

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 7, 2018 – 2:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Special Called Meeting: February 15, 2018

[Pages 2–3]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. Exterior Modifications: 1900 Seabrook Island Road (Commercial)

[Pages 4–9]

Request from NV Realty Group to review and approve changes to exterior paint colors for an existing commercial building located at 1900 Seabrook Island Road

2. Rezoning Request: 2731 Old Oak Walk

[Pages 10–16]

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 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

ITEMS FOR INFORMATION / DISCUSSION

1. Upcoming Charleston County Comprehensive Plan Workshops

[Page 17]

- March 20, 2018, 5:30 PM to 7:00 PM – Johns Island High School (1518 Main Road)

2. Town of Seabrook Island Comprehensive Plan Update

3. April Meeting Date

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting February 15, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert L. Driscoll (Chair), Lori Leary (Vice-Chair), Ken Otstot, Wayne Billian, Joe Cronin (Town Administrator)

Absent: Cathy Patterson

Guests: Mike Casa, Ruby Casa

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

APPROVAL OF MINUTES

1. **December 6, 2017:** Mr. Otstot made a motion to approve the minutes from the January 10 2018, meeting, as submitted. Ms. Leary 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. **Exterior Modifications: 1003 Landfall Way (Commercial):** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve changes to the roofing and exterior paint colors for an existing commercial building. The applicant, Mike Casa, presented the proposed color scheme, as follows:



Medium Color: Longitude Lane (DCR091)

- Body of the building



Light Color: Quill (DCR102)

- Fascia Board
- Band Board (Lower Level)
- Front Elevation Columns



Dark Color: Historic Charleston Green (DCR099)

- Below Band Board Lattice
- Steps and Railings



Asphalt Shingles: Weathered Wood (Landmark)

- Roof

Mr. Casa noted that the proposed roofing material and color was commonly used on other commercial buildings in Seabrook Island. He added that the building had been neglected for several years, and it was the applicant's intent to make it look nice again.

Ms. Leary and Mr. Otstot stated that they were supportive of the color choices.

Mr. Otstot asked what the building was intended to be used for. Mr. Casa responded that the building is currently unoccupied, but that they have received several inquiries from potential buyers.

Mr. Billian asked whether the gas pumps in the parking lot were ever used. Mr. Casa responded that they have not been used since Freshfields was developed; however, they are still inspected annually by SCDHEC. He added that they may request approval to enclose them at some point in the future. Mr. Billian asked if the tanks would be removed. Mr. Casa stated the tanks had been replaced in the past at a cost of more than \$150,000, so they did not have any intent to remove them at this time.

Mr. Otstot made a motion to approve the request, as submitted. Mr. Billian seconded the motion. The motion was approved by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Updated Zoning Map:** Town Administrator Cronin informed members that a new zoning map had been published. The new map incorporates all rezonings and lot line changes approved by the town during calendar year 2017. The new map is available for viewing at town hall, and staff also plans to post a PDF version on the town's website.

Minutes Approved:

Joseph M. Cronin
Town Administrator



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Exterior Modifications to a Commercial Building at 1900 Seabrook Island Road
DATE: March 2, 2018

The Planning Commission is asked to review and approve a request from NV Realty Group to modify the exterior paint colors for the front steps and porch decking on an existing commercial building located at 1900 Seabrook Island Road. The property is currently zoned CRO Commercial – Retail/Office, and is approved for commercial use. The property is owned by the Haulover Creek Development Company; NV Realty (formerly Golden Bear Realty) is both the tenant and applicant.

The applicant is seeking approval to repaint the front steps and porch decking with a color called “Charcoal Slate” from Benjamin Moore (sample shown at right). As shown in the attached photos, the existing paint color on the steps and porch decking is white. The color of the railings, which are also painted white, will not be changed.

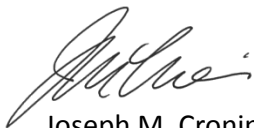


Charcoal Slate

Staff Recommendation

The existing white decking appears chipped and discolored, and both the steps and porch decking would benefit from a fresh coat of paint. It is not uncommon for commercial buildings along the Seabrook Island Road corridor to have darker colored paint on steps and decking. While staff would be supportive of the proposed color, this request is ultimately at the discretion of the Planning Commission.

Respectfully submitted,



Joseph M. Cronin
Town Administrator/Zoning Administrator

TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
843-768-9121

ZONING PERMIT APPLICATION

<u>Fee Schedule</u>			
Permit for New Construction, Single Family	\$100	Permit Extension	\$100
Permit for Remodeling, Addition, etc.	100	Record Plats - prices vary	
Building, HVAC, Roofing, Plumbing, etc.	25		
Permit for New Construction, Multi-Family	250 + \$5 per unit		
Multiple Bldg Permit, Comm./Multi Family	100		

Date: 2/26/18 TMS #: 204-00-00-035

Applicant's Name: NV Realty Group, LLC

Name of Business Contact: Kathleen Radenbaugh

Address: 91 Broad Street, Suite A Phone: 843-352-9088

City: Charleston State: SC Zip: 29401

Property Owner's Name: Riverstone Properties, Chris Corrada

Address: 800 East Canal Street, Suite 1900 Phone: 804-643-4200

City: Richmond State: VA Zip: 23219

Property Location Address: 1900 Seabrook Island Road, Seabrook Island, SC 29455

Lot: _____ Block: _____ Base Flood Elev. _____ Zone: AE

Purpose of Permit: repaint and replace steps and paint porch. Color attached.

2 steps & 1 deck board

Value of Construction: _____ POA Approval: _____

Applicant's Signature: Kathleen Radenbaugh

****This is an application only. The permit will be issued upon approval by the Town of Seabrook Island.**

Haulover Creek Development Company
800 E. Canal Street
Suite 1900
Richmond, Virginia 23219

March 1, 2018

To whom it may concern:

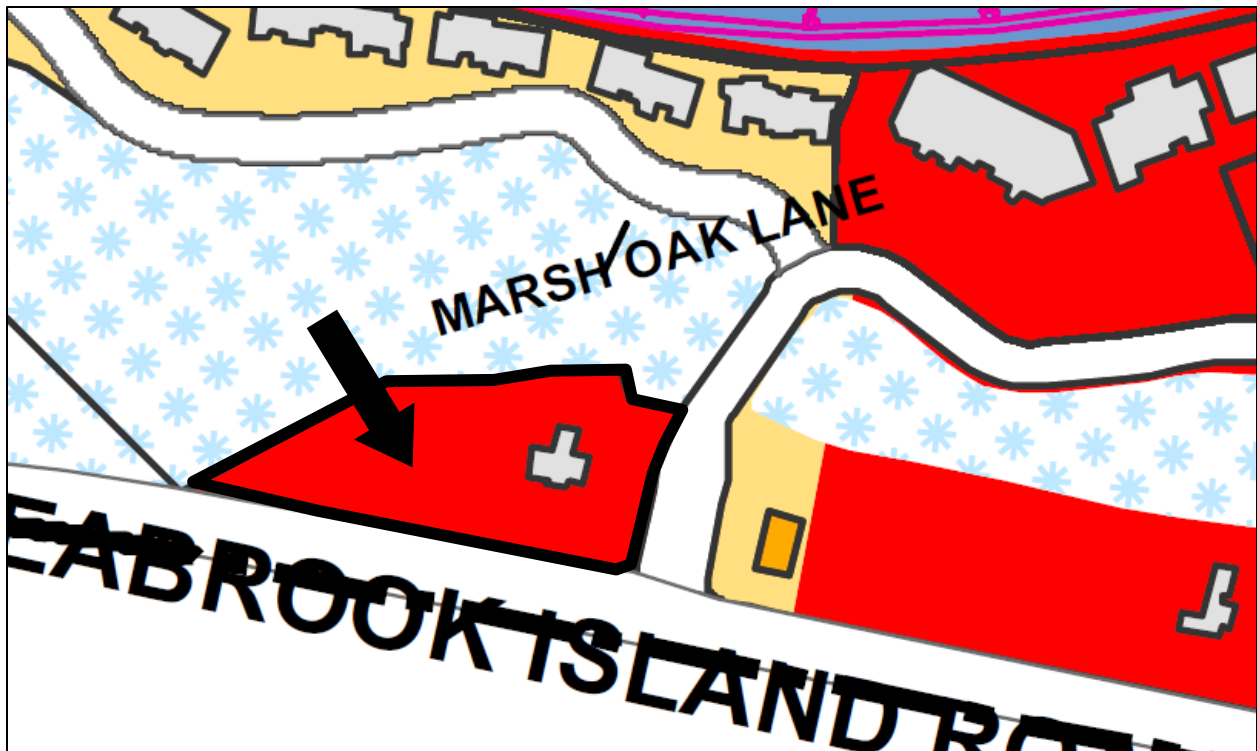
As the owner of the property located at 1900 Seabrook Island Road, we are allowing our tenant, NV Realty Group (Golden Bear Realty) to repaint the front steps and replace the damaged wood on the front porch. Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Chris Corrada', with a stylized, cursive script.

Chris Corrada

Zoning Map



Aerial Image



Photos of Existing Commercial Building



Photos of Nearby Commercial & Government Buildings





MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 2731 Old Oak Walk
DATE: March 2, 2018

The Planning Commission is asked to review and provide a recommendation on a request from the Seabrook Island Property Owners Association (SIPOA) to rezone Charleston County Tax Map Number 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

The property is surrounded on all four sides by parcels zoned SR Single-Family Residential; however, two nearby parcels – Block 43, Lots 3 and 9 – are similarly zoned 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Cronin".

Joseph M. Cronin
Town Administrator

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

REZONING APPLICATION NO. 74

DATE 1/23/18

PROPERTY INFORMATION:

1. Present Zoning SFR
2. Proposed Zoning Agricultural/Conservation
3. Tax Map Number (s) 147 06 00072
4. Address 2731 Old Oak Walk
5. Lot Dimensions • 24
6. Deed Recorded: Book 0690 Page 941 Date 1/9/18
7. Plat Recorded: Book S Page 103 Date _____

APPLICANT/OWNER/REPRESENTATIVE:

8. Applicant SIPA
Address 1202 Landfall Way Seabrook Island, SC 29455
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 _____ is my (our)
authorized representative for this zoning change.

Signature of Owner(s)/Date

Heather Paton

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.**

Since 1991



A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.14'	576.38'	1°30'19"	N 14°55'40" W	15.14'



REFERENCE:

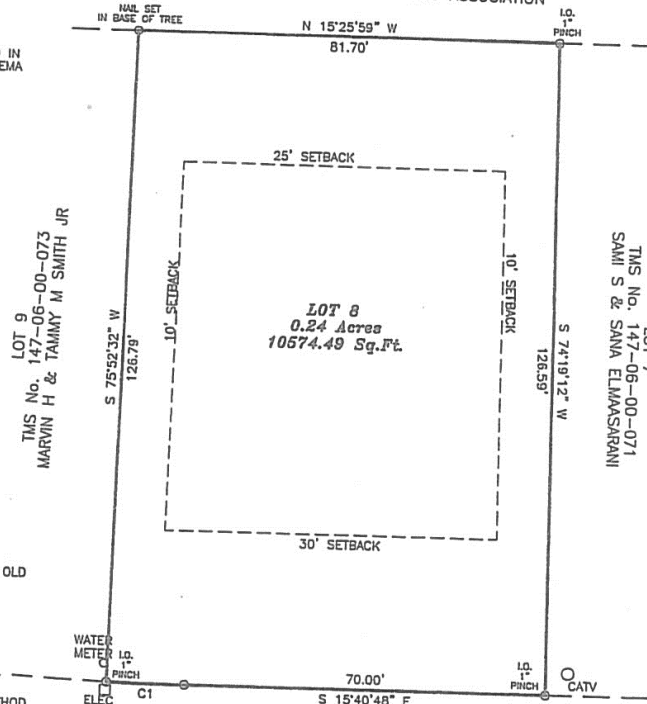
PLAT BY E.M. SEABROOK, JR.
DATED MAY 23, 1978
PLAT BOOK S APGE 103
CHAS. CO. RMC.

#2731 OLD WALK
TMS No. 147-06-00-072

PREPARED FOR: STUART RUMPH

PROPERTY APPEARS TO BE LOCATED IN
FLOOD ZONE AE (EL 12) AS PER FEMA
FLOOD MAP.
PANEL No. 45019C 0785J
DATED NOVEMBER 17, 2004

HOA\GREENBELT AREA
TMS No. 147-00-00-002
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION



LEGEND:

I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
C.M.O. CONCRETE MONUMENT OLD

NOTES:

BEARINGS SHOWN ARE MAGNETIC
AND AS SUCH ARE SUBJECT TO LOCAL
ATTRACTION
AREA DETERMINED BY COORDINATE METHOD
THE PUBLIC RECORDS REFERENCED ON THIS PLAT
ARE ONLY THOSE USED AND/OR NECESSARY TO THE
ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY.
THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH
ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS
PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR
SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE
THIS PLAT DOES NOT REFLECT THE EXISTENCE OR
NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER
NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS
OF ENGINEERS JURISDICTIONAL WETLANDS IS
UNDETERMINED AS OF THE DATE OF THIS SURVEY
DECLARATION IS MADE TO ORIGINAL PURCHASE
OF THE SURVEY. IT IS NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

OLD OAK WALK 50' R/W

LOT 8 BLOCK 43
SEABROOK ISLAND
CHARLESTON COUNTY SOUTH CAROLINA



DATE: OCTOBER 21, 2016 SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my 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.



KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20488

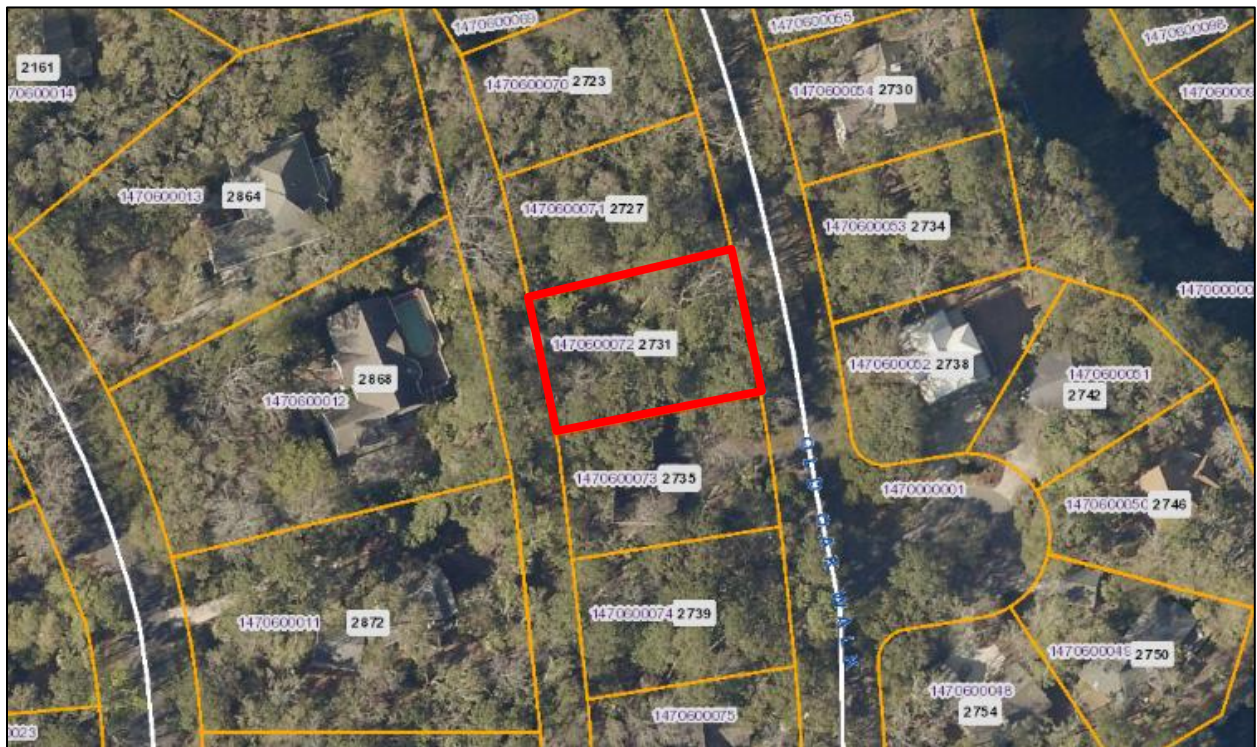
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

KWORK16\16363

Zoning Map



Aerial Image



TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2018-03

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 147-06-00-072, CONTAINING APPROXIMATELY 0.24 +/- ACRES LOCATED AT 2731 OLD OAK WALK, FROM THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT

WHEREAS, on or about January 26, 2018, the Seabrook Island Property Owners Association filed Application #74 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk, 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 March 7, 2018, 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 April 24, 2018;

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 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk, 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 _____, 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. Ciano, Mayor

ATTEST

Faye Allbritton, Town Clerk

EXHIBIT A

Property Map
Charleston County Tax Map Number 147-06-00-072





Comprehensive Plan Update

Guiding the future for a lasting Lowcountry.

Upcoming Public Workshops

We invite you to help shape WHERE and HOW growth in Charleston County should take place!

Come share your ideas concerning: Population, Economic Development, Natural Resources, Cultural Resources, Community Facilities, Housing, Land Use, Transportation, Priority Investment, and Energy!

The Presbyterian Church on Edisto Island

2164 Hwy 174, Edisto Island
Monday, March 19, 2018
5:30pm-7:30pm

1

Johns Island High School

1518 Main Road, Johns Island
Tuesday, March 20, 2018
5:30pm-7:30pm

2

Wando High School

1000 Warrior Way, Mount Pleasant
Wednesday, March 21, 2018
5:30pm-7:30pm

3

Ladson Elementary School

3321 Ladson Road, Ladson
Monday, March 26, 2018
6:30pm-8:30pm

4

Lonnie Hamilton, III Public Services Building

4045 Bridge View Drive, North Charleston
Tuesday, March 27, 2018
4:30pm-6:30pm

5

West Ashley High School

4060 W. Wildcat Blvd., West Ashley
Wednesday, March 28, 2018
5:30pm-7:30pm

6

James Island Elementary School

1872 Grimbail Road, James Island
Thursday, March 29, 2018
6:00pm-8:00pm

7

Make your voice heard at a workshop near you!



Can't attend a workshop?

Submit your ideas on the project webpage:
<https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>

Have Questions?

Visit the project webpage at <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php> or contact the Zoning & Planning Department at (843) 202-7203 or aharris@charlestoncounty.org.

Envision it!

Share your ideas at one of the public workshops near you to create a foundation for the Comprehensive Plan.

Plan it!

After the workshops, the ideas received will be incorporated into the Comprehensive Plan for Planning Commission and County Council to review.

Do it!

Once the Comprehensive Plan Update is adopted, implementation steps will begin to turn the public's vision into reality.

Enjoy it!

Enjoy the community you envisioned through this process!