.

1.3 DOCUMENTATION:

a. Electrical and mechanical drawings shall be provided by the manufacturer which show unit dimensions, weights, component and connection locations, mounting provisions, connection details and wiring diagram.

b. Documentation of specified system's UL 1449 3rd Edition Listing and voltage protection ratings of all protection modes shall be included as required product data submittal information.

2.1 MODULAR SURGE PROTECTION FOR SERVICE ENTRANCE/MAIN DISTRIBUTION AND CRITICAL EQUIPMENT APPLICATIONS:

a. The SPD surge current ratings shall be based on the electrical system ampacity listed in the table below.

Table with 3 columns: Electrical System Ampacity @ SPD Install Point, Surge Protection (kA) Per Mode, Per Phase. Row 1: 125 - 225A, 100, 200

b. The SPD shall be rated for 120/240vac 1 Phase, 3 Wire + Ground as required.

c. Modes of Protection: The SPD system shall provide surge protection in all possible modes (L-N, L-G, L-L, and N-G). Each replaceable module shall provide the uncompromising ability to deliver full surge current rating per mode.

d. SPD modules shall be configured to isolate individual suppression component failures without causing total loss of surge protection in that mode.

e. Opening of supplementary protective devices, internal or external, shall not be permissible during UL 1449 3rd Edition Nominal Discharge testing.

f. Connection Method: Terminal Block, 60A #6AWG.

g. Each individual module shall feature a green LED indicating the individual module has all surge protection devices active. If any module is taken off-line, the green LED will turn off and a red LED will illuminate, providing individual module as well as total system status indication.

h. Monitoring: Solid State Status Indication Lights.

i. The modular SPD shall be provided in a NEMA 12 or 4X enclosure.

j. Voltage Protection Ratings: The UL 1449 3rd Edition Voltage Protection Ratings "VPR" (6kV, 3000 Amps, 8/20µs waveform) shall not exceed the UL assigned values listed below.

Table with 2 columns: Voltage Protection Ratings (VPR), 6kV, 3000A, 8/20µs Waveform

Table with 2 columns: Voltage Rating, Line to Neutral, Line to Ground, Neutral to Ground, Line to Line. Values: 240/120V, 900V, 800V, 700V, 1200V

k. Approved Manufacturers: The following SPD manufacturers and respective models shall be deemed acceptable, subject to conformance with indicated requirements:

Table with 2 columns: Surge Suppression, Inc., Current Technologies, Liebert; STMD Series, SL2 Product Series, Interceptor II Series

3.1 INSTALLATION:

a. The installing contractor shall connect the SPD in parallel to the power source, keeping conductors as short and straight as practically possible. The contractor shall twist the SPD input conductors together to reduce input conductor impedance.

b. A modular SPD shall be close nipped to the distribution panel and shall be supplied by a 60 Amp circuit breaker. (Where possible, a bottom feed modular SPD is preferred, close nipped to top of distribution cabinet.)

c. A non-modular SPD shall be close nipped to the panelboard and shall be supplied by a 30 Amp circuit breaker.

16420 — PANELBOARDS

1.1 SUBMITTALS:

a. Submit for approval panelboard shop drawings which include as a minimum the following information:

- 1. Cabinet dimensions.
2. Mounting requirements.
3. Bussing arrangement.
4. Circuit breaker arrangement.
5. Accessories.

2.1 BRANCH CIRCUIT PANELBOARDS:

a. Equipment shall be built to NEMA Standard PB-1, UL Standards UL50 and UL67, and NEC requirements.

b. Panelboard backboxes shall be constructed of galvanized sheet steel and shall be securely fabricated with screws, bolts, rivets, or by welding. Backboxes shall be a minimum 20" wide and 5-3/4" deep, unless noted otherwise, and heights shall not exceed 72" overall. Top or bottom gutter space shall be increased 6" where feeder loops through panel. End plates shall be supplied without knockouts.

c. Covers shall be constructed of high grade flat sheet steel with:

- 1. Door-in-door construction shall be provided. The inside hinge door shall allow access to device handles only. Door shall close flush with cover and against a full inside trim stop. Hinges shall be inside type. The outer hinged door shall allow access to wiring gutter.
2. A flush latch and tumbler type lock, so panel door may be held closed without being locked. All such locks shall be keyed alike. Furnish to the Owner two keys with each lock, or a total of 10 keys for the project.
3. Four or more cover fasteners of a type which will permit mounting plumb on box. Cover shall also have internal support studs to rest on lower edge of backbox while being fastened. For flush mounted panelboards, cover fastening hardware shall be concealed behind the hinged door.
d. Panelboard phase and neutral bus buswork shall be of copper. A copper ground bus shall be provided in each panel.
e. Minimum short circuit rating of any panelboard assembly shall be 10,000A. Furnish panelboards with higher rating where so noted or where evidently intended by specification of circuit breakers with higher interrupting capacity.
f. Ampacity of mains shall be equal to, or greater than, the ampacity of the feeder unless otherwise indicated.
g. Where drawings schedules indicate spaces for addition of future circuit breakers, furnish all necessary buswork, strap, brackets, hardware, and removable blank covers.
h. Breakers in panelboards shall be physically arranged in locations shown in panel schedules on the drawings where possible. They shall be connected to the phases as shown.
i. Unless otherwise indicated and where available for the panelboard type specified, circuit breakers shall be of the bolt-on type.

Vertical sidebar containing project title 'SEABROOK ISLAND TENNIS CENTER COURT LIGHTING', specifications title 'SPECIFICATIONS', sheet number '5', and company information 'McKNIGHT • SMITH • WARD • GRIFFIN ENGINEERS, INCORPORATED'.

Seabrook Island Racquet Club
3772 Seabrook Island Road



NOTE: The **RED LINE** illustrates where lighting levels will drop to 0.0 footcandles, per the proposed photometric plan.



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Text Amendment for the Effective Date of Amendments to the Official Zoning Map
DATE: January 8, 2018

The Planning Commission is asked to review and provide a recommendation on a proposed text amendment to the Development Standards Ordinance (DSO) for the Town of Seabrook Island. The purpose of this amendment is to clarify the effective date of amendments to the Official District Map.

Section 20.90 of the DSO states that “Any ordinance adopted affecting a change in the text of the Development Standards Ordinance or Official Zoning Map shall become effective the day following the Council meeting at which action has been taken.”

Section 4.10 of the DSO states that the Official District Map “shall be the final authority as to the current zoning status of the land, buildings and other structures in the Town.”

Given the limited number of rezoning requests submitted to, and approved by, the Mayor and Council, the Official District Map is historically updated only one time per year, usually in December or January.

In theory, it can take up to 12 months for an approved rezoning to be reflected on the Official District Map. Because the DSO states that the Official District Map is the “final authority,” this may cause confusion as to the proper zoning classification of rezoned property prior to the publication of an updated Official District Map.

Staff has prepared a draft text amendment to clarify the effective date of approved rezonings. Because rezoning property is a legislative act approved by Town Council, we have recommended no changes to Section 20.90 of the DSO.

The draft text amendment would amend Section 4.10 of the DSO to state that the printed version of the Official District Map, “together with any amendments approved pursuant to Article 20 of this Ordinance but not yet incorporated into the printed version of the map,” shall be the final authority as to the current zoning status of all land within the Town.

A copy of the proposed text amendment is attached for review.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the text amendment to eliminate confusion regarding the effective date of amendments to the town's Official District Map.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin", with a horizontal line extending to the right.

Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2018-01

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 4.0, ESTABLISHMENT OF ZONING DISTRICTS AND MAP; SECTION 4.10, OFFICIAL DISTRICT MAP; SO AS TO CLARIFY THE EFFECTIVE DATE OF AMENDMENTS TO THE OFFICIAL DISTRICT MAP

WHEREAS, Section 4.10 of the Development Standards Ordinance states that the Official District Map “shall be the final authority as to the current zoning status of the land, buildings and other structures in the Town”; and

WHEREAS, Section 20.90 of the Development Standards Ordinance states that “Any ordinance adopted affecting a change in the text of the Development Standards Ordinance or Official Zoning Map shall become effective the day following the Council meeting at which action has been taken”; and

WHEREAS, given the limited number of rezoning requests submitted to, and approved by, the Mayor and Council, the Official District Map is historically updated only one time per year; and

WHEREAS, the conflicting language contained in Sections 4.10 and 20.90 may cause confusion as to the proper zoning classification of rezoned property prior to the publication of an updated Official District Map; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the Development Standards Ordinance to clarify the effective date of amendments to the Town’s Official District Map;

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 I. Amending Section 4.0 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 4.0, Establishment of Zoning Districts and Map; Section 4.10, Official District Map; is hereby amended to read as follows:

Sec. 4.10. - Official District Map.

Zoning districts and their boundaries shall be as shown on the Official District Map. This map shall be located in the Town administrative offices and shall, [together with any amendments approved pursuant to Article 20 of this Ordinance but not yet incorporated into the printed version of the map](#), be the final authority as to the current zoning status of ~~the~~ [all](#) land,

~~buildings and other structures~~ within the Town, ~~which~~ The map shall be signed by the Mayor and the Clerk/Treasurer, and shall show its date of publication, adoption, and which, The map, together with all explanatory matter thereon, and any amendments duly adopted thereto, is hereby adopted by reference and declared to be a part of this Ordinance as if fully set forth herein.

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 _____, 2018, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2018.

First Reading: _____
Public Hearing: _____
Second Reading: _____

TOWN OF SEABROOK ISLAND

Ronald J. Ciancio, Mayor

ATTEST

Faye Allbritton, Town Clerk



MEMORANDUM

TO: Katrina Burrell, SIPOA Architectural Review Administrator
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Village at Seabrook Model "K"
DATE: December 21, 2017

Dear Ms. Burrell:

Thank you for providing the attached letters regarding the ARC's approval for Model "K" in the Village at Seabrook. Consistent with § 14.20.20.10 of the town's Development Standards Ordinance, and the motion approved by the Planning Commission on December 6, 2017, the above referenced model is hereby approved for use in the Village at Seabrook.

As you are aware, future use of this model on any individual lot within the Village at Seabrook shall be subject to review and approval by the town's zoning administrator prior to the issuance of any site-specific building and/or zoning permits.

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.

Respectfully submitted,

Joseph M. Cronin
Town Administrator



S E A B R O O K I S L A N D
Property Owners Association

*1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org*

December 13, 2017

Joseph M. Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

VIA email: jcronin@townofseabrookisland.org

Re: The Village at Seabrook – Plan “K”

Dear Mr. Cronin:

Pursuant to the requirements of the Seabrook Island Property Owners Association Policies and Procedures for Residential Development, the Architectural Review Committee (ARC) reviewed and approved the following design plans which were referred to at the 12/06/2017 Town of Seabrook Island Planning Commission Meeting as Plan “K” for the Village at Seabrook:

“The Hibbard Residence” prepared by Michael E. Karamus, Architect

- Site Layout dated 11/06/2017
- Sheets A1.1 – A2.1 dated 11/06/2017
- Sheets A1.2 – A1.4 dated 10/09/2017
- Sheets A2.1 – A2.2 dated 10/09/2017
- Sheet A3.1 dated 10/09/2017
- Sheets E1.1 – E1.2 dated 10/09/2017

Please contact me if you need any additional information.

Very truly yours,

Katrina Burrell, CMCA, AMS
Architectural Review Administrator

cc: 58 10 3048 Seabrook Village Drive (Master File)
The Village Approved Plans (Master File)



SEABROOK ISLAND
Property Owners Association

1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org

December 6, 2017

Mary Beth Hibbard
7231 Indigo Palms Way
Johns Island, SC 29455

VIA email: marybeth@beachwalker.com

Re: Block 58 Lot 10 – 3048 Seabrook Village Drive / # 201701012

Dear Ms. Hibbard:

On November 14, 2017 the Architectural Review Committee (ARC) approved the following motion regarding the Conditional Plans for Block 58 Lot 10:

“Architect Mike Karamus and John Johannessen of Lone Oak Development presented revisions to a new home design for the Village at Seabrook. The proposed design featured a cantilevered structure over the critical root zone of the 24”+ 15” Grand Oak and non-structural column visually finished with a facade to match the rest of the foundation walls. Care is to be taken to assure the post doesn’t interrupt a significantly sized root. This solution will also provide a reasonable setback at the right rear property line.

... moved to approve the Conditional Plans for Block 58 Lot 10 – 3048 Seabrook Village Drive with the following requirements:

- 1. Show the non-structural column on the Engineering sheets; and**
- 2. Ensure continuous footing is not shown for the left, rear column under the morning room on the Permit Plan submittal.**

The motion was seconded ... and passed unanimously.¹

The approved plans (with the changes presented 11/14/2017 and revised per the stipulations above) are:

“The Hibbard Residence” prepared by Michael E. Karamus, Architect

- Site Layout dated 11/06/2017
- Sheets A1.1 – A2.1 dated 11/06/2017
- Sheets A1.2 – A1.4 dated 10/09/2017
- Sheets A2.1 – A2.2 dated 10/09/2017
- Sheet A3.1 dated 10/09/2017
- Sheets E1.1 – E1.2 dated 10/09/2017

and “The Hibbard Residence” prepared by John J. Hiers, Landscape Architect

- Sheet L1.2 – dated 10/09/2017

The approved materials/colors per stipulations above are:

Siding: cementitious, SW2844 "Roycroft Gray"

Trim: Pressure treated wood, SW7012 "Creamy"

Roof: Standing Seam Metal, Englert "Medium Bronze"

Foundation Coating: Stucco SW2844 "Roycroft Gray" 250%

Decks/Railings: Garapa and pressure treated wood, SW7012 "Creamy"

Driveway, Walkway: Salt wash concrete

Entry Door: Mahogany, natural

Colors are conditionally approved with the stipulation that final color approval is not granted until a 6' square sample (with trim colors(s) if applicable) is painted on the house and approved by the ARC.

The approved lighting fixtures are:

Garage and Foundation Level Doors: ELK 47071/2 Forged Jefferson 2 Light 19" Charcoal Wall Sconce

Front and Rear Deck/Stair Post: Hinkley Lighting, Round Eyebrow Deck Sconce 1549BZ Bronze

All other fixtures are recessed. No other exterior house, stair or landscape lighting is approved at this time.

¹ In addition to the requirements detailed in this motion, all improvements must also comply with the applicable version of the SIPOA ARC Policies and Procedures. The omission of any stipulation or requirement of the Policies and Procedures is not a waiver of said requirement."

Additionally:

- A. Colors are conditionally approved with the stipulation that final color approval is not granted until a 6' square sample (with trim colors(s) if applicable) is painted on the house and approved by the ARC;**
- B. The landscape plan that is approved by the ARC prior to construction is not final until the plantings are reviewed by the ARC on-site. Additional plantings may be required after field evaluation;**
- C. The ARC must be notified with specific proposed pruning details prior to any pruning/trimming of trees during the site-clearing process and during construction of the house. Additional pruning of any trees, vegetation and natural buffers on the lot is not permitted until after the home is framed. Once the home is framed and/or built, pruning requests may be submitted for review;**
- D. Tree protection must be installed per the approved plan, prior to plan approval and lot clearing. The tree protection defines the limits of construction activity (per §IV.A.1.c. & IV.A.3.d).**

The property owner is responsible for submitting an Exterior Alterations Request form if, at any step of the process, his/her plan deviates in any way from the approved plans. If it is found that deviations have been made for which the ARC has not issued written approval, the property owner shall be subject to the sanctions set forth in ARC Policies & Procedures Appendix B.

Enclosed is a Construction Commitment Form that you and your contractor must complete and sign. Also included is the Project Initiation Checklist. These documents should be returned to the ARC Office with 4 complete sets of the approved plans, a PDF formatted set of house plans, lighting, landscaping and colors, and a \$12,000.00 construction deposit (\$6,000.00 each from the owner and the contractor). Upon receipt of these items and approval of the onsite tree protection, the plans will be stamped as approved and returned to you. Also enclosed are the ARC Policies & Procedures for Residential Development (via email only) and a copy of ARC Policies & Procedures §IV – “Construction Site Guidelines.”

Per ARC Policies & Procedures, this Conditional Approval is valid for one year from the approval date. A copy of the Building Permit must be delivered to the ARC Office prior to beginning construction. Additionally, all construction must be completed within fifteen months of the date the Building Permit is issued by Charleston County. Documents that must be provided to the ARC office during the construction phase are: an as-built foundation survey, an as-built final survey and a copy of the Certificate of Occupancy.

Please contact me if you need any additional information.

Very truly yours,



Katrina Burrell, CMCA, AMS
Architectural Review Administrator

cc: Michael Karamus via email
Lone Oak Development via email
The Village at Seabrook via email
The Town of Seabrook Island via email



MEMORANDUM

TO: Anthony Bakker, Clover Springs Farm, 5795 Selkirk Plantation Road
Wadmalaw Island, SC 29487 (Via email to tony.bakker@comcast.net)

FROM: Joseph M. Cronin, Town Administrator

SUBJECT: Recombination Plat for 3740 & 3744 Seabrook Island Road

DATE: December 31, 2017

Dear Mr. Bakker:

Please allow this letter to serve as confirmation that the Town of Seabrook Island has approved the recombination plat for the following parcels:

Address	Parcel ID	Block	Lot
3740 Seabrook Island Road	1471300007	16	7
3744 Seabrook Island Road	1471300006	16	6

The recombination plat was recorded at the Charleston County Register of Deeds Office on Friday, December 31, 2017, in **Plat Book S17, Page 0293**.

I have also confirmed with Charleston County that the new address for the recombined parcel will be **3742 Seabrook Island Road**. This new address should be reflected in county records within 30 calendar days.

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.

Respectfully submitted,

Joseph M. Cronin
Town Administrator

CC: Heather Paton, Seabrook Island Property Owners Association
Robert Frank, Robert Frank Surveying



SEABROOK ISLAND
Property Owners Association

December 21, 2017

Anthony Bakker via email: tony.bakker@comcast.net
Clover Springs Farm
5795 Selkirk Plantation Rd.
Wadmalaw Island, SC 29487

Re: Lot combination – Block 16 Lots 6 & 7 (3744 & 3740) Seabrook Island Rd.

Dear Mr. Bakker,

On December 20, 2017 the SIPOA Board of Directors approved the combination of Lots 16/06 and 16/07 (3744 and 3740 Seabrook Island Rd.) per the plat prepared by Robert Frank and Associates dated November 1, 2017 rev. December 13, 2017.

Please forward a full-size survey to the Town of Seabrook Island for approval prior to filing on the Charleston County Land Records. The Town will also review the survey and assign a street number for the property. If you would like to use 3742 Seabrook Island Road, please discuss that with the Town.

Please contact the SIPOA office if you have any questions.

Regards,

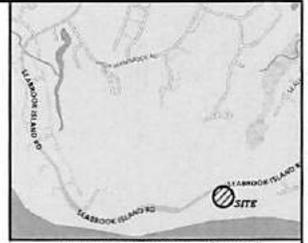
Heather Paton, AMS, CMCA, PCAM
Executive Director

cc: Town of Seabrook Island

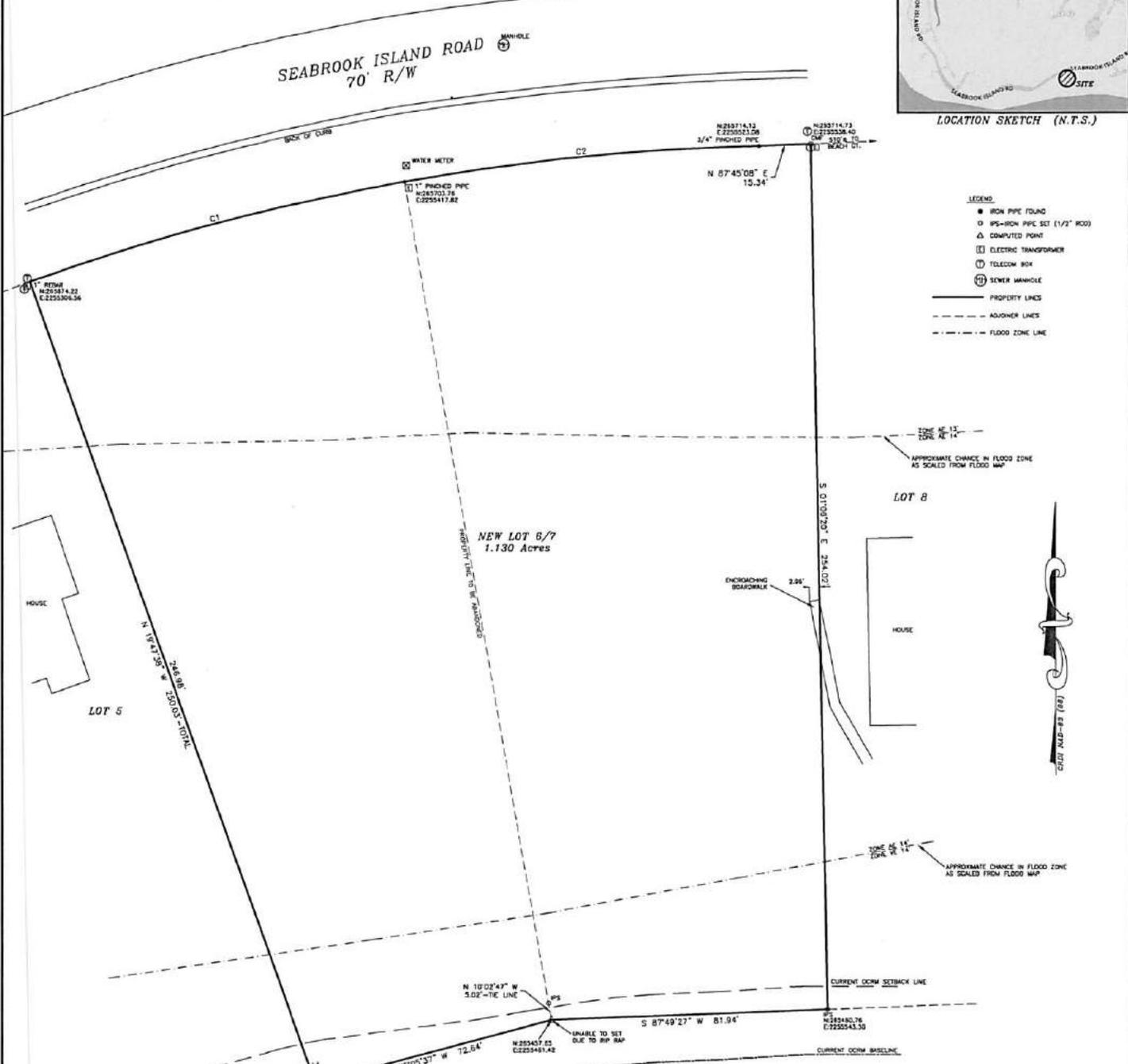
ROBERT FRANK SURVEYING

1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
 Phone: 843-762-4608 Fax 843-795-5970
 E-mail - robertfranklandsurveying@comcast.net
 WEB ADDRESS: www.robertfranksurveying.com

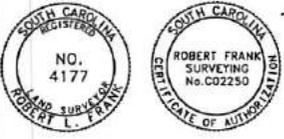
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	680.05'	115.26'	115.12'	S 75°08'02" W	9°42'38"	57.77'
C2	680.05'	105.87'	105.78'	S 84°22'19" W	8°55'12"	53.04'



LOCATION SKETCH (N.T.S.)



- LEGEND**
- IRON PIPE FOUND
 - IPS-IRON PIPE SET (1/2" ROD)
 - △ COMPUTED POINT
 - ELECTRIC TRANSFORMER
 - ⊞ TELECOM BOX
 - ⊕ SEWER MANHOLE
 - PROPERTY LINES
 - - - ADJOINER LINES
 - - - FLOOD ZONE LINE



GENERAL PROPERTY SURVEY

NOTE:
 THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, PLS., SC REG. NO. 4177. COPYRIGHT © 2017, ROBERT L. FRANK

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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.

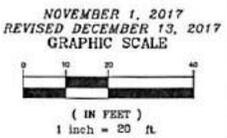
ROBERT L. FRANK, PLS. NO. 4177

TMS #147-00-00-002
 SEABROOK ISLAND P.O.A.

A BOUNDARY SURVEY AND LOT LINE ABANDONMENT OF 3740 AND 3744 SEABROOK ISLAND ROAD, LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C.

- NOTES:**
1. TMS #147-13-00-006 - LOT 6 - 3744 SEABROOK ISLAND RD.
 2. TMS #147-13-00-007 - LOT 7 - 3740 SEABROOK ISLAND RD.
 3. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 4. IPS = IRON PIPE SET. (1/2" REBAR)
 5. △ = COMPUTED POINT (IRONS NOT SET)
 6. PLAT REFERENCE: BOOK AD PAGE 78.
 7. LOCATED IN FLOOD HAZARD ZONE AS MINIMUM ELEVATIONS 13' AND 14' AND FLOOD HAZARD ZONE VE MINIMUM ELEVATION 14' PER FIRM COMMUNITY-PANEL #450256 0785-J, PANEL INDEX DATED 11/17/04. MAP REVISED 11/17/04. (MAP #4501000795J).
 8. OWNED BY: TBLB REAL ESTATE HOLDINGS, LLC

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE S.C. STATE PLANE COORDINATE SYSTEM (NAD 83-86) AND ARE REFERENCED TO S.C.C.C. MONUMENTS 2525 AND 2530C. ALL DISTANCES ARE HORIZONTAL, NOT GRID.
2. THE OHED-OCRM BASELINE WAS ESTABLISHED WITH COORDINATE VALUES TAKEN FROM SURVEYORS PACKET VALID AS OF 07/18/09.
3. THE LONG TERM EROSION RATE PER YEAR FOR THIS SECTION OF SEABROOK ISLAND IS STABLE TO ACCRETIONAL.



Anthony Bakker

Clover Springs Farm • 5795 Selkirk Plantation Road • Wadmalaw Island, SC 29487

Phone: (843) 559-8976 • Cell: (843) 801-3019 • Email: tony.bakker@comcast.net

December 13th, 2017

Seabrook Island Property Owners Association

Board of Directors

1202 Landfall Way

John's Island, SC 29455

RE: Block 16, Lots 06 and 07
3740 and 3744 Seabrook Island Road
Application #201701015

Dear Board of Directors:

This correspondence is to inform the Seabrook Island Property Owners Association (SIPOA) Board of Directors that we have purchased both of the referenced parcels and that is our intention, if approved, to abandon the common property line and combine the two parcels. Attached is the plat prepared by Robert Frank and Associates for your review.

We respectfully request that the SIPOA Board of Directors review and approve the attached plat for the abandonment of the common property line. If the Board approves this request we will then present it to the Town of Seabrook for approval. Please note that we anticipate numbering the two combined lots 3742 Seabrook Island Road.

Thank you for your help in this process, we are very excited about the project and anxious to move forward.

Sincerely,



Anthony E. Bakker