

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

June 5, 2019 – 1:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **Regular Meeting: May 1, 2019** [Pages 3–7]
2. **Special Called Meeting: May 16, 2019** [Page 8]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. **Rezoning Request: 2820 Dove Nest** [Pages 9–21]

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

2. **Commercial Review: Salty Dog Café (Awnings)** [Pages 22–39]

Request from the Salty Dog Café to install awnings on an existing commercial building located at 1882 Andell Bluff Boulevard

3. **Text Amendment: HVAC Equipment & Stands / Application Fees** [Pages 40–45]

An ordinance amending the Development Standards Ordinance of the Town of Seabrook Island, South Carolina; to delete Section 7.60.20.50 (Exceptions to Setbacks) in its entirety; to amend Section 7.60.80 (Encroachments) so as to allow heating, ventilation and air conditioning (HVAC) equipment and associated HVAC stands to encroach into a required setback under certain conditions; and to amend Section 21.50 (Fee Schedule) so as to reduce the application fee for Variances from \$350.00 to \$150.00

ITEMS FOR INFORMATION / DISCUSSION

1. **2019 Beach Management Plan Update**
2. **July Meeting Date: July 10, 2019 (1:30 PM)**

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

May 1, 2019 – 1:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Ken Otstot, Cathy Patterson, Wayne Billian, Stan Ullner, Faye Allbritton (Town Clerk/Treasurer)

Absent: None

Guests: Chase Crawford (Ravenel Associates), Katrina Burrell (SIPOA), Dan Frazier (Charleston County), Keane McLaughlin (ESP Associates)

Chairman Driscoll called the meeting to order at 1:30 PM and welcomed everyone in attendance. Town Clerk/Treasurer Allbritton confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted. Chairman Driscoll wished Town Administrator Cronin a speedy recovery following his recent medical procedure.

APPROVAL OF MINUTES

1. **Regular Meeting: April 3, 2019:** Mr. Otstot made a motion to approve the minutes from the April 3, 2019, meeting as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.
2. **Special Called Meeting: April 12, 2019:** Mr. Otstot made a motion to approve the minutes from the April 12, 2019, meeting as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Commercial Review: Village at Seabrook (Pool Fence):** Chairman Driscoll provided a brief overview of the request. He stated that the applicant, Ravenel Associates, had submitted a request on behalf of the Village at Seabrook regime to replace an existing wooden fence with a bronze colored aluminum fence around the perimeter of the community pool located at 3030 Seabrook Village Drive. He added that the fence would be substantially within the same footprint as the existing fence.

Chairman Driscoll noted that Ms. Patterson currently serves as the President of the Village at Seabrook regime and, therefore, had recused herself from participating on the discussion of this item.

Chairman Driscoll then called on Chase Crawford of Ravenel Associates to provide additional information regarding the request. Mr. Crawford stated that the proposed fence would be 60" in height, which is slightly taller than the existing 54" fence.

Mr. Otstot asked why the new fence would be taller than the existing fence. Mr. Crawford stated that it was the regime's preference from an aesthetic standpoint, but that it would also provide additional safety benefits by reducing unauthorized entry into the pool.

Chairman Driscoll noted that the height of the proposed fence would be within the guidelines required by the town's Development Standards Ordinance.

Mr. Otstot asked if the existing split rail fence would also be replaced. Mr. Crawford responded that only the fence around the perimeter of the pool would be replaced and that the split rail fence would remain unchanged.

Mr. Billian asked if the SIPOA Architectural Review Committee had reviewed and approved the design. Ms. Katrina Burrell, the ARC Administrator for SIPOA, confirmed that the fence was found to meet the SIPOA's design requirements.

Chairman Driscoll noted that town staff had recommended in favor of approval.

Mr. Otstot made a motion to grant final approval to the request as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 4-0, with Ms. Patterson abstaining.

2. **Resolution: Comprehensive Plan Update:** Chairman Driscoll stated that the draft version of the Comprehensive Plan was now complete. Therefore, it was time for the Planning Commission to make a formal recommendation, by resolution, on its adoption to Town Council. Chairman Driscoll expressed his appreciation to Mr. Dan Frazier and his staff at the Charleston County Planning Department, adding that this project would not have been possible without the county's assistance.

Chairman Driscoll asked Mr. Frazier if there were any additional items which needed to be considered prior to the Planning Commission voting on its formal recommendation. Mr. Frazier stated that members of the Planning Commission had been provided with copies of comments received during the public drop-in meeting, as well as those received through the town's website. Chairman Driscoll recommended that the Planning Commission vote on the draft version of the plan, adding that the decision of whether or not to incorporate the comments should be at the discretion of Town Council. Mr. Frazier stated that Town Council has scheduled a workshop for Friday, May 17th to review and discuss the Planning Commission's recommended draft. He added that Council could review and discuss the public

comments at that time. Chairman Driscoll responded that this approach would be his preference. Chairman Driscoll asked members if they wished to amend the draft plan to incorporate the comments. The consensus of the Planning Commission was to leave these comments to Council's discretion. Chairman Driscoll asked if there were any additional comments on the draft resolution. There were no additional comments.

Chairman Driscoll made a motion to approve the resolution formally recommending in favor of Town Council's adoption of the draft 10-year update to the town's Comprehensive Plan. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Review and Discussion of Seabrook Island Road Conceptual Entry Plan:** Chairman Driscoll recognized Keane McLaughlin of ESP Associates to provide a presentation of the draft Conceptual Entry Plan for Seabrook Island Road. Mr. McLaughlin provided an overview of the conceptual plan, specifically as it relates to future access along Seabrook Island Road. Mr. McLaughlin explained that the draft plan is divided into several components, including: an executive summary; background information about the catalyst and purpose of the plan; an analysis of existing conditions along the corridor (including maps and photos); conceptual renderings for future access points along the corridor; concepts for future land uses along the corridor (including a possible village center surrounding a new roundabout at Andell Bluff Boulevard); concepts for future pedestrian improvements; concepts for the future realignment of Landfall Way as well as the relocation of the driveway at Town Hall; and a summary of key findings and intent. Members of the Commission then reviewed and provided comments on the draft plan.

Mr. Billian recommended including an additional roundabout at the intersection of Seabrook Island Road and Landfall way. There was a consensus in favor of adding this concept into the draft plan.

Chairman Driscoll asked what procedure would be followed for the review and eventual adoption of the plan. Mr. McLaughlin deferred any decisions regarding the process to town staff, the Planning Commission and Town Council. Chairman Driscoll noted that he had been copied on an email from Town Administrator Cronin wherein the stated goal was to discuss the draft plan during today's meeting and then bring back a final version for the Planning Commission's endorsement prior to consideration and adoption by Town Council.

Chairman Driscoll thanked Mr. McLaughlin and ESP for their work on the draft plan.

- 2. June Meeting Date:** Chairman Driscoll stated that both he and Mr. Billian will be out of town for much of the month of June, including the meeting date scheduled for June 5th. Dr. Ullner recommended changing the meeting date so that everyone could be present. Chairman Driscoll stated that if this was the consensus, then the new date would have to be scheduled for some time after June 20th. Mr. Otstot, Ms. Patterson and Dr. Ullner confirmed that they would be available to meet on June 5th. Chairman Driscoll recommended keeping the June meeting date as long as a quorum would be present. A discussion also took place regarding

the July meeting date as a result of the 4th of July holiday.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Dr. Ullner made a motion to adjourn the meeting. Mr. Otstot seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:10 PM.

Minutes Approved:



Joseph M. Cronin
Town Administrator



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
Seabrook Island, SC 29455

RECUSAL STATEMENT

Member Name: Cathy Patterson

Public Body: Town Council Planning Commission Board of Zoning Appeals
 ATAX Advisory Comm. Utilities Commission Ways & Means Comm.
 Other: _____

Meeting Date: 5/1/2019

Agenda Item: Village AT Seabrook

Agenda Topic: Fence For Village AT Seabrook

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the elected or appointed official (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal
 Owns or has vested interest in principal or property
 Other: on Village Board of Directors

Date: 5/1/2019

Member Signature: Cathy Patterson

Received by Presiding Officer:

Presiding Officer Signature: Jaye Allenton
Town Clerk

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

May 16, 2019 – 9:00 PM

Town Hall, Conference Room
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Cathy Patterson, Stan Ullner, Joe Cronin (Town Administrator)

Absent: Ken Otstot, Wayne Billian

Guests: Paul LeBlanc (PLB Planning Group)

Chairman Driscoll called the meeting to order at 9:00 AM. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

ITEMS FOR INFORMATION

- 1. Development Standards Ordinance (DSO) Update:** Town Administrator Cronin stated that the town had recently entered into a contract with the PLB Planning Group for the purpose of reviewing and updating the town's DSO. He then introduced the project consultant, Mr. Paul LeBlanc, of PLB Planning Group. Mr. LeBlanc introduced himself and his firm. Mr. LeBlanc then provided an overview of the project scope, approach and timeline. Members of the Planning Commission, town staff and the project consultant then discussed general goals and objectives of the DSO update, as well as specific items of concern which should be addressed as part of the update.

There being no further business, the meeting was adjourned at approximately 10:32 AM.

Minutes Approved:

A handwritten signature in blue ink, appearing to read "J. Cronin".

Joseph M. Cronin
Town Administrator



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 2820 Dove Nest
MEETING DATE: June 5, 2019

The Planning Commission is asked to review and provide a recommendation on 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.

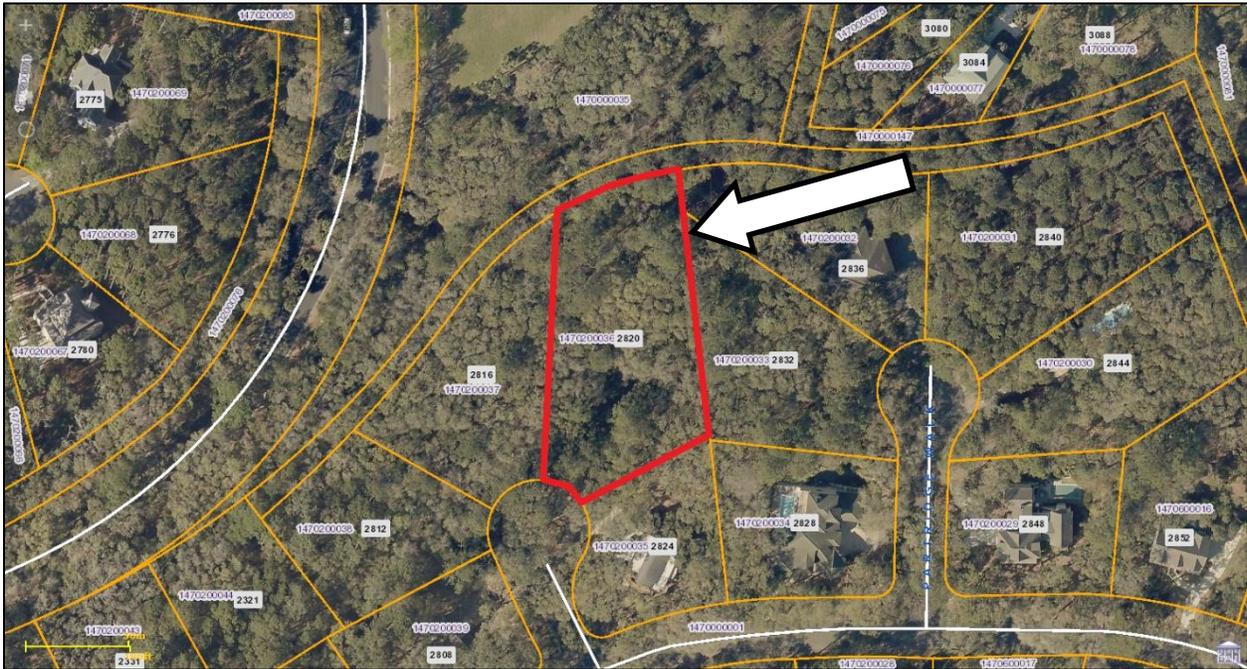
Staff Recommendation

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

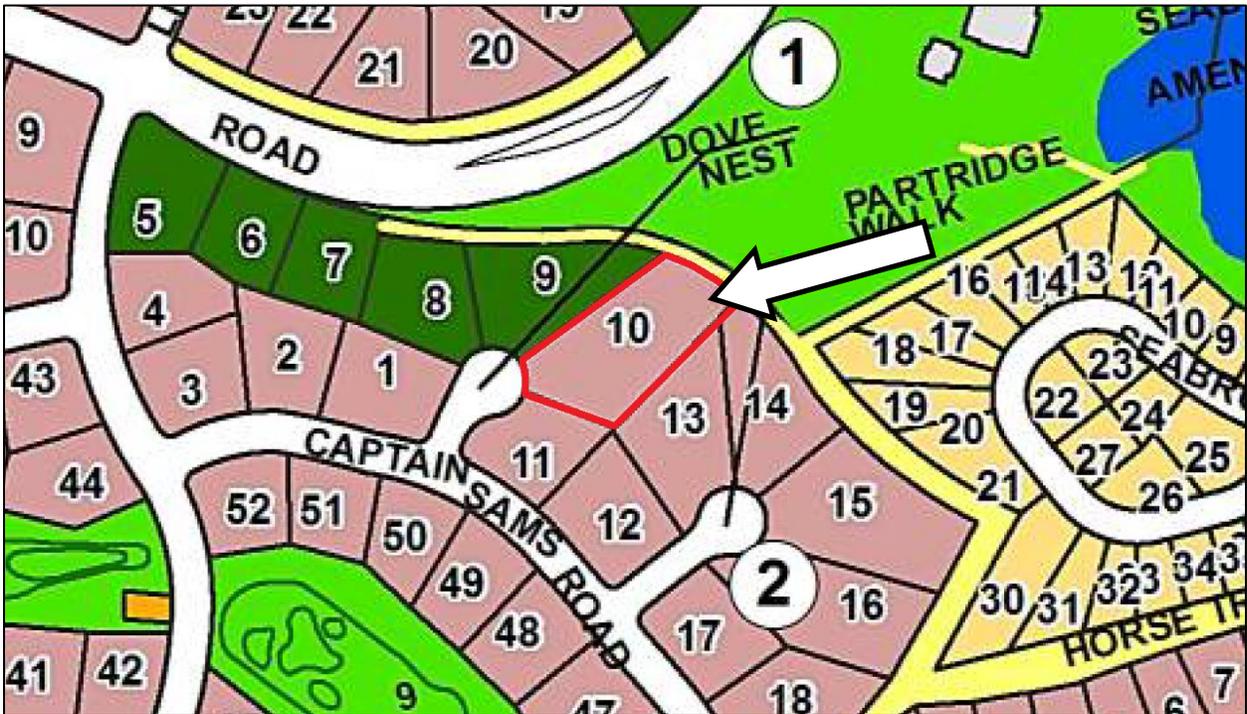
Respectfully submitted,


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

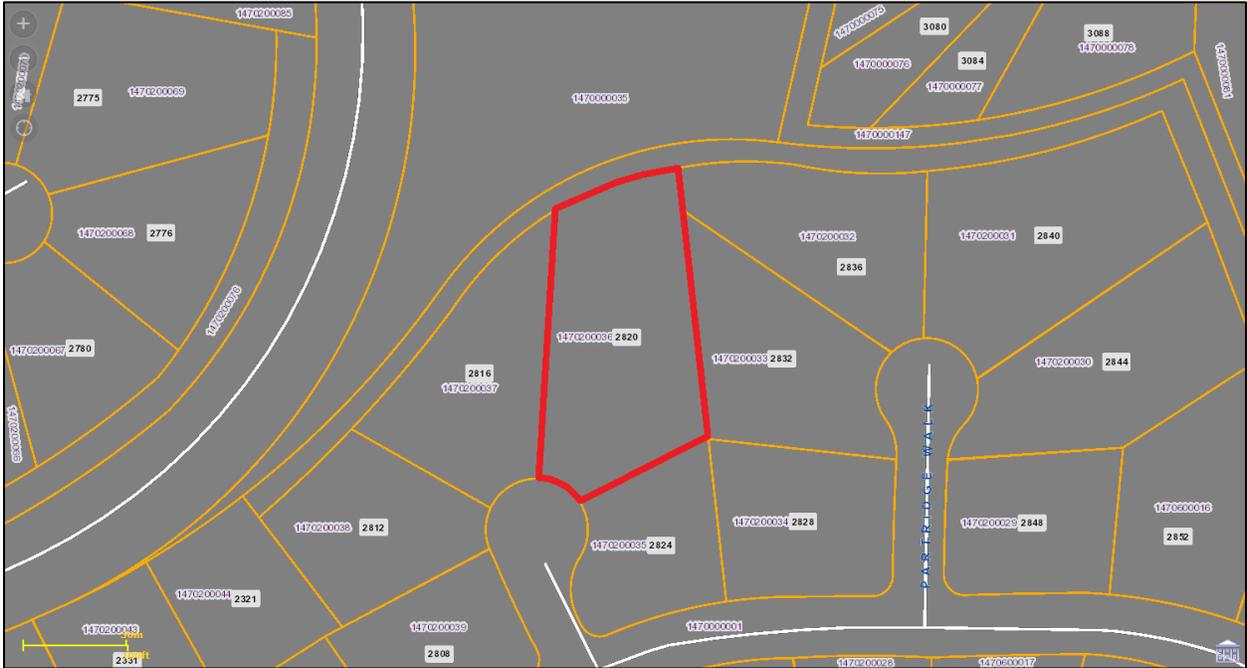
Ronald J. Ciancio, Mayor

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) 14702 00036
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 _____

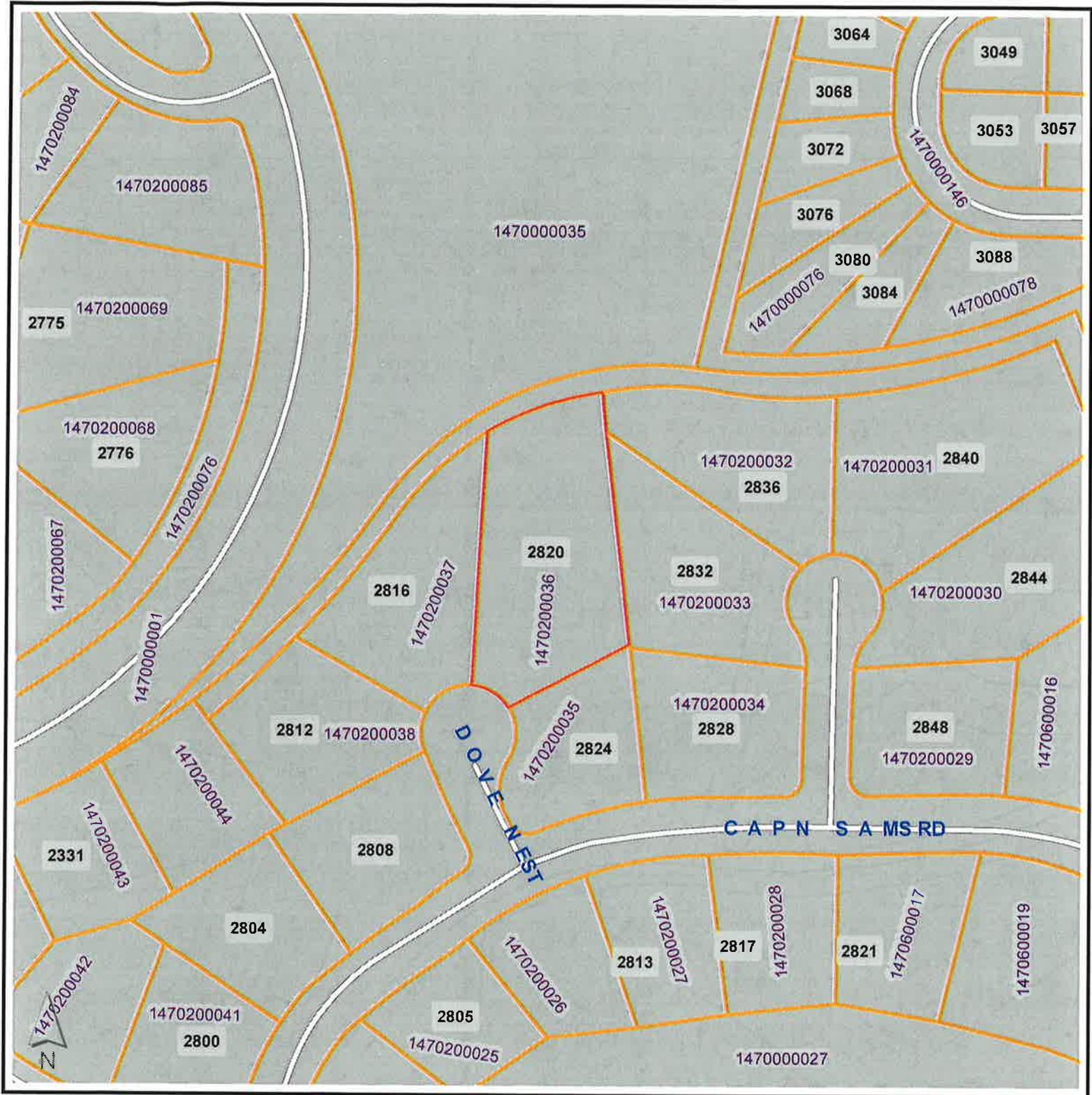
APPLICANT/OWNER/REPRESENTATIVE:

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

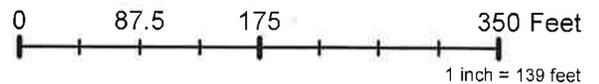
Heather Paton 5/29/19
Signature of Applicant/Date
and/or representative if different from owner

**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

Exhibit A

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as Lot 10, Block 2 on a plat by E. M. Seabrook, Jr., CE & LS, dated May 15, 1975, and recorded in Plat Book AF at Page 7, in the RMC Office for Charleston County, South Carolina.

SUBJECT to all conditions, covenants, easements, reservations, restrictions and zoning ordinances that may appear of record, on the recorded plats or on the premises.

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal pens; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property of any part thereof and their respective heirs, successors, and assigns.

“Green Space” is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection or any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 2820 Dove Nest Court, Seabrook Island, Charleston County, South Carolina, bearing Tax Map Number 147-02-00-036 and was transferred by **Seabrook Island Green Space Conservancy, Inc.** to **Seabrook Island Property Owners Association** on February 15, 2019.
3. Check one of the following: The deed is
 - (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ___

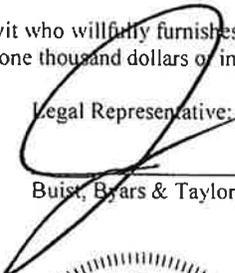
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____
 - (b) ___ The fee is computed on the fair market value of the realty which is \$ _____
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____
5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding balance of this lien or encumbrance is \$ _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____ 0.00
 - (b) Place the amount listed in item 5 above here: _____
 - (If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative

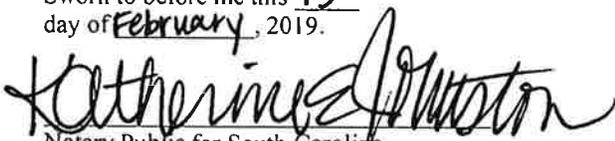
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:



(Signature)
Buist, Byars & Taylor, LLC

Sworn to before me this 15
day of February, 2019.


Katherine E. Johnston
Notary Public for South Carolina
My Commission Expires: _____



RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
 FRESHFIELDS VILLAGE
 130 GARDNER'S CR PMB 138
 JOHNS ISLAND SC 29455 (BOX)

RECORDED		
Date:	February 19, 2019	
Time:	9:54:14 AM	
<i>Book</i>	<i>Page</i>	<i>DocType</i>
0777	991	Q/Claim
Michael Miller, Register Charleston County, SC		

MAKER:

SEABROOK ISLD GREEN SPACE

of Pages: 5

Note:

RECIPIENT:

SEABROO ISLD POA

Recording Fee	\$ 10.00
State Fee	<EXEMPT>
County Fee	<EXEMPT>
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

Original Book:

Original Page:

AUDITOR STAMP HERE
 RECEIVED From ROD
 Feb 28, 2019
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP RJB
 DATE 03/01/2019
 31

DRAWER **Drawer 3**
 CLERK **ECP**



0777
Book



991
Page



02/19/2019
Recorded Date



5
Pgs



Original Book



Original Page



D
Doc Type



09:54:14
Recorded Time

Charleston County, South Carolina

generated on 5/30/2019 12:21:48 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470200036		2820 DOVE NEST, SEABROOK ISLAND	5/21/2019	2018	2018

Current Parcel Information

Owner	SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION	Property Class Code	905 - VAC-RES-LOT
		Acreage	.0000
Owner Address	1202 LANDFALL WAY JOHNS ISLAND SC 29455		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 10 BLK 2 PlatSuffix AF-7 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$140,000		\$140,000	\$1,878.24	\$1,934.59
2017	\$104,800		\$104,800	\$1,367.69	\$1,622.84
2016	\$104,800		\$104,800	\$1,313.81	\$1,313.81
2015	\$104,800		\$104,800	\$1,244.19	\$1,244.19

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
SEABROOK ISLAND GREEN SPACE CONSERVANCY INC	0777 991	2/15/2019	QC		\$5
BIYAD JAY	0775 527	1/31/2019	Ge		\$120,000
RIGRISH PATRICIA H TRUST	0653 813	7/20/2017	Ge		\$140,000
RIGRISH PATRICIA H	S522 363	12/30/2004	Ge		\$1
LOW THOMAS A	T328 853	6/15/1999	Ge		\$119,500
TORRANCE THOMAS E	X254 007	4/21/1995	Ge		\$21,500
	W120 084	8/1/1979	Ge		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
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MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Review – Salty Dog Café (Awnings)
MEETING DATE: May 1, 2019

The Planning Commission is asked to review and approve a request from the Salty Dog Café to install three new awnings at an existing restaurant and retail store located at 1882 Andell Bluff Blvd (Bohicket Marina):

- Awning #1 (Upper level deck): 22' 9" in length, 3' projection from wall
- Awning #2 (Upper level deck): 22' in length, 3' projection from wall
- Awning #3 (Over retail store): 22' in length, 4' projection from wall

The color scheme for all awnings will include alternating blue and white stripes.

The awnings will be set back more than 50' from the rear property line and, therefore, will meet all setback requirements of the town's Development Standards Ordinance.

The property is currently zoned Commercial-Retail/Office and commercial uses, including a sit-down restaurant and clothing/retail store, are permitted by right.

Staff Recommendation

Staff believes that this is a minor architectural change which will not adversely impact the visual aesthetic at the Marina. Therefore, staff recommends in favor of **APPROVAL**.

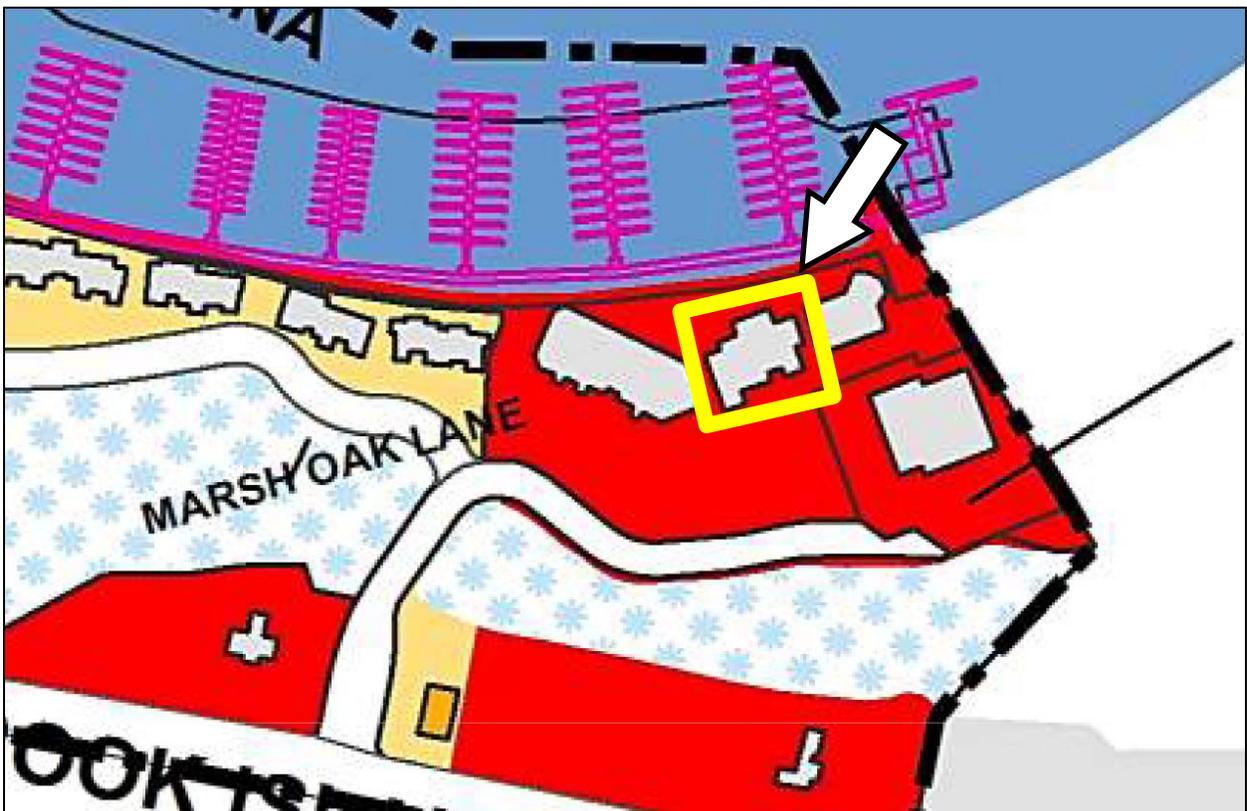
Respectfully submitted,


Joseph M. Cronin
Town Administrator

Aerial Image



Zoning Map



SIGN PERMIT APPLICATION

Applicant Name: Salty Dog Cafe Phone: (843) 998-9557

Street: 1882 Andell Bluff Blvd

City: John's Island State: SC Zip: 29455

Sign Location: Awnings - over windows & doors on back deck, & over retail door & window on marina side.

Type of Sign: Temporary () Permanent

If temporary, date to be displayed: N/A Removed: _____

Comments: _____

All Sign Applications Must be Accompanied by:

1. A working drawing, depicting the proposed sign or awning, including colors. A plan drawing showing fonts and sizes of letters and specifications for the sign, including material to be used, details of construction and method of attachment of sign to the building or the ground. All lettering shall be proportioned in size to the size of the sign erected, except in the case of window and entry door signs, whose letters shall not, under any circumstances, exceed five (5) inches in height. No neon, dayglow or similar tint will be permitted on any sign, nor shall a sign be permitted to display colors that may be confusing to emergency equipment operators. Company logos may be used provided the Zoning Administrator determines their use is acceptable according to the Town's ordinances. Similar information, as appropriate, is submitted with awning permit applications.
2. Written consent of the owner of the building, structure or land to which, or on which, the sign is to be erected.
3. An illustration of the proposed sign and a colored photograph(s) of the area and, if applicable, the building façade upon which the proposed sign is to be erected shall be submitted with each sign application, showing in detail the physical conditions within the sign area, as well as the facades of adjoining buildings.

Applicants Signature: [Signature] Date: 5/20/19

Zoning Administrator: _____ Date: _____

Fee Schedule:

- \$10.00 for wall signs Five (5) square feet or less.
- \$25.00 per wall or ground sign over Five (5) square feet
- \$10.00 per sign for structural repair.
- \$25.00 per awning or canopy

























3 Ft.

Lynda Stearns

From: stacey@saltydog.com
Sent: Friday, May 17, 2019 3:35 PM
To: Lynda Stearns
Subject: Salty Dog Awnings

Linda,

Per our conversation here is the email thread between Tim, Salty Dog COO, and the owners of the marina in regards to the awnings . Thank you for all your help today and I promise I'll get the other 2 sign permits to you Monday morning.

Stacey
General Manager
The Salty Dog Cafe Bohicket

Begin forwarded message:

From: tim@saltydog.com
Subject: Fwd: Salty Dog Bohicket Awnings
Date: May 17, 2019 at 2:39:43 PM EDT
To: stacey@saltydog.com, zach@saltydog.com

----- Original Message -----

Subject: Salty Dog Bohicket Awnings
Date: 2019-05-01 20:27
From: tim@saltydog.com
To: Pwelch <pwelch@wrahcpa.com>, Ron Welch <ronawelch@gmail.com>

Good Evening Pat and Ron,

Please let me know if these awnings are ok to proceed with. They are 4 foot off the side of the building for mainly decorative purposes. We will make sure company is licensed and permitted with seabrook.

Please let me know any questions, concerns or comments.

Thanks,

Tim



Begin forwarded message:

From: tim@saltydog.com

Subject: Fwd: Re: Salty Dog Bohicket Awnings

Date: May 17, 2019 at 2:40:30 PM EDT

To: stacey@saltydog.com, Zach <zach@saltydog.com>

----- Original Message -----

Subject: Re: Salty Dog Bohicket Awnings
Date: 2019-05-01 21:19
From: Ron Welch <ronawelch@gmail.com>
To: tim@saltydog.com
Cc: Pwelch <pwelch@wrahcpa.com>

Tim , I am ok with this if Pat is . Just make sure they are well anchored , we get some very strong winds coming down the creek during storms .

Ron

Sent from my iPad

On May 1, 2019, at 8:27 PM, tim@saltydog.com wrote:
Good Evening Pat and Ron,
Please let me know if these awnings are ok to proceed with. They are 4 foot off the side of the building for mainly decorative purposes. We will make sure company is licensed and permitted with seabrook.
Please let me know any questions, concerns or comments.
Thanks,
Tim
<May 1 - 2019 - Updated with Small Stripes.jpg>

Begin forwarded message:

From: tim@saltydog.com
Subject: Fwd: RE: Salty Dog Bohicket Awnings
Date: May 17, 2019 at 2:42:44 PM EDT
To: stacey@saltydog.com, Zach <zach@saltydog.com>

----- Original Message -----

Subject: RE: Salty Dog Bohicket Awnings
Date: 2019-05-02 10:24
From: Pat Welch <pwelch@wrahcpa.com>
To: "tim@saltydog.com" <tim@saltydog.com>, Ron Welch <ronawelch@gmail.com>

I think they look great !

Pat

-----Original Message-----

From: tim@saltydog.com <tim@saltydog.com>
Sent: Wednesday, May 1, 2019 8:27 PM
To: Pat Welch <pwelch@wrahcpa.com>; Ron Welch <ronawelch@gmail.com>
Subject: Salty Dog Bohicket Awnings



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Text Amendment for Emergency HVAC Replacements and Variance Fees
MEETING DATE: June 5, 2019

The Planning Commission is asked to review and provide a recommendation on a proposed amendment to the Development Standards Ordinance (DSO). The primary purpose of this amendment is to revise the encroachment provisions for replacement HVAC equipment and stands. The amendment would also temporarily reduce the application fee for variances while the town is engaged in a comprehensive review and update to the DSO.

This issue rose to the forefront as a result of recent zoning concerns, particularly in multi-family districts. In these areas, many villas and regimes were developed prior to the town's incorporation. As a result, it is not uncommon to find existing units which encroach into the front, side, rear and marsh setback areas. In many instances, the original HVAC equipment was installed below these units. In order to meet current FEMA and state/local building requirements, HVAC units, as well as associated HVAC stands, must be relocated from below the unit.

In some multi-family regimes, it is possible for the front and rear setback areas to overlap, leaving no possible location in which to install the replacement HVAC equipment and stand. While a variance would offer relief to an affected property owner, a variance hearing will typically take 45-60 days from the time of application. If an owner's HVAC unit needs to be replaced during the hot summer months, waiting 45-60 days is not an option.

If approved, the proposed text amendment is intended to achieve the following:

- Delete § 7.60.20.50 (Exceptions to Setbacks) in its entirety. As currently codified, § 7.60.20.50 is listed as a subsection under § 7.60.20 (Single-Family Setbacks). However, the language contained within § 7.60.20.50 is intended to apply to all zoning districts. It is recommended that this language be removed from the Single-Family Setback section and instead be placed within § 7.60.80 (Encroachments). In addition, § 7.60.20.50 currently allows replacement HVAC units and stands to encroach up to 5 feet into a required setback area. For multi-family units which already encroach into a required setback area, this provision offers little relief.
- Amend § 7.60.80 (Encroachments) by adding a new section § 7.60.80.40. The purpose of § 7.60.80.40 is to allow replacement HVAC equipment and stands (which must be relocated in order to meet current FEMA and state/local building codes) to encroach into a required setback area under certain conditions, as follows:

- In any multi-family district, replacement HVAC equipment and stands may extend no further than five (5) feet from the outer wall of an existing multi-family unit, including existing non-conforming units. This provision is intended to offer relief to the owners of existing non-conforming units which may already encroach into a setback area.
- In all other zoning districts, replacement HVAC equipment and stands may encroach up to five (5) feet into a required setback area. This is unchanged from the current ordinance.
- Replacement HVAC equipment and stands which are permitted pursuant to the requirements of this section shall be subject to the following conditions:
 1. The replacement HVAC equipment and stand shall not encroach into a required marsh setback area unless the Zoning Administrator has determined that the HVAC equipment and stand cannot be reasonably accommodated in another location which does not require an encroachment into the required marsh setback area;
 2. The replacement HVAC equipment and stand shall not encroach into any beachfront setback area, as determined by the South Carolina Department of Health and Control (SCDHEC) Office of Ocean and Coastal Resource Management; and
 3. The replacement HVAC equipment and stand shall be screened from public view and buffered so as to minimize noise.
- Lastly, the text amendment will amend the fee schedule contained within § 21.50 (“Attachment A”) to reduce the application fee for Variances from \$350.00 to \$150.00.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the proposed text amendment.

Respectfully submitted,


Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2019-05

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; TO DELETE SECTION 7.60.20.50 (EXCEPTIONS TO SETBACKS) IN ITS ENTIRETY; TO AMEND SECTION 7.60.80 (ENCROACHMENTS) SO AS TO ALLOW HEATING, VENTILATION AND AIR CONDITIONING (HVAC) EQUIPMENT AND ASSOCIATED HVAC STANDS TO ENCROACH INTO A REQUIRED SETBACK UNDER CERTAIN CONDITIONS; AND TO AMEND SECTION 21.50 (FEE SCHEDULE) SO AS TO REDUCE THE APPLICATION FEE FOR VARIANCES FROM \$350.00 TO \$150.00

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the Development Standards Ordinance of the Town of Seabrook Island (DSO) so as to modify the requirements under which heating, ventilation and air conditioning (HVAC) equipment and associated HVAC stands may encroach into a required setback; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island further desire to amend the DSO so as to reduce the fee for variance applications while the Town is engaged in a comprehensive review and rewrite of the DSO; and

WHEREAS, the Seabrook Island Planning Commission reviewed the proposed amendments during a duly called meeting on June 5, 2019, at which time the Planning Commission made a recommendation to the Mayor and Council in favor of _____ the proposed amendments; and

WHEREAS, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting 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. Deleting Section 7.60.20.50 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 7, Lot and Building Requirements; Section 7.60, Minimum Setbacks; is hereby amended so as to delete Section 7.60.20.50 (Exceptions to Setbacks) in its entirety.

~~**§ 7.60.20.50. Exceptions to Setbacks.**~~

~~a) In all zoning districts heating, ventilation and air conditioning (HVAC) equipment and associated HVAC stands may extend up to five (5) feet into the required side or rear setbacks only when all of the following conditions are met:~~

~~1. The HVAC equipment is replacing existing HVAC equipment which was originally placed below an existing structure, and the HVAC equipment being~~

~~replaced is now required to be elevated to meet the requirements of the Federal Emergency Management Agency (FEMA) and the Town of Seabrook Island Building and Zoning Codes;~~

- ~~2. Such HVAC equipment cannot reasonably be accommodated in the Town's determination within the setback required by otherwise applicable zoning requirements;~~
- ~~3. All such HVAC equipment and stand are screened from public view and screened and buffered to minimize noise, and the adequacy and appropriateness of such screening and buffering has been approved by the Town of Seabrook Island Planning Commission and/or its designee;~~
- ~~4. All such HVAC equipment is so placed that it will have the least adverse impact on affected property owners in the area, and the Town of Seabrook Island Planning Commission or its designee has so determined; and~~
- ~~5. A Zoning Permit is approved by the Town of Seabrook Island Zoning Administrator.~~

SECTION 2. Amending Section 7.60.80 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 7, Lot and Building Requirements; Section 7.60.80, Encroachments; is hereby amended to read as follows:

§ 7.60.80. Encroachments.

§ 7.60.80.10. Cornices and windowsills may not project into any required setback. Decks, covered decks or porches shall not project into any required setback except as allowed in this Article. In the case of lots having less than seventeen thousand five hundred (17,500) square feet of total area, the eave of the roofline may extend up to eighteen (18) inches into the required setback.

§ 7.60.80.20. Uncovered front steps may extend into a front setback on properties zoned multi-family, but may not be less than twenty (20) feet from the property's front lot line.

§ 7.60.80.30. In the event that a front entry garage is adjacent to the zero-setback property line of a multi-family dwelling, the driveway may be located to provide access to the garage, with the approval of the Zoning Administrator, provided such placement does not affect proper ingress or egress to said property or adjoining properties.

§ 7.60.80.40. In instances when heating, ventilation and air conditioning (HVAC) equipment located below an existing structure must be relocated upon replacement so as to meet the minimum elevation requirements of the Federal Emergency Management Agency (FEMA) and state and local building codes, the Zoning Administrator may permit the replacement HVAC equipment, as well as an associated HVAC stand, to encroach into a required setback, as follows:

- a) In any multi-family district, replacement HVAC equipment and stands may extend no further than five (5) feet from the outer wall of an existing multi-family unit, including existing non-conforming units.

- b) In all other zoning districts, replacement HVAC equipment and stands may encroach up to five (5) feet into a required setback area.
- c) Replacement HVAC equipment and stands which are permitted pursuant to the requirements of this section shall be subject to the following conditions:
 - 4. The replacement HVAC equipment and stand shall not encroach into a required marsh setback area unless the Zoning Administrator has determined that the HVAC equipment and stand cannot be reasonably accommodated in another location which does not require an encroachment into the required marsh setback area;
 - 5. The replacement HVAC equipment and stand shall not encroach into any beachfront setback area, as determined by the South Carolina Department of Health and Control (SCDHEC) Office of Ocean and Coastal Resource Management; and
 - 6. The replacement HVAC equipment and stand shall be screened from public view and buffered so as to minimize noise.

SECTION 3. Amending Section 21.50 of the Development Standards Ordinance. The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 21, Fees; Section 21.50, Fee Schedule; "Attachment A," Fee Schedule; is hereby amended so as to reduce the application fee for Variances from \$350.00 to \$150.00.

SECTION 4. 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 5. Conflicting Ordinances Repealed.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Effective Date.

This ordinance shall be effective upon adoption by Town Council.

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