

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

October 14, 2020 – 1:30 PM

Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **Regular Meeting: September 9, 2020** *[Pages 3–6]*

OLD BUSINESS ITEMS

1. **Text Amendment: Procedures for Naming & Renaming of Streets** *[Pages 7–13]*

An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.50.160, Street Names; so as to amend the naming requirements for new streets; and to create a new section called Section 16.50, Street Naming Policy; so as to adopt a policies and procedures for the naming of new streets and the renaming of existing streets within the town

NEW BUSINESS ITEMS

1. **Commercial Review: Brew Pub @ Bohicket Marina** *[Pages 14–38]*

Request from Neil Stevenson Architects, submitted on behalf of Mike Fielding of Low Tide Brewing, to undertake various exterior modifications to an existing building located at 1880 Andell Bluff Boulevard, Unit C-2, as part of a commercial upfit for a new brew pub

2. **Rezoning Request: 3095 Baywood Drive** *[Pages 39–50]*

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 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

ITEMS FOR INFORMATION / DISCUSSION

1. **Short-Term Rental Regulations**

2. Amendments to Fee Schedule

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

September 9, 2020 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Ken Otstot (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator)

Absent: None

Guests: Bill Britton (Salt Marsh), Katrina Burrell (SIPOA)

Chairman Otstot called the meeting to order at 1:33 PM and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and that the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **Regular Meeting: August 12, 2020:** Town Administrator Cronin noted an incorrect date in the minutes from the August 12th meeting. The minutes that were approved on August 12th were from the March 11th meeting. Mr. Billian made a motion to approve the minutes from the August 12, 2020, meeting as corrected. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

OLD BUSINESS ITEMS

1. **Report from the Road Name Change Ad Hoc Committee:** Chairman Otstot reminded commissioners that a three-member ad hoc committee was established in August to develop procedures for the consideration of street name change requests. The ad hoc committee was made up of Chairman Otstot, Dr. Ullner and town resident Gordon Weis. Chairman Otstot then called on Dr. Ullner to present the ad hoc committee's recommendations.

Dr. Ullner stated that the ad hoc committee recommended the following procedures and requirements for the consideration of street name change requests:

- The application shall be on a form provided by the town;
- The application fee shall be \$100 per affected address;
- Notification must be provided to emergency agencies and the postal service;
- A 2/3 vote of affected property owners would be required;
- The cost of manufacturing and installing new street signs must be borne by the

- applicants; and
- The Planning Commission will have the final vote on whether or not to approve the request.

Town Administrator Cronin offered the following comments and recommendations:

- The fee amount should be based on the actual cost to the town of processing the request, including: staff time, verifying petitions, notifying the county, advertising public hearing notices, recording the name change, etc. Town Administrator Cronin would recommend that the fee should be somewhere in the neighborhood of \$150.00 plus \$20.00 per affected address;
- Notification to emergency agencies and the postal service is typically not provided unless and until the change is approved. However, the requested name should be sent to Charleston County Consolidated Dispatch for pre-clearance prior to being considered by the Planning Commission;
- Rather than having a “vote” of property owners, which would create additional complexities, the town could require that the petition be signed by the owners of at least 2/3 of all properties on the street which is proposed to be renamed;
- For streets owned by the town, it would be reasonable for the cost of installing new signs to be borne by the applicant. The town may want to require a letter of approval or acknowledgement from the street owner that 1) The owner of the street does not object to the name change; and 2) The owner of the street will install, or cause to be installed, new street signage within 7 days of the name change being approved;
- The procedure should include a public hearing, which is required by state law;
- The commission should determine whether this will be adopted as an ordinance, which has the force of law, or a policy; and
- The policy should include a provision allowing the town council, planning commission and Charleston County Consolidated Dispatch to initiate a name change.

Mr. Newton asked why there was a need for a policy when the town has received only a single request. Town Administrator Cronin responded that it would be appropriate to have a defined policy in place to process not only this request, but any other request which may be received in the future.

Speaking in regard to the application fee, Dr. Ullner stated that the fee amount was not intended to be onerous, but was viewed as a way to offset the cost to affected property owners.

Mr. Newton asked if there would be any additional cost associated with adopting an ordinance that would not apply to a standalone policy (such as legal review fees). Town Administrator Cronin responded that there wouldn't be a difference between the two.

Dr. Ullner stated that the committee didn't feel that council or the planning commission should be able to initiate a street name change, since political pressure could be used to circumvent the requirement to have “buy in” from affected property owners. He stated that

it would be appropriate to allow emergency agencies to request a street name change if it was deemed necessary for public safety purposes.

There being no further discussion, Dr. Ullner made a motion to request that the Town Administrator prepare a draft ordinance for the Planning Commission's consideration based on the discussion from today's meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

NEW BUSINESS ITEMS

- 1. Final Plat Amendment: Salt Marsh at Seabrook Phase 2:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve an amendment to the final plat for Salt Marsh at Seabrook Phase 2, Buildings "V" & "Z", so as to adjust and re-subdivide Lots V-1, V-2, Z-1 and Z-2 to create new Lots V-1, V-2, V-3, Z-1, Z-2 and Z-3 (a net increase of 2 multi-family lots). Town Administrator Cronin stated that the proposed amendments were consistent with the DSO and, therefore, staff recommended in favor of approving the amended plat. Town Administrator Cronin noted that most of the lots recorded in Phase 1 were originally planned to include 3 units per building. Over time, however, many of those buildings were converted from 3-unit (triplex) to 2-unit (duplex) lots, including buildings "C," "H," "I," "J" and "O." This resulted in a total reduction of 5 units compared to the original plat. While the proposed amendment would result in the creation of two new lots in buildings "V" and "Z", the total number of lots within the Salt Marsh at Seabrook subdivision would remain fewer than originally platted.

Mr. Bill Britton, speaking on behalf of the applicant, Salt Marsh at Seabrook LLC, stated that several buildings were previously changed from triplexes to duplexes in response to market conditions. The applicants were now seeking to change two of the proposed buildings from duplexes to triplexes. He added that the original approved plan for Salt Marsh contained 63 units; even with these two additional units, the total number would only be 55.

Ms. Welch noted that the proposed lots were located sufficient distance from the marsh and that she did not have any objection to the requested amendments.

Dr. Ullner asked if the request was public information. Town Administrator Cronin responded that the meeting agenda was properly advertised, as required by the SC Freedom of Information Act. While the DSO requires notice be provided to neighboring property owners prior to consideration of a preliminary plat, no such requirement is in place for final plats or final plat amendments. He added that the current plat, as well as all previous plats, were recorded in the Charleston County Register of Deeds Office and available for public inspection.

Mr. Billian asked how the applicants would handle parking for the additional units. Mr. Britton responded that all units would have a two-car garage and a driveway capable of handling at least one additional vehicle. He added that there were guest spaces across from building "V" as well as additional spaces on the common areas near the pool. Mr. Billian asked if any additional spaces would be provided due to the addition of the two units. Mr. Britton

responded that the number of parking spaces in the common areas was designed based on an assumption of 63 units.

Town Administrator Cronin stated that he had received a letter from SIPOA Administrator, Katrina Burrell, prior to the meeting. In the letter, Ms. Burrell stated that Salt Marsh is still controlled by the developer and, therefore, SIPOA approval was not required prior to approval of the plat amendment.

There being no further discussion, Ms. Welch made a motion to approve the revised plat for Salt Marsh at Seabrook Phase 2, Buildings "V" & "Z." Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

There being no further business, Chairman asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:26 PM.

Minutes Approved: Pending



Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-10

ADOPTED _____

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE FOR THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 16, DESIGN AND IMPROVEMENT STANDARDS; SECTION 16.10, SUBDIVISION DESIGN STANDARDS; SUBSECTION 16.10.50.160, STREET NAMES; SO AS TO AMEND THE NAMING REQUIREMENTS FOR NEW STREETS; AND TO CREATE A NEW SECTION CALLED SECTION 16.50, STREET NAMING POLICY; SO AS TO ADOPT A POLICIES AND PROCEDURES FOR THE NAMING OF NEW STREETS AND THE RENAMING OF EXISTING STREETS WITHIN THE TOWN

WHEREAS, pursuant to Section 6-29-1200(a) of the S.C. Code of Laws, a local Planning Commission has the authority to approve and authorize, by proper certificate, the name of any street or road laid out within its territorial jurisdiction; and

WHEREAS, pursuant to Section 6-29-1200(b) of the S.C. Code of Laws, a local Planning Commission may, after reasonable notice through a newspaper having general circulation within the boundaries of its territorial jurisdiction, change the name of a street or road: 1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages; 2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or 3) upon any other good and just reason which may appear to the commission; and

WHEREAS, pursuant to Section 16.10.50.160 of the Development Standards Ordinance for the Town of Seabrook Island (the "DSO"), all street names within the town are subject to review and approval by the Town's Planning Commission; and

WHEREAS, the DSO does not currently contain any specific policies or procedures related to the renaming of existing streets; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island believe that amending the DSO to adopt policies and procedures related to the naming and renaming of streets within the Town is in the best interest of public health, safety and convenience;

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. Amending Subsection 16.10.50.160 of the DSO. The Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.50.160, Street Names; is hereby amended to read as follows:

~~§ 16.10.50.160. *Street Names.* Street names shall be reviewed and approved by the Planning Commission pursuant to the requirements of Section 16.50. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names proposed by the subdivider shall be subject to check by the Planning Commission of the Town of Seabrook Island and where duplication or confusion with the name of existing streets occurs, the Planning Commission of the Town of Seabrook Island shall require the subdivider to substitute names free from duplication or confusion. The Planning Commission of the Town of Seabrook Island shall maintain an up-to-date file of all street names in use in the Town of Seabrook Island available for the guidance of subdividers.~~

SECTION 2. Creating Section 16.50 of the DSO. The Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; is hereby amended to create a new section, to be called Section 16.50, Street Naming Policy; which section shall read as follows:

Section 16.50. Street Naming Policy.

§ 16.50.10. Naming of new streets.

§ 16.50.10.10. *Intent.* This section is intended to provide general procedures and standards for the naming of new streets within the town. The review and approval of names for new streets will enhance and coordinate the efficient and effective delivery of services by the town and other public entities, including: Charleston County Consolidated Dispatch Center, Charleston County Emergency Medical Services, Charleston County Sheriff's Office, St. John's Fire District, United States Postal Service, and all other applicable emergency management organizations.

§ 16.50.10.20. *Applicability.* All streets within the town shall be named in accordance with the provisions of this section. For purposes of this section, the word "street" shall mean any public street, private road, access easement or right-of-way that provides, or will provide, access to two or more buildable lots.

§ 16.50.10.30. *Procedure.* Prior to subdividing, recording or otherwise developing any new street which is required to be named pursuant to § 16.50.10.20, the proposed street name shall be reviewed and approved by the Planning Commission as part of the site plan and/or subdivision review process, as provided in Articles 14-16. Prior to review by the Planning Commission, the Zoning Administrator shall submit the proposed street name to the Charleston County Consolidated Dispatch Center and any other applicable public safety agencies or departments for review and pre-clearance. Any street name which is rejected by the Charleston County Consolidated Dispatch Center or another applicable public safety agency or department shall be considered automatically denied; however, the applicant may submit an alternative name for consideration.

§ 16.50.10.40. *Review criteria.* In reviewing the proposed name for any new street within the town, the Planning Commission shall consider the following criteria:

- (a) The proposed street name is not already in use within the town;

- (b) The proposed street name is easily distinguished from other street names so as to avoid creating confusion among emergency responders, mail and package delivery services and the general public;
- (c) The proposed street name does not use frivolous or complicated words, or unconventional spellings;
- (d) The proposed street name does not use numbers (such as "1st Street"), alphabetical letters (such as "A Street") or special characters (such as "@" or "&");
- (e) The proposed street name would not be perceived as obscene or offensive;
- (f) The proposed street name is brief, clear, simple, logical, and easy to pronounce;
- (g) The proposed street name is associated with the history, flora or fauna of the Seabrook Island community or the Lowcountry, when possible;
- (h) If the street will be located within a master planned development, the proposed street name may represent a common theme within the development;
- (i) If the street is proposed to be named in honor of an individual, consideration shall be given to that person's relationship to the community, as well as his or her character, public image, and public contribution; and
- (j) The application must comply with all other requirements of this ordinance.

§ 16.50.10.50. Effect of approval.

- (a) Upon approval by the Planning Commission, the approved street name shall become the legal name of the street and will supersede all other conflicting records.
- (b) Within five business days of approval, the Zoning Administrator shall provide notice of the new street name by mail, electronic delivery or hand delivery to the Charleston County Assessor's Office, Charleston County Consolidated Dispatch Center, affected property owner(s), the United States Postal Service, and all other applicable agencies or departments.

§ 16.50.20. Renaming of existing streets.

§ 16.50.20.10. Intent. This section is intended to provide general procedures and standards for the renaming of existing streets within the town. The review and approval of street renaming requests will enhance and coordinate the efficient and effective delivery of services by the town and other public entities, including: Charleston County Consolidated Dispatch Center, Charleston County Emergency Medical Services, Charleston County Sheriff's Office, St. John's Fire District, United States Postal Service, and all other applicable emergency management organizations.

§ 16.50.20.20. Applicability. All streets within the town shall be named in accordance with the provisions of this section. For purposes of this section, the word “street” shall mean any public street, private road, access easement or right-of-way that provides, or will provide, access to two or more buildable lots.

§ 16.50.20.30. Procedure.

(a) Application. Any person or group of persons wishing to change the name of an existing street within the town shall submit a completed application for street renaming. The application shall be made on a form made available by the Zoning Administrator for that purpose. The application shall be accompanied by the required application fee, as provided in Article 21, and any required supplemental materials. Only completed applications will be accepted. A separate application and fee shall be required for each street renaming request. All applications for street renaming shall include, at a minimum:

(1) The current street name;

(2) The proposed street name;

(3) The purpose for changing the street name;

(4) Signatures from the owner(s) of record for at least two-thirds (2/3) of all properties abutting the street right-of-way indicating their support of the street renaming request. For properties with more than one owner, all owners must sign the application for that property to be counted toward meeting the two-thirds (2/3) requirement. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. The requirements of this paragraph shall not apply to any request which is initiated by the Charleston County Consolidated Dispatch Center or any other applicable public safety agency or department, or in instances when all affected properties are owned by the same person or entity.

(5) If the street right is owned by an entity other than the town, the application shall include a letter from the street owner certifying that the owner will install, or cause to be installed, new street signs at all intersections within five (5) business days following approval of the street renaming request.

(b) Pre-clearance. Prior to review by the Planning Commission, the Zoning Administrator shall submit the proposed street name to the Charleston County Consolidated Dispatch Center and any other applicable public safety agencies or departments for review and pre-clearance. Any street name which is rejected by the Charleston County Consolidated Dispatch Center or another applicable public safety agency or department shall be considered automatically denied; however, the applicant may submit an alternative name for consideration.

(c) Public hearing. Prior to considering a request to change the name of an existing street, the Planning Commission shall advertise and hold a public hearing. Notice of the public hearing shall be published in a newspaper having general circulation within the town at least fifteen (15) days prior to the hearing date. Notice shall also be provided by certified mail to the owners of record for all properties abutting the street right-of-way at least fifteen (15) days prior to the hearing date.

§ 16.50.20.40. Planning Commission review. The Planning Commission shall consider the street renaming request at its next regularly scheduled meeting which occurs at least 15 days after notification of the public hearing date, as required in Section 16.50.20.30(c). In deciding whether to approve or deny a street renaming request, the Planning Commission shall consider the following criteria:

- (a) The proposed street name is not already in use within the town;
- (b) The proposed street name is easily distinguished from other street names so as to avoid creating confusion among emergency responders, mail and package delivery services and the general public;
- (c) The proposed street name does not use frivolous or complicated words, or unconventional spellings;
- (d) The proposed street name does not use numbers (such as "1st Street"), alphabetical letters (such as "A Street") or special characters (such as "@" or "&");
- (e) The proposed street name would not be perceived as obscene or offensive;
- (f) The proposed street name is brief, clear, simple, logical, and easy to pronounce;
- (g) The proposed street name is associated with the history, flora or fauna of the Seabrook Island community or the Lowcountry, when possible;
- (h) If the street will be located within a master planned development, the proposed street name may represent a common theme within the development;
- (i) If the street is proposed to be named in honor of an individual, consideration shall be given to that person's relationship to the community, as well as his or her character, public image, and public contribution;
- (j) Pursuant to S.C. Code Section 10-1-165, no street dedicated in memory of, or named for, any historic figure or historic event may be renamed or rededicated without prior approval of the South Carolina General Assembly;
- (k) Upon any other good and just reason that may appear to the commission; and
- (l) The application must comply with all other requirements of this ordinance.

§ 16.50.20.50. Effect of approval.

- (a) Upon approval by the Planning Commission and the issuance of a Certificate of Street Renaming, which shall be recorded in the Charleston County Register of Deeds Office, the approved street name shall become the legal name of the street and will supersede all other conflicting records.
- (b) Within five (5) business days of approval, the Zoning Administrator shall provide notice of the new street name by mail, electronic delivery or hand delivery to the Charleston County Assessor's Office, Charleston County Consolidated Dispatch Center, affected property owner(s), the United States Postal Service, and all other applicable agencies or departments.
- (c) Within five (5) business days of approval, the town (or the street owner if the street is not owned by the town) shall install, or cause to be installed, new street signs at all intersections.

SECTION 3. Severability.

If any part 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 4. Conflicting Ordinances Repealed.

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

SECTION 5. Effective Date.

This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2020, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2020.

First Reading:
Public Hearing:
Second Reading:

TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Faye Allbritton, Town Clerk



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Plan Review: Brew Pub (Bohicket Marina)
MEETING DATE: October 14, 2020

The Planning Commission is asked to review and approve a request from Neil Stevenson Architects, submitted on behalf of Mike Fielding of Low Tide Brewing, to undertake various exterior modifications to an existing building located at 1880 Andell Bluff Boulevard, Unit C-2 (Tax Map # 147-05-00-018), as part of a commercial upfit for a new brew pub.

The property is located within the CRO Commercial-Retail Office subdistrict within the Bohicket Marina PUD. Restaurants and bars are allowed uses within the CRO Subdistrict.

The applicants are proposing to undertake the following exterior modifications:

- Construction of a new roof canopy over the existing second story deck (to match the existing standing seam roof);
- Construction of a new wraparound deck (weathered wood, painted to match existing);
- Construction of a new exterior stair on the creek side of the building;
- Replacing an existing window on the second floor with a new entry door;
- Extending the existing second floor deck out 5' 4";
- Installation of new wooden columns to support the roof canopy (painted to match existing); and
- Installation of new 42" metal cable railings with wood cap.

Several interior modifications, including interior upfit and installation of new brewing equipment, floor drainage and vent, do not require review and approval by the Planning Commission.

Copies of the proposed site plans, building renderings and a detailed list of proposed materials for each project are attached for review. A discussion regarding setbacks and other design criteria is included below.

Staff Recommendation

Article 14 of the town's DSO outlines a two-part process for the review and approval of commercial site plans. Staff has completed an administrative review of the proposed modifications, and our comments and findings are outlined below. Additional items may warrant further review and discussion by the Planning Commission.

It is recommended that the review of these drawings during the October 14th meeting be considered as the **Preliminary Site Plan Review**. Substantive changes which may be recommended by the Planning Commission during the Preliminary Site Plan Review may be incorporated into the plan set prior to **Final Site Plan Review**. If the Planning Commission is satisfied with the plans as submitted, the Planning Commission may elect to grant Preliminary and Final Site Plan approval, and thereby waive the requirement for an additional review.

Lot Coverage

§ 7.50.30. Commercial. Nonresidential structures, including accessory structures and associated parking areas, driveways, garages, carports, walks and roadways shall cover no more than sixty (60%) percent of the net buildable land area of a lot. For purposes of this section, net buildable land area shall constitute gross acreage less any required recreation areas and marsh/wetland areas.

- **The proposed improvements, particularly the wraparound deck and extension of the existing second story deck, will result in only a negligible change to the building footprint. Lot coverage will remain below 60%. (OK)**

Setbacks

§ 5.50.40. Minimum Setback Requirements. Unless a greater setback is required to comply with buffer and landscaping requirements of this Ordinance, the following minimum setbacks shall be provided for all structures within the CRO district or subdistrict:

§ 5.50.40.10. Abutting streets or roads: 50 feet, except when any lot fronts on a regime-owned private drive or road, in which case such the lot shall have a front setback of thirty (30) feet from the front property line.

- **The proposed modifications will meet or exceed the minimum front yard setback requirement. (OK)**

§ 5.50.40.20. Side: 50 feet, except on interior lots of a common regime where the adjoining uses are similar in which case the side setback shall be 20 feet from the property line dividing adjoining lots, to be buffered and landscaped.

- **The proposed modifications will meet or exceed the minimum side yard setback requirement. (OK)**

§ 7.60.50. Critical Line: 25 feet, 15 feet for pervious decks.

- **New pervious decking and walkways will be a minimum of 15 feet from the bulkhead along Bohicket Creek. All structural modifications, including the new canopy roof, will be at least 25 feet from the critical line. (OK)**

Architecture & Materials

§ 14.20.20. The Planning Commission will review all plans submitted as to architectural compatibility with existing town structures and shall have approval over the architectural compatibility and harmonious development of all multi-family and commercial development, even that subject to critical review by an Architectural Review Board as a part of a duly constituted PD. This review shall apply to for property construction, reconstruction, remodeling, enlargement, rearrangement or maintenance of such property.

- **The proposed elevations, materials and colors are illustrated in the attached plan set. The Planning Commission shall have discretion to determine whether the proposed designs, materials and colors are architecturally “compatible” and “harmonious” with neighboring development. (Planning Commission Discretion)**

Notwithstanding any questions related to architectural design, materials and colors, the proposed modifications meet or exceed the requirements of the town’s DSO. Therefore, staff recommends in favor of **APPROVAL**.

Approval of the architectural design, materials and colors shall be subject to the Planning Commission’s discretion.

Respectfully submitted,



Joseph M. Cronin
Town Administrator

TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
Seabrook Island, SC 29455
843-768-9121

ZONING PERMIT APPLICATION

Fee Schedule		
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: 9/25/20 TMS #: 204-00-00-125

Applicant's Name: (843-442-0260) TARA ROMANO, NEIL STEVENSON ARCHITECTS

Name of Business Contact: MIKE FIELDING

Address: _____ Phone: 843-737-3880

City: _____ State: _____ Zip: _____

Property Owner's Name: PAT WELCH - BOHICKET MARINA

Address: (SAME AS PROPERTY ADDRESS) Phone: 843-768-1280

City: _____ State: SC Zip: 29455

Property Location Address: 1880 ANDELL BLUFF BLVD UNIT G2
JOHNS ISLAND SC 29455

Lot: _____ Block: _____ Base Flood Elev. AE-14 Zone: CRO

Purpose of Permit: RENOVATION OF EXISTING TENANT
UNIT - RESTAURANT CONVERTED TO BREW PUB

Value of Construction: _____ POA Approval: _____

Applicant's Signature: [Signature]

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



September 25, 2020

Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

Re; Low Tide Captain's Lounge

To Whom It May Concern,

This letter will serve as our approval of the accompanying design plans for the renovation of the second floor of Building 3 at Bohicket Marina. The space is being renovated by Mike Fielding of Low Tide and are being submitted to you for review and approval.

Please contact me at your convenience if I can assist in any way.

Sincerely,



R. Patrick Welch

Managing Member
Bohicket Investors, LLC
Bohicket Marina & Market Place

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. WHEN THIS DRAWING IS PRINTED AT AN 11" X 17" FORMAT - the scale of the drawings are at 1/2" OF THE PAPER SCALE. (U.N.O.)

CODE / ZONING INFORMATION

ZONING JURISDICTION
TOWN OF SEABROOK AND CHARLESTON COUNTY

APPLICABLE CODES
ALL WORK, MATERIALS, AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, AND THE LATEST ADOPTED ADDITION OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE, THE NEC, NFPA CODES, SAFETY AND HEALTH REQUIREMENTS AND ENERGY CODE.

PROPERTY INFORMATION:
TAX MAP #: 204-00-00-125

ZONING DISTRICT: CRO
(COMMERCIAL-RETAIL/OFFICE DISTRICT)
FLOOD ZONE: AE-14
(WORK TOTALS LESS THAN 50% OF THE VALUE OF THE BUILDING)

USE:
EXISTING TENANT SPACE: RESTAURANT
PROPOSED USE: BREW PUB / RESTAURANT

PERMITTED USE - MEETS REQUIREMENTS

HEIGHT RESTRICTIONS:
ALLOWABLE: 36 FEET
PROPOSED: 30 FEET

MEETS REQUIREMENTS

STORIES: 2

PROJECT CONTACT INFORMATION

PROJECT#: 20.109
PROJECT ADDRESS: BOHICKET MARINA (TENANT SPACE IN BUILDING 3) 1880 ANDELL BLUFF BLVD. UNIT C-2 JOHNS ISLAND, SOUTH CAROLINA 29455

ARCHITECT: NEIL STEVENSON ARCHITECTS
NEIL STEVENSON, REGISTERED ARCHITECT
CONTACT PERSON: TARA ROMANO
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PH: (843) 853-8800 X 302
E-MAIL: TARAR@NEILSTEVENSONARCHITECTS.COM

SCOPE OF WORK SUMMARY:

RENOVATION OF EXISTING RESTAURANT INTO A BREW PUB / RESTAURANT

INTERIOR SCOPE OF WORK:
REPLACE FINISHES IN KITCHEN AND DINING AREAS
RECONFIGURE AND REFINISH BAR
CREATE AN ADA-SIZED RESTROOM
ADD SMALL BREW EQUIPMENT SETUP INTO 300 SF GROUND FLOOR KITCHEN AREA
REPLACE DUCTWORK, MECH UNIT AND ADD NEW SUBPANEL FOR BREW EQUIPMENT

EXTERIOR SCOPE OF WORK:
NEW CODE COMPLIANT ENTRY STAIR
NEW CANOPY OVER EXISTING DECK TO REPLACE EXISTING CANOPY
NEW WRAPAROUND DECK
REPLACE ONE WINDOW WITH NEW ENTRY DOORS

BREW PUB AT BOHICKET MARINA

TENANT UPFIT

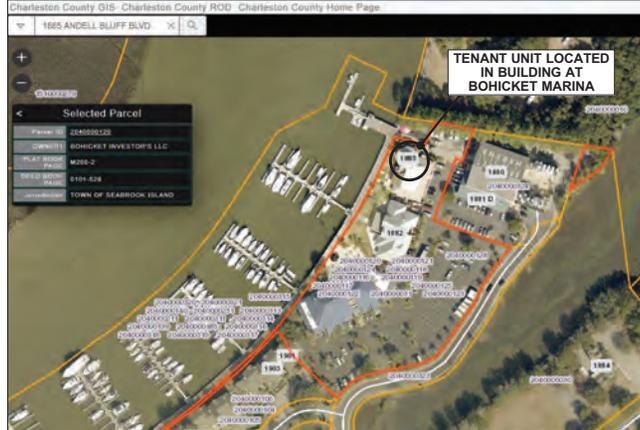
1880 ANDELL BLUFF BLVD UNIT, UNIT C-2 (BLDG 3)
JOHNS ISLAND, SOUTH CAROLINA 29455



REAR/SIDE OF TENANT UNIT



PHOTO OF EXISTING BUILDING



TENANT UNIT LOCATED IN BUILDING AT BOHICKET MARINA



2ND FLOOR TENANT SPACE WITH DECK

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NOT FOR CONSTRUCTION

COVER SHEET

BREW PUB AT BOHICKET MARINA
TENANT UPFIT
1880 ANDELL BLUFF BLVD UNIT, UNIT C-2 (BLDG 3)
JOHNS ISLAND, SOUTH CAROLINA 29455

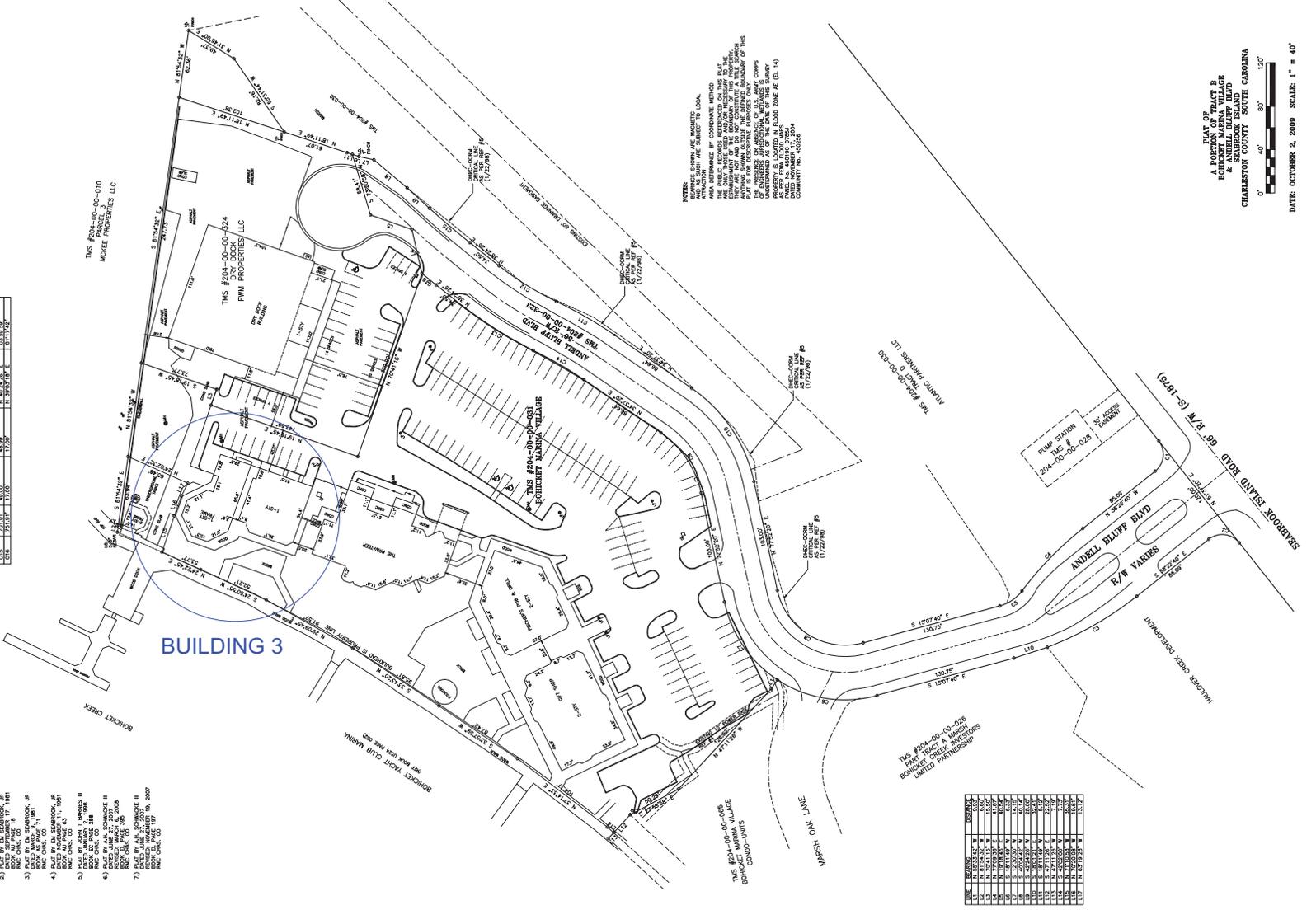
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- REFERENCES:**
- 1) BOHICKET MARINA UNIT 1, 1981
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 - 3) BOHICKET MARINA UNIT 3, 1981
 - 4) BOHICKET MARINA UNIT 4, 1981
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 - 97) BOHICKET MARINA UNIT 97, 1981
 - 98) BOHICKET MARINA UNIT 98, 1981
 - 99) BOHICKET MARINA UNIT 99, 1981
 - 100) BOHICKET MARINA UNIT 100, 1981



NOTES:
 REVISIONS SHOWN ARE MARKETS TO LOCAL ATTRIBUTION TO THE ARCHITECT.
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PLAT OF
 PORTION OF TRACT B
 ANDRELL BLUFF BLVD
 & ANDRELL BLUFF BLVD
 CHARLESTON COUNTY SOUTH CAROLINA
 DATE: OCTOBER 2, 2009 SCALE: 1" = 40'

LINE	BEARING	DISTANCE
1	N 89°52'30" E	130.75
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ADJACENT MARINA BUILDING



MARINA SIDE OF BUILDING



REAR/UTILITY SIDE OF BUILDING



PARKING LOT SIDE OF BUILDING

NSA
 NEIL STEVENSON
 ARCHITECTS
 680 RINGB
 CHARLESTON, SOUTH
 CAROLINA 29403
 843.553.8800
 NEILSTEVENSON
 ARCHITECTS.COM

NOT FOR
 CONSTRUCTION

PHOTOS

BREW PUB AT BOHICKET MARINA
 TENANT UNIT
 1880 ANDELL BLUFF BLVD UNIT. C-2 (BLDG 3)
 JOHN ISLAND, SOUTH CAROLINA 29455

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MARINA SIDE OF BUILDING

NSA
 Neil Stevenson
 ARCHITECTS
 680 KILN G
 CHARLESTON, SOUTH
 CAROLINA 29403
 843.853.8800
 NEILSTEVENSON
 ARCHITECTS.COM

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 CONSTRUCTION

RENDERINGS

BREW PUB AT BOHICKET MARINA
 TENANT UNIT
 1880 ANDEEL BLUFF BLVD UNIT. UNIT C-2 (BLDG 3)
 JOHNSTON ISLAND, SOUTH CAROLINA 2955

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ARIEL VIEW

NSA
 Neil Stevenson
 ARCHITECTS
 680 PARKING
 CHARLESTON, SOUTH
 CAROLINA 29403
 843.853.8600
 NEILSTEVENSON
 ARCHITECTS.COM

NOT FOR CONSTRUCTION

RENDERINGS

BREW PUB AT BOHICKET MARINA
 TENANT UNIT
 1880 ANDEE BLUFF BLVD UNIT. C-2 (BLDG 3)
 JOHNSTON ISLAND, SOUTH CAROLINA 2955

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MARINA SIDE OF BUILDING

NSA
 Neil Stevenson
 ARCHITECTS
 680 PARKING
 CHARLESTON, SOUTH
 CAROLINA 29403
 843.833.8600
 NEILSTEVENSON
 ARCHITECTS.COM

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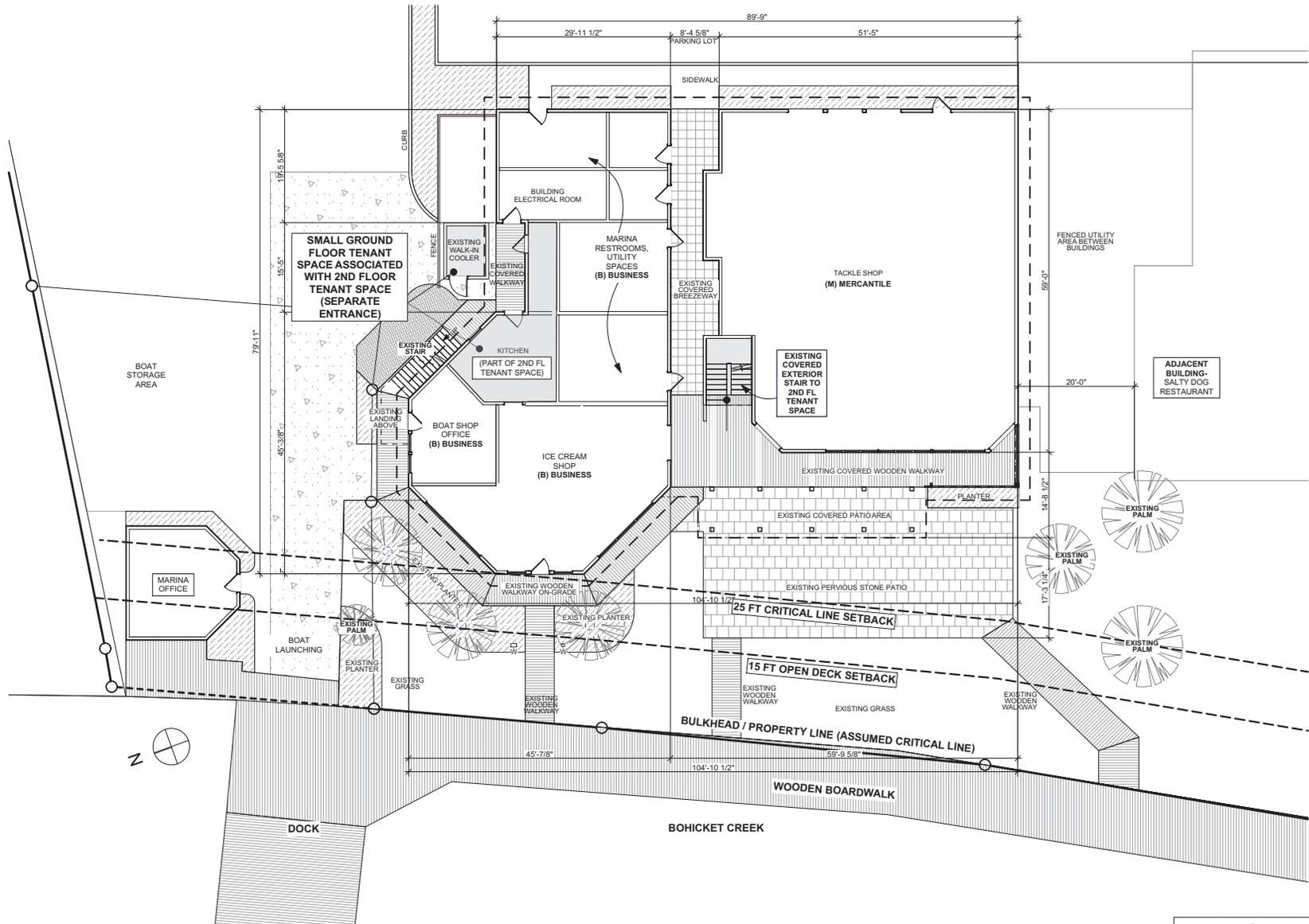
RENDERINGS

BREW PUB AT BOHICKET MARINA
 TENANT UNIT
 1880 ANDEEL BLUFF BLVD UNIT. C-2 (BLDG 3)
 JOHNSTON ISLAND, SOUTH CAROLINA 2955

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1 EXISTING SITE PLAN / OVERALL GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING A1.1



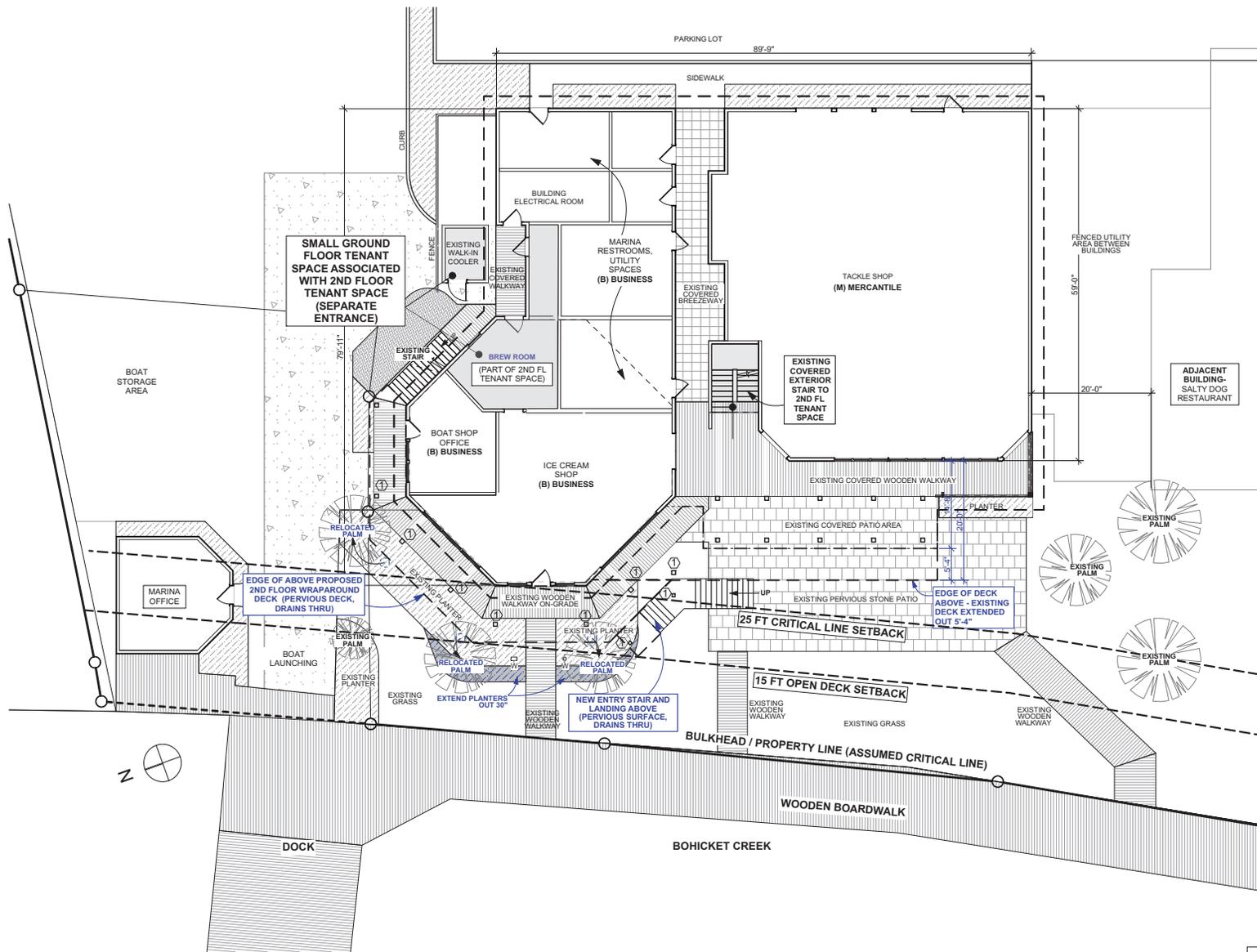
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EXISTING SITE PLAN / OVERALL GROUND FLOOR PLAN

BREW PUB AT BOHICKET MARINA
TENANT UPFIT
1880 ANDELL BLUFF BLVD UNIT. C-2 (BLDG 3)
JOHNS ISLAND, SOUTH CAROLINA 29455

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SITE PLAN NOTES

- KEYED NOTES:**
- ① NEW WOOD COLUMNS SUPPORTING NEW DECK ABOVE



NOT FOR CONSTRUCTION

PROPOSED SITE PLAN / OVERALL GROUND FLOOR PLAN

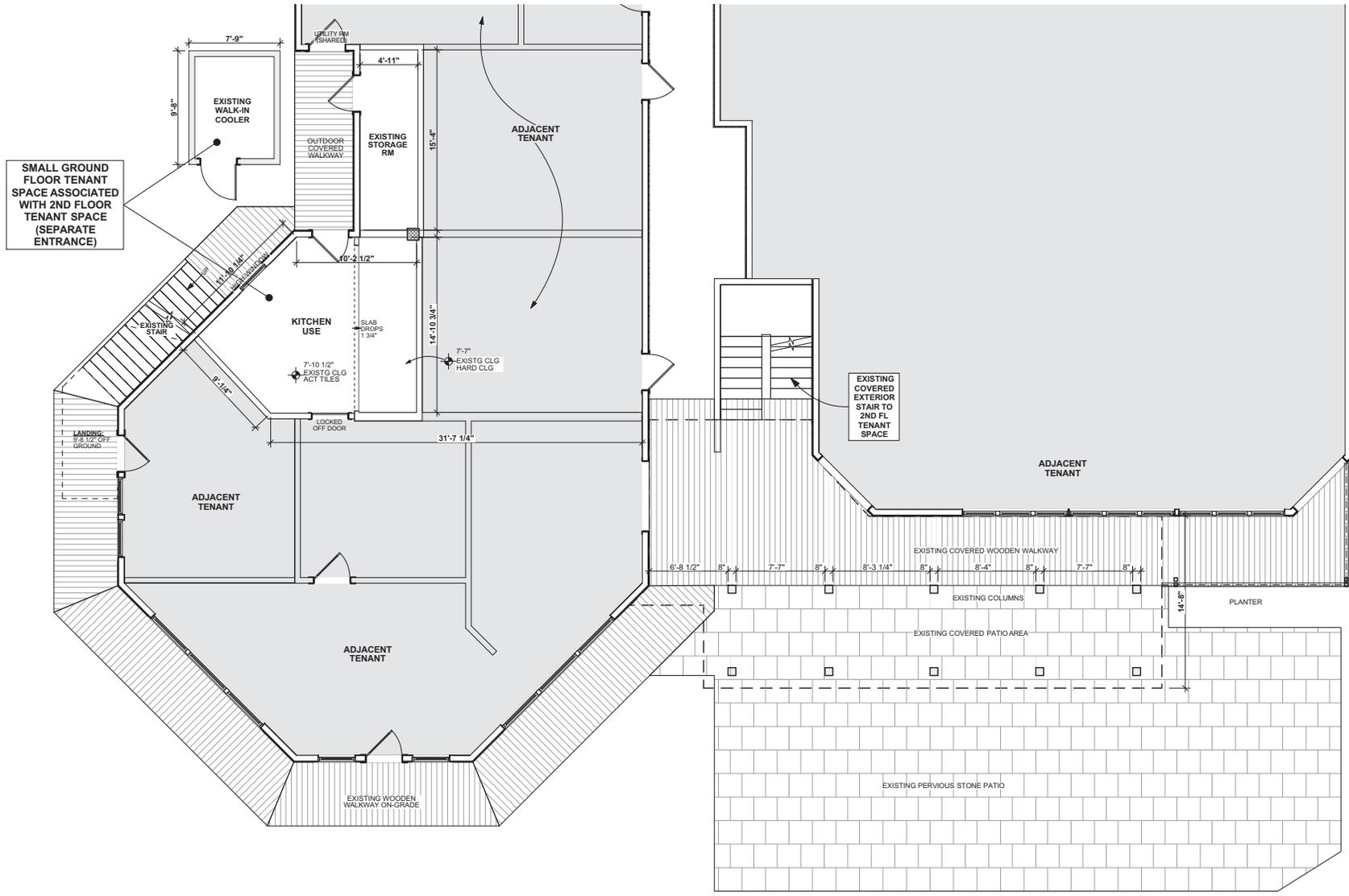
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TENANT UPFIT
1880 ANDELL BLUFF BLVD UNIT. UNIT C-2 (BLDG 3)
JOHNS ISLAND, SOUTH CAROLINA 29405

① PROPOSED SITE PLAN / OVERALL GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED A1.2

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1 EXISTING GROUND/FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING



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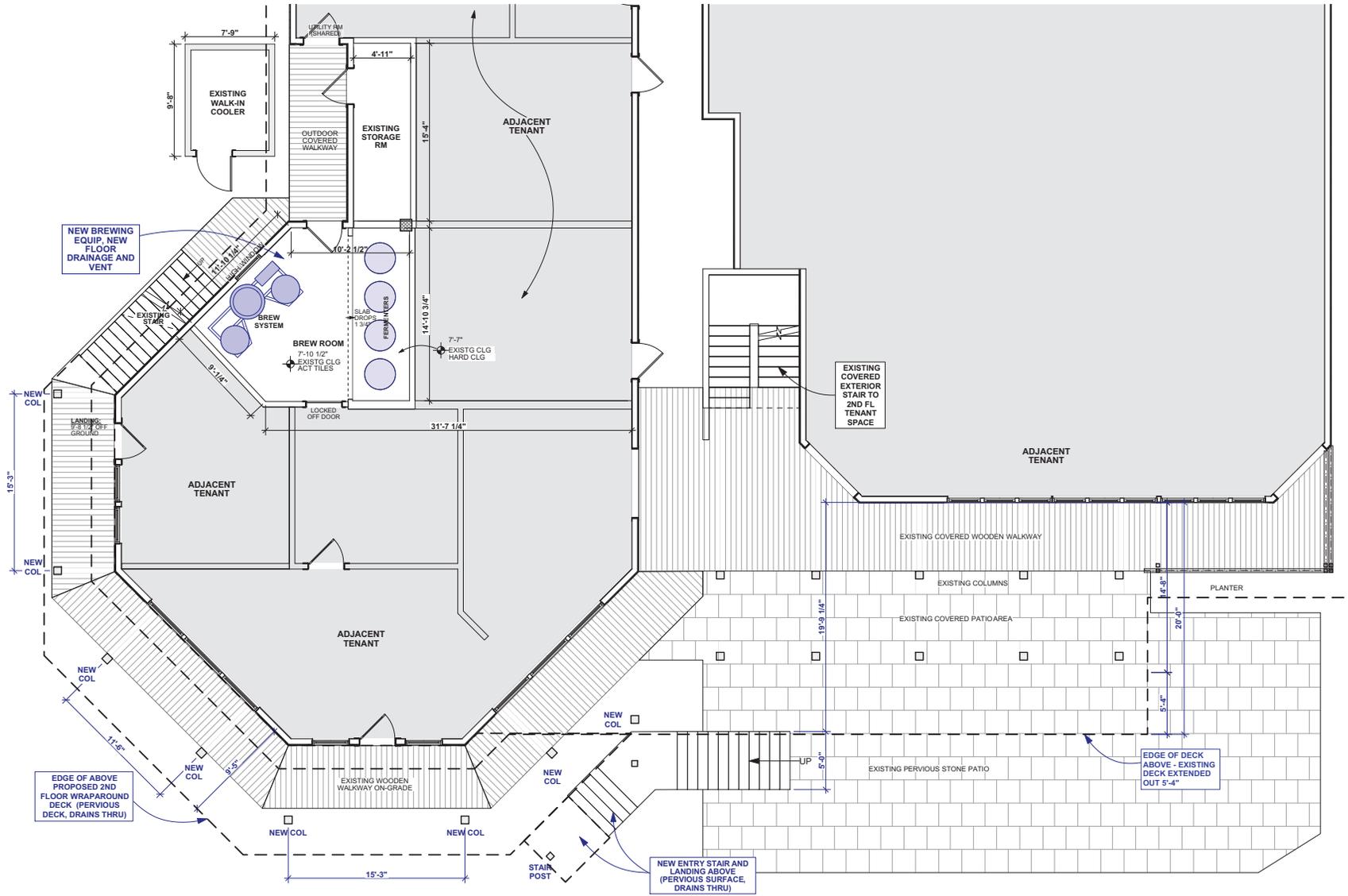
EXISTING GROUND / FIRST FLOOR PLAN

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1 PROPOSED GROUND FLOOR / FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED



Neil Stevenson
ARCHITECTS
680 KING STREET B
CHARLESTON, SOUTH CAROLINA 29403
843.533.8800
NEILSTEVENSONARCHITECTS.COM

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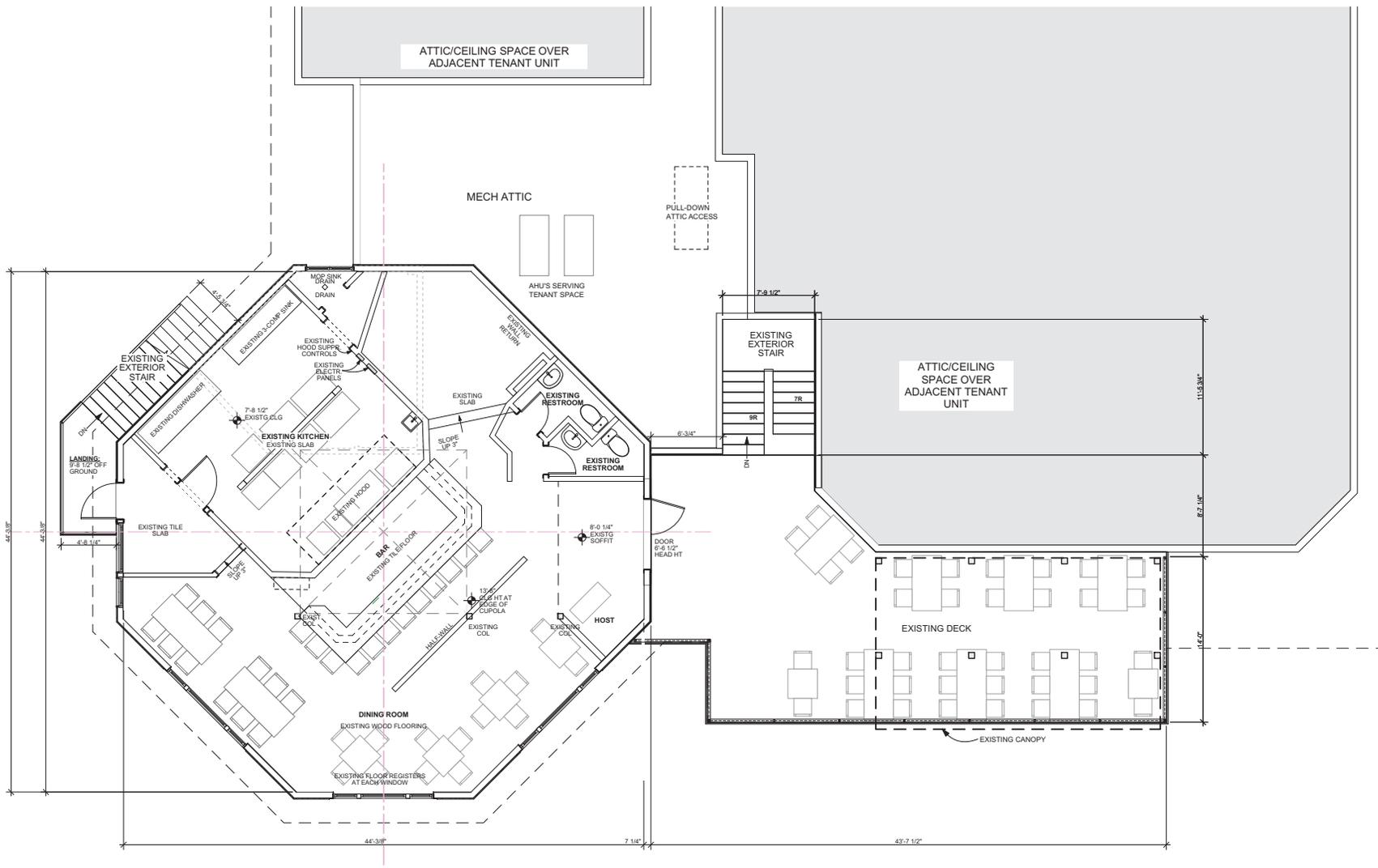
PROPOSED GROUND/FIRST FLOOR PLAN

BREW PUB AT BOHICKET MARINA
TENANT UNIT
1880 ANDELL BLUFF BLVD UNIT. C-2 (BLDG 3)
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1 EXISTING 2ND FLOOR PLAN (PRIMARY LEVEL OF TENANT SPACE)
SCALE: 1/4" = 1'-0"

EXISTING



680 KING STREET B
CHARLESTON, SOUTH CAROLINA 29403
843.533.8800
NEIL STEVENSON ARCHITECTS P.C.S.A.

NOT FOR CONSTRUCTION

EXISTING SECOND FLOOR PLAN

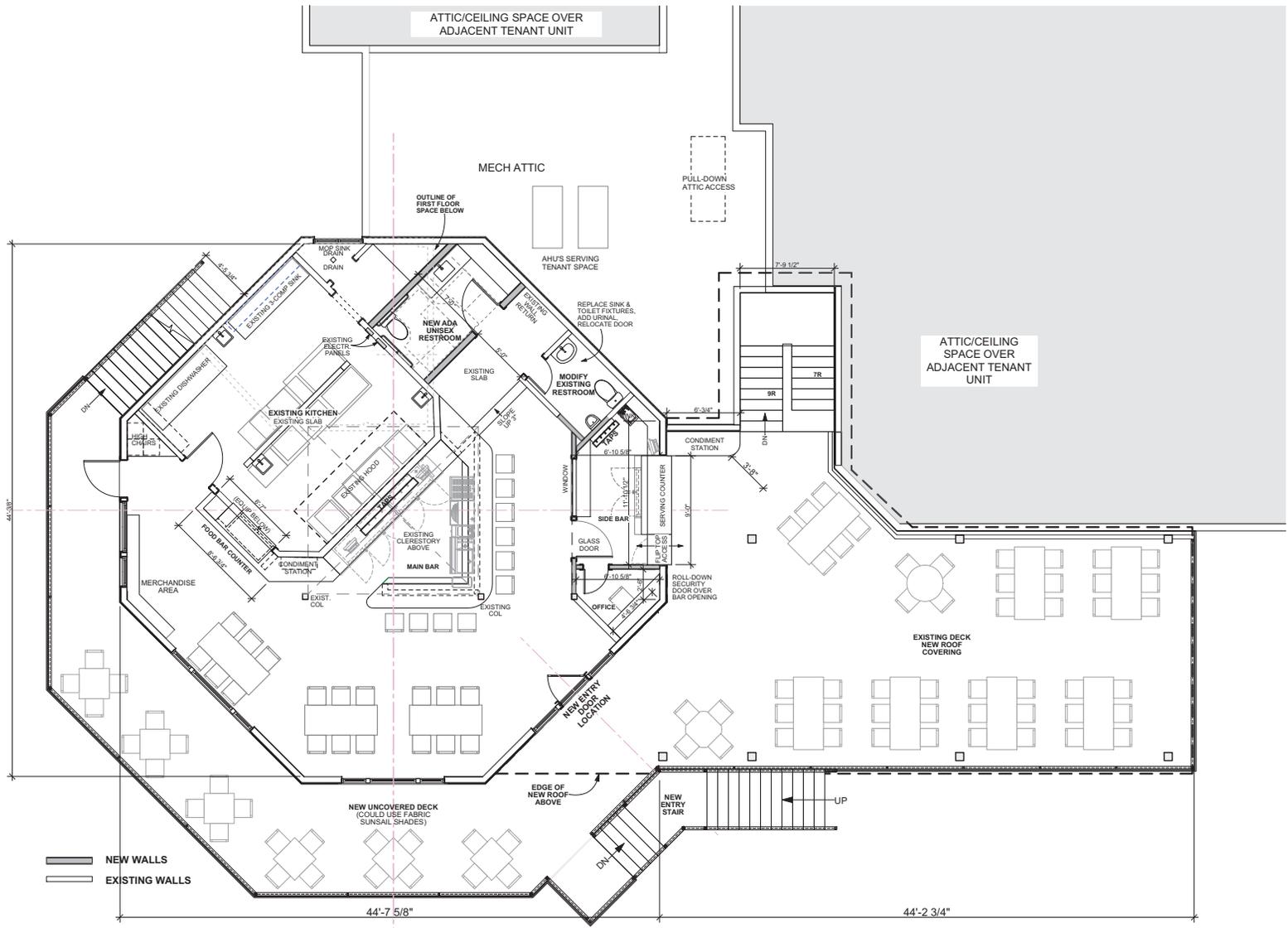
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NEW WALLS
 EXISTING WALLS

1 SECOND FLOOR PLAN (PRIMARY LEVEL OF TENANT SPACE)
SCALE: 1/4" = 1'-0"

PROPOSED



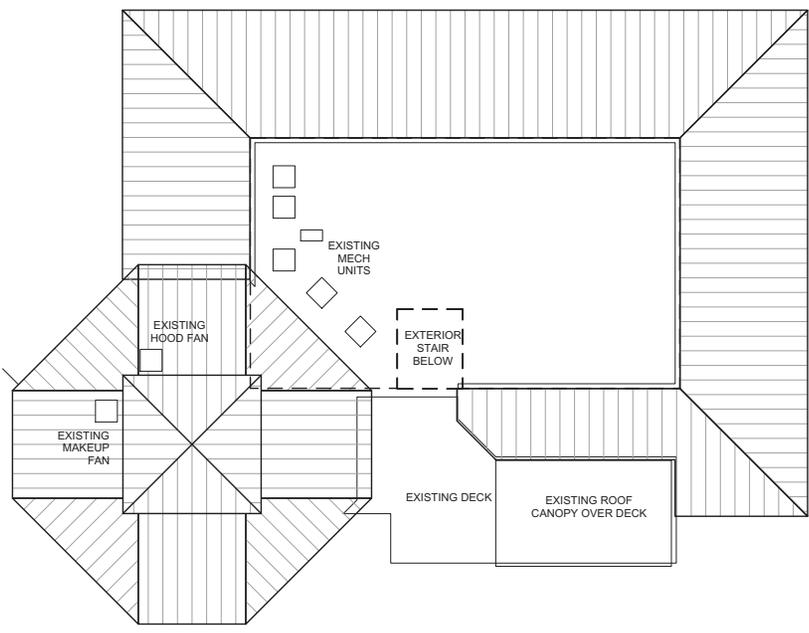
NOT FOR CONSTRUCTION
 PROPOSED SECOND FLOOR PLAN

BREW PUB AT BOHICKET MARINA
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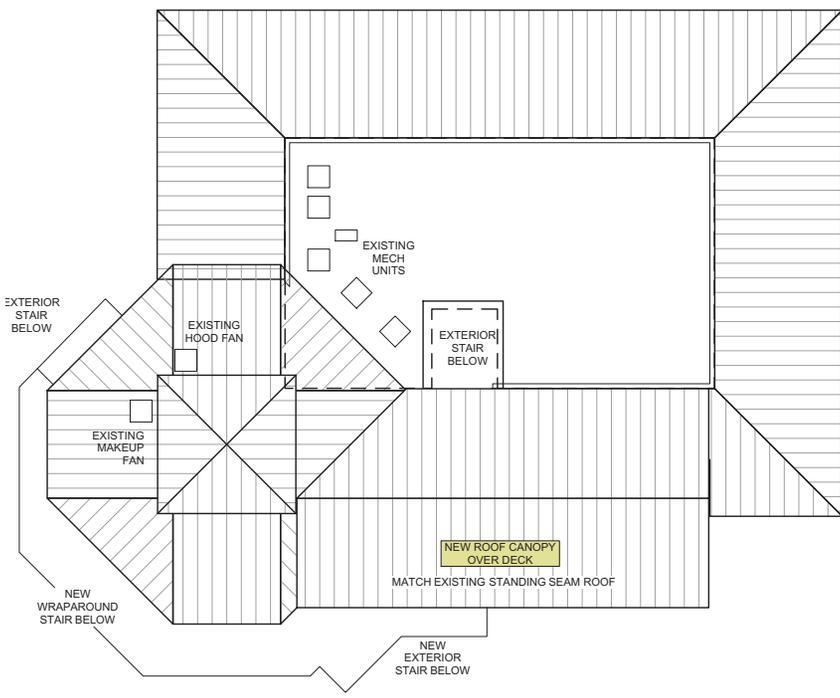
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A2.4

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2 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

EXISTING



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

PROPOSED

NSA
NEIL STEVENSON
ARCHITECTS
680 KING
STREET, SUITE 200
CHARLESTON, SOUTH
CAROLINA 29403
843.553.8800
NEIL STEVENSON
ARCHITECTS, P.C.

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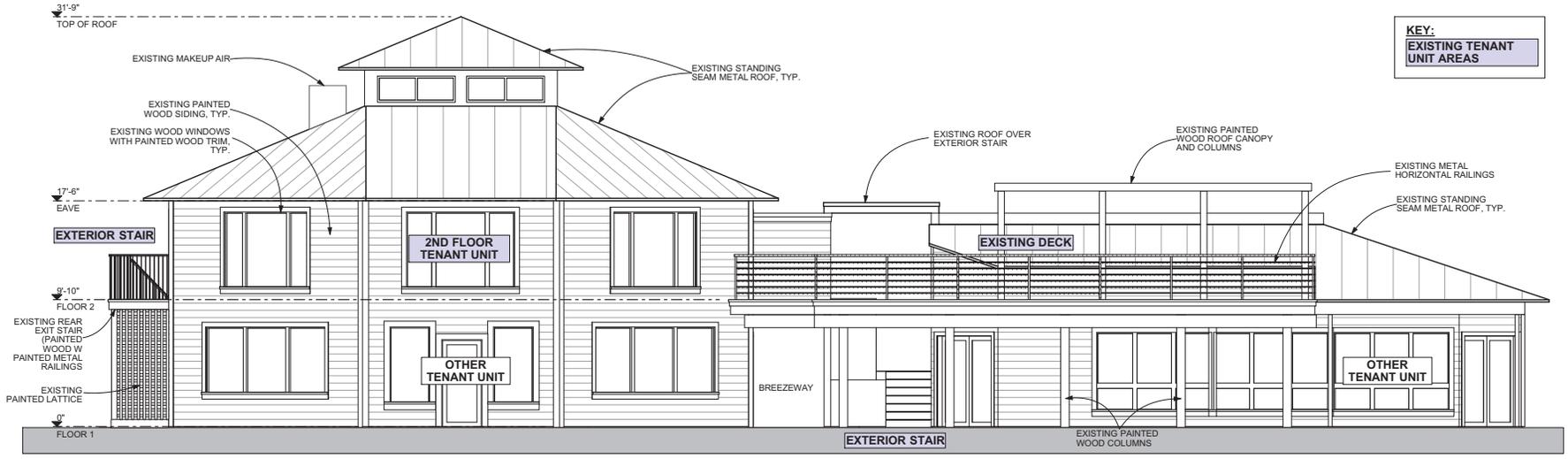
ROOF PLAN - EXISTING AND PROPOSED

BREW PUB AT BOHICKET MARINA
TENANT UPFIT
1880 ANDELL BLUFF BLVD. UNIT. C-2 (BLDG. 3)
JOHNS ISLAND, SOUTH CAROLINA 29455

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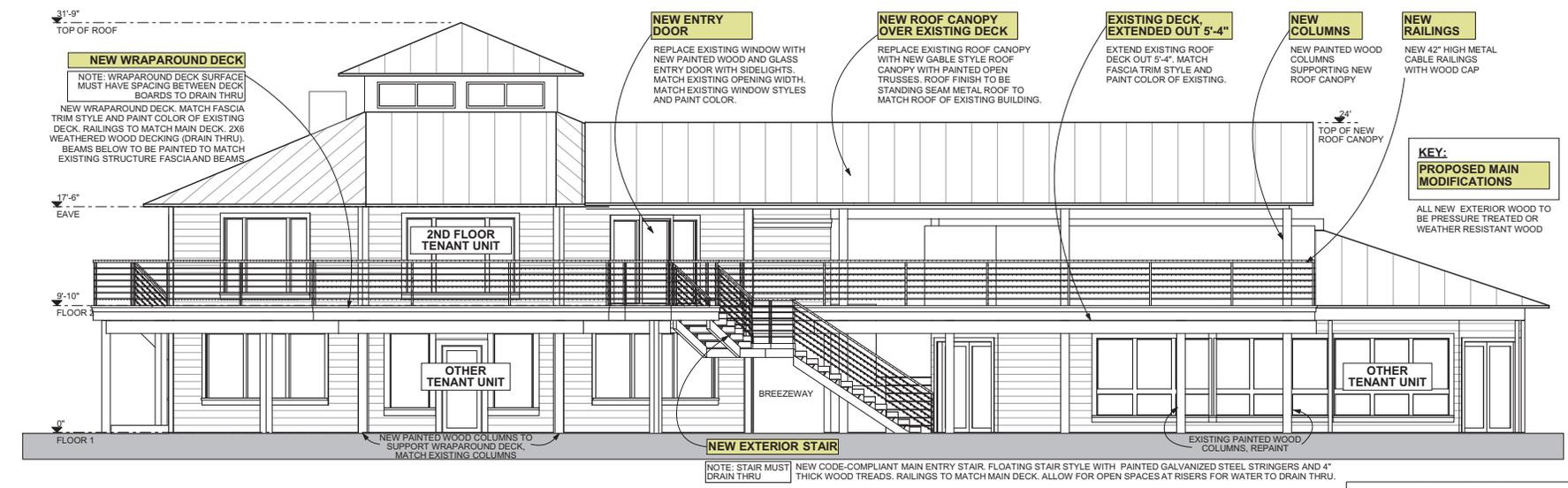
A2.5

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1 EXISTING MARINA SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING



2 PROPOSED MARINA SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED



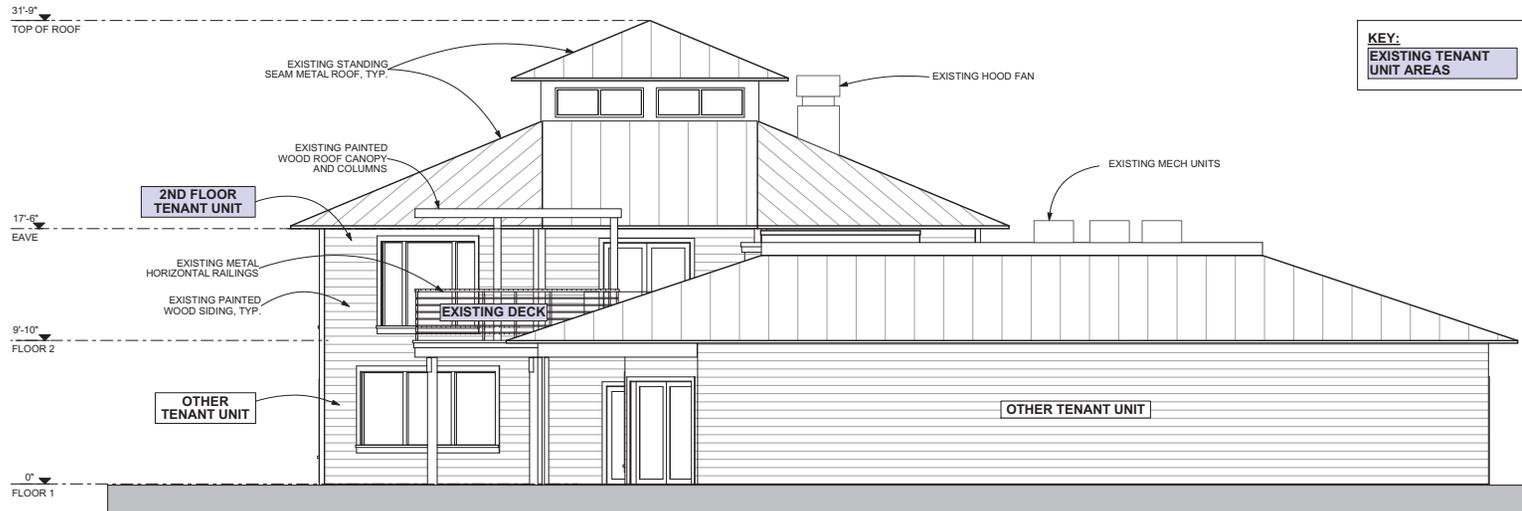
680 KING STREET B
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843.533.8800
NEIL STEVENSON ARCHITECTS P.A.

BREW PUB AT BOHICCKET MARINA
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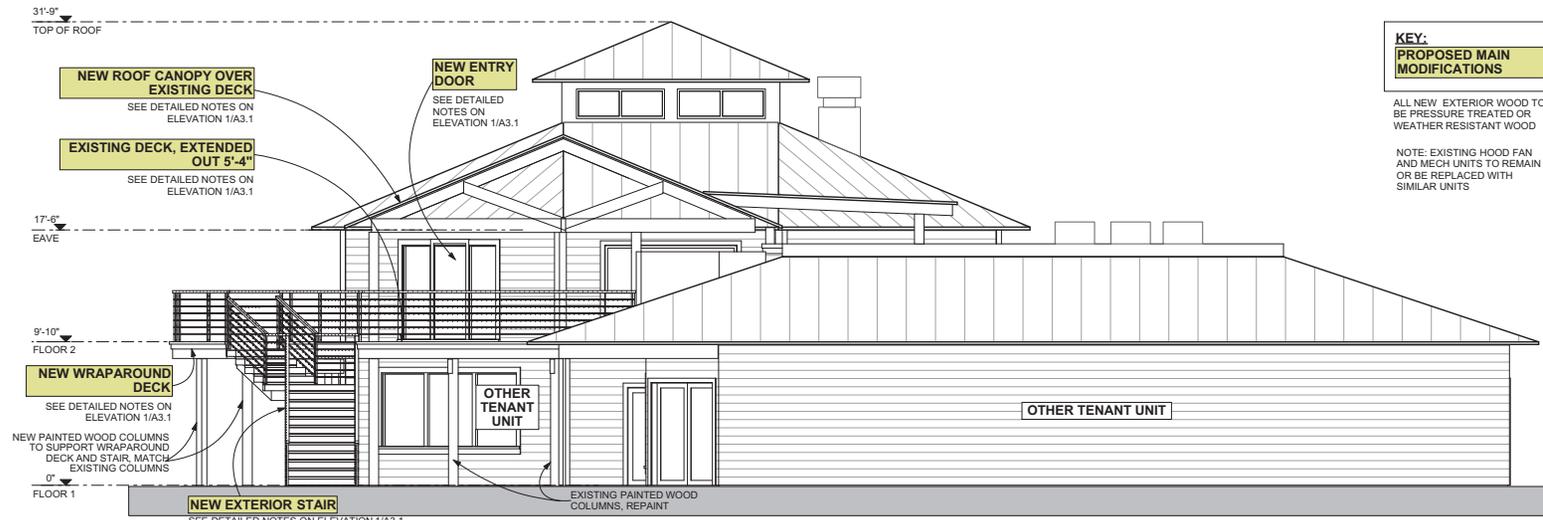
A3.1

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1 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING



2 PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED

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EXTERIOR ELEVATIONS

BREW PUB AT BOHICKET MARINA
TENANT UNIT
1880 ANDELL BLUFF BLVD UNIT, UNIT C-2 (BLDG 3)
JOHNS ISLAND, SOUTH CAROLINA 29455

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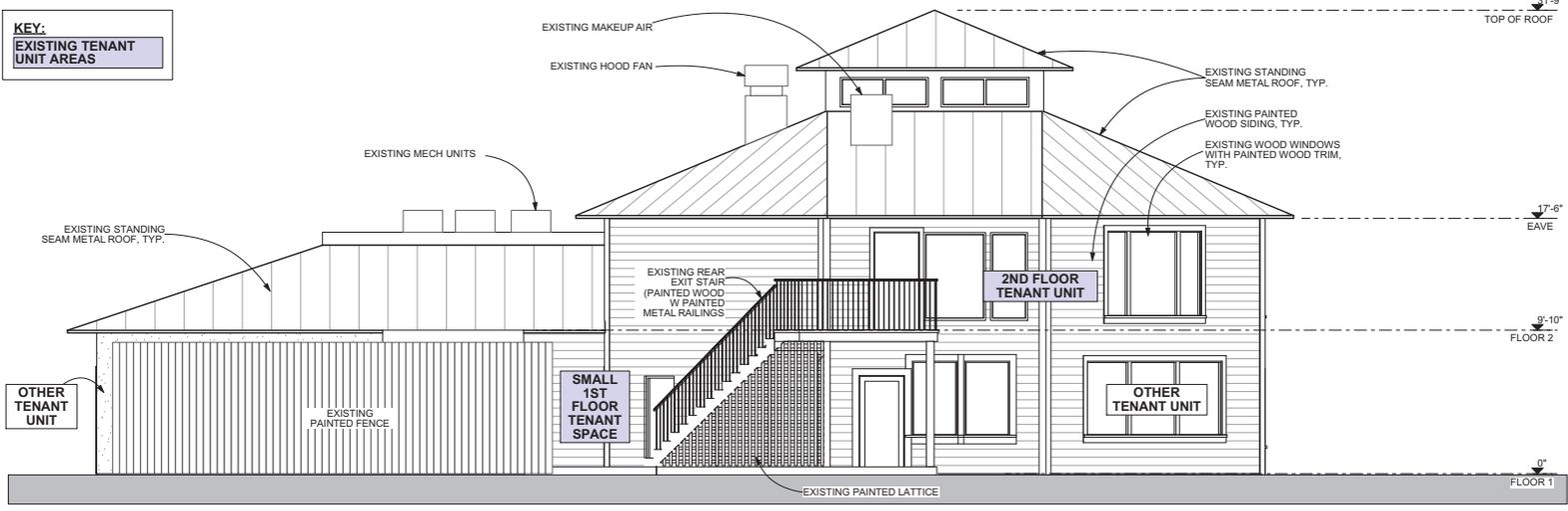
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EXTERIOR ELEVATIONS

BREW PUB AT BOHICKET MARINA
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KEY:
EXISTING TENANT UNIT AREAS

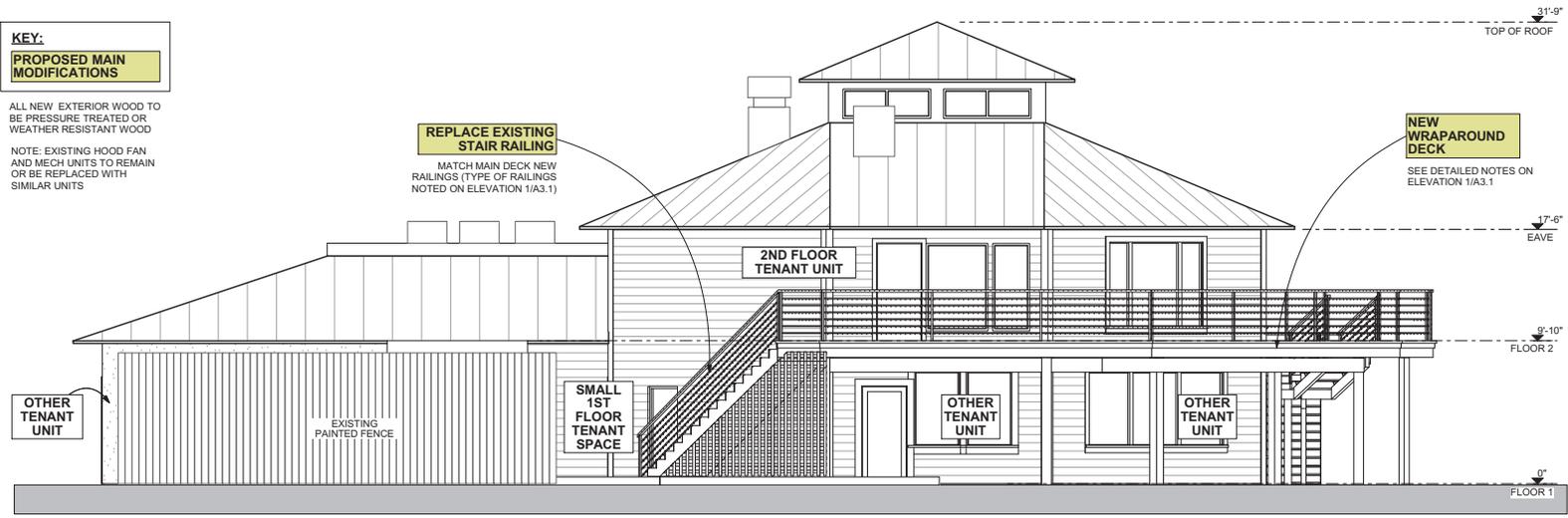


1 EXISTING NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING

KEY:
PROPOSED MAIN MODIFICATIONS

ALL NEW EXTERIOR WOOD TO BE PRESSURE TREATED OR WEATHER RESISTANT WOOD
NOTE: EXISTING HOOD FAN AND MECH UNITS TO REMAIN OR BE REPLACED WITH SIMILAR UNITS



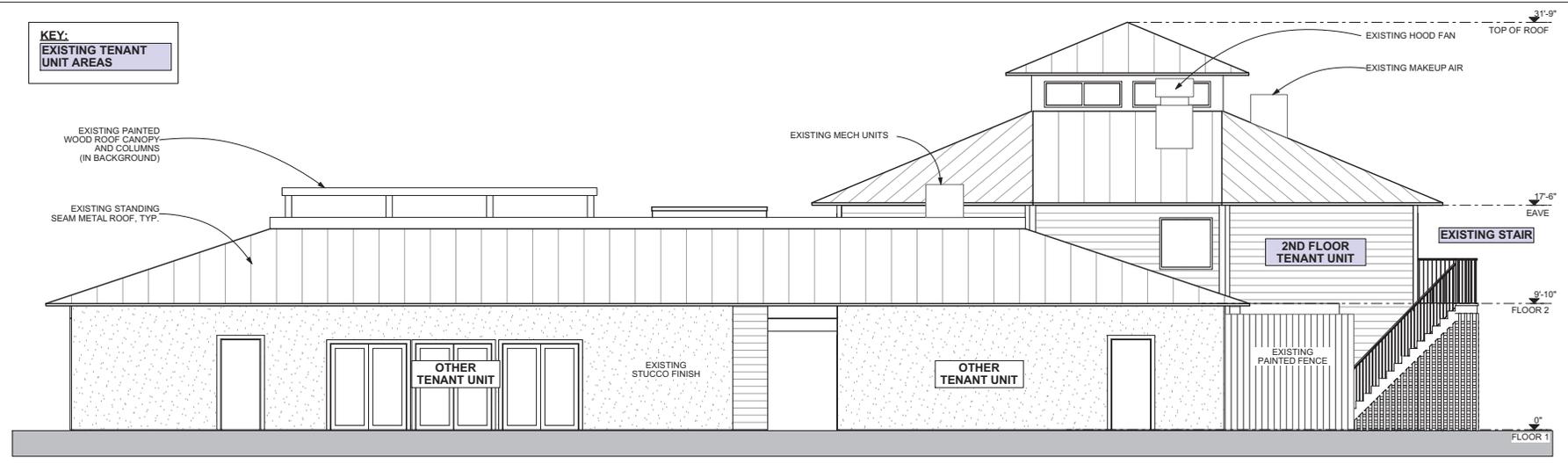
2 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED

A3.3

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KEY:
EXISTING TENANT UNIT AREAS



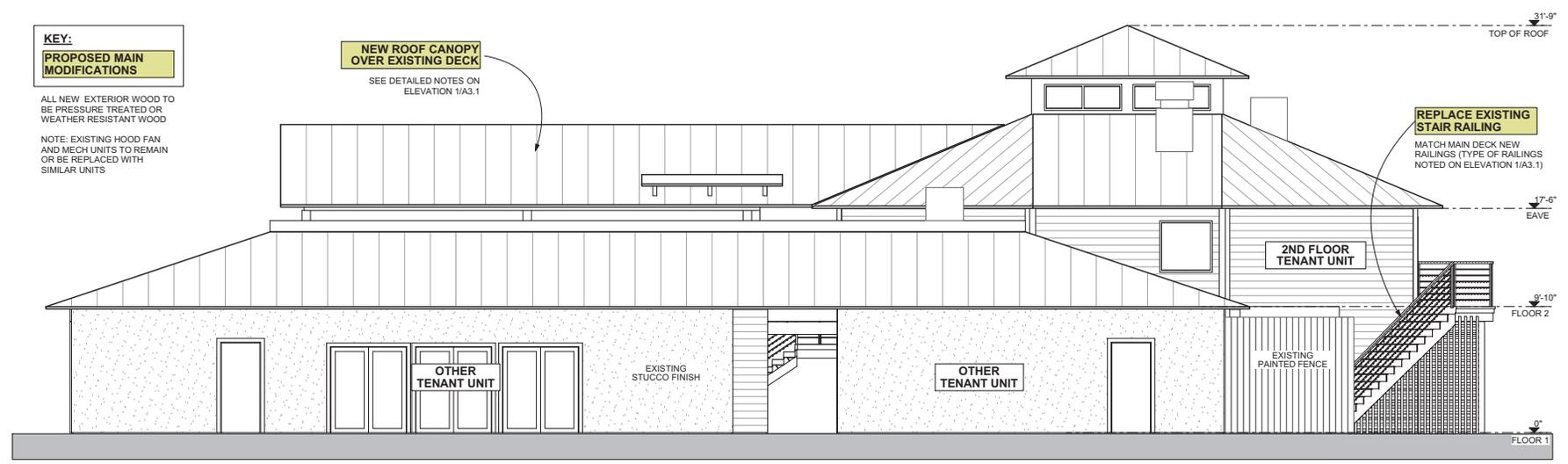
1 EXISTING PARKING LOT (EAST) SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING

KEY:
PROPOSED MAIN MODIFICATIONS

ALL NEW EXTERIOR WOOD TO BE PRESSURE TREATED OR WEATHER RESISTANT WOOD
NOTE: EXISTING HOOD FAN AND MECH UNITS TO REMAIN OR BE REPLACED WITH SIMILAR UNITS

NEW ROOF CANOPY OVER EXISTING DECK
SEE DETAILED NOTES ON ELEVATION 1/A3.1



2 PROPOSED PARKING LOT (EAST) SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED

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ARCHITECTS
680 KING STREET B
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EXTERIOR ELEVATIONS

BREW PUB AT BOHICKET MARINA
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MARINA SIDE OF BUILDING

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ARCHITECTS
680 PARKING
OFFICE
CHARLESTON, SOUTH
CAROLINA 29403
843.853.8800
NEILSTEVENS
ARCHITECTS.COM

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RENDERINGS

BREW PUB AT BOHICKET MARINA
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JOHNS ISLAND, SOUTH CAROLINA 29455

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MARINA SIDE OF BUILDING

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RENDERINGS

BREW PUB AT BOHICKET MARINA
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1880 ANDELL BLUFF BLVD UNIT. C-2 (BLDG 3)
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ARIEL VIEW

NSA
 Neil Stevenson
 ARCHITECTS
 680 PARKING B
 CHARLESTON, SOUTH
 CAROLINA 29403
 843.853.8800
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RENDERINGS

BREW PUB AT BOHICKEET MARINA
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MEMORANDUM

TO: Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 3095 Baywood Drive
MEETING DATE: October 14, 2020

The Planning Commission is asked to review and provide a recommendation to Town Council on a rezoning request from the Seabrook Island Green Space Conservancy Inc. for Charleston County Tax Map Number 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive (Block 32, Lot 17). The applicant is seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

The property is surrounded on three sides by parcels zoned SR Single-Family Residential. The property also backs up to the golf course, which is zoned for Parks and Recreational uses.

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.

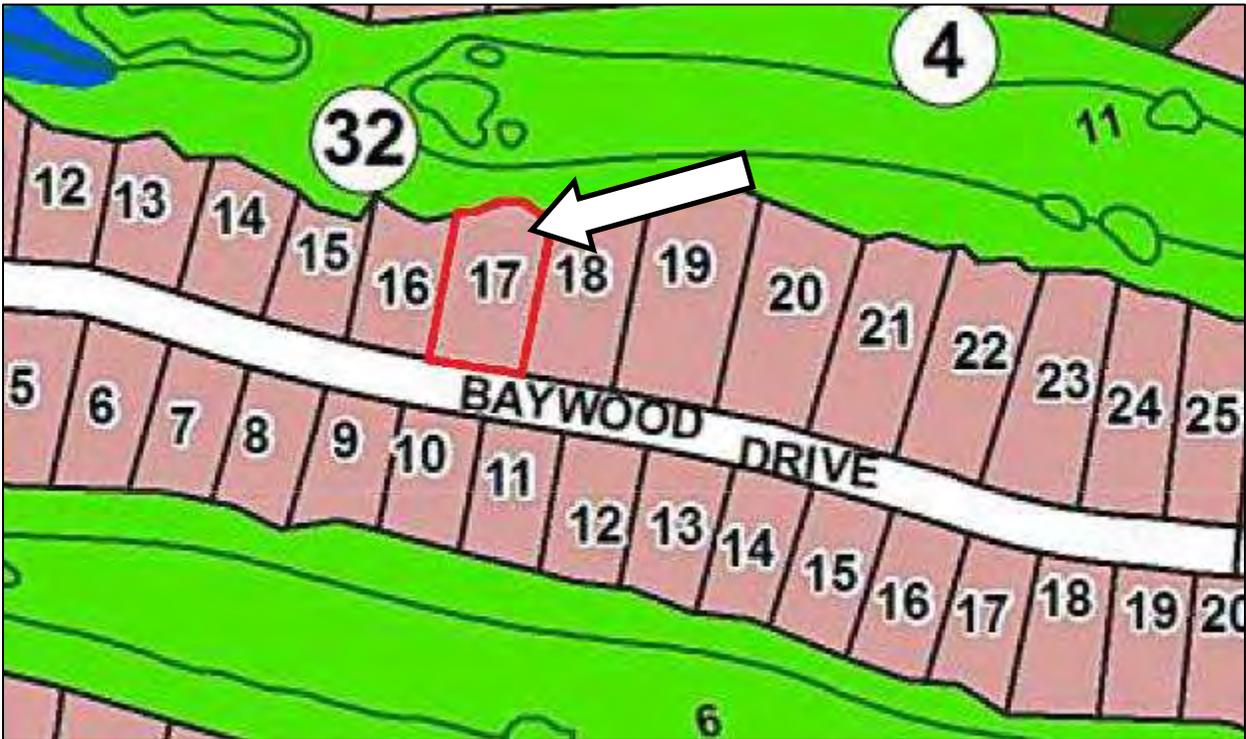
Respectfully submitted,

Joseph M. Cronin
Town Administrator

Aerial Image



Zoning Map



TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-11

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 147-03-00-119, CONTAINING APPROXIMATELY 0.50 +/- ACRES LOCATED AT 3095 BAYWOOD DRIVE, FROM THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT

WHEREAS, on or about September 20, 2020, the Seabrook Island Green Space Conservancy Inc. filed Rezoning Application #82 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, 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 October 14, 2020, 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 November 17, 2020, as required by law;

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 147-03-00-119, containing approximately 0.50

+/- acres located at 3095 Baywood Drive, 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 _____, 2020, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2020.

First Reading: October 27, 2020
Public Hearing: November 17, 2020
Second Reading: November 17, 2020

TOWN OF SEABROOK ISLAND

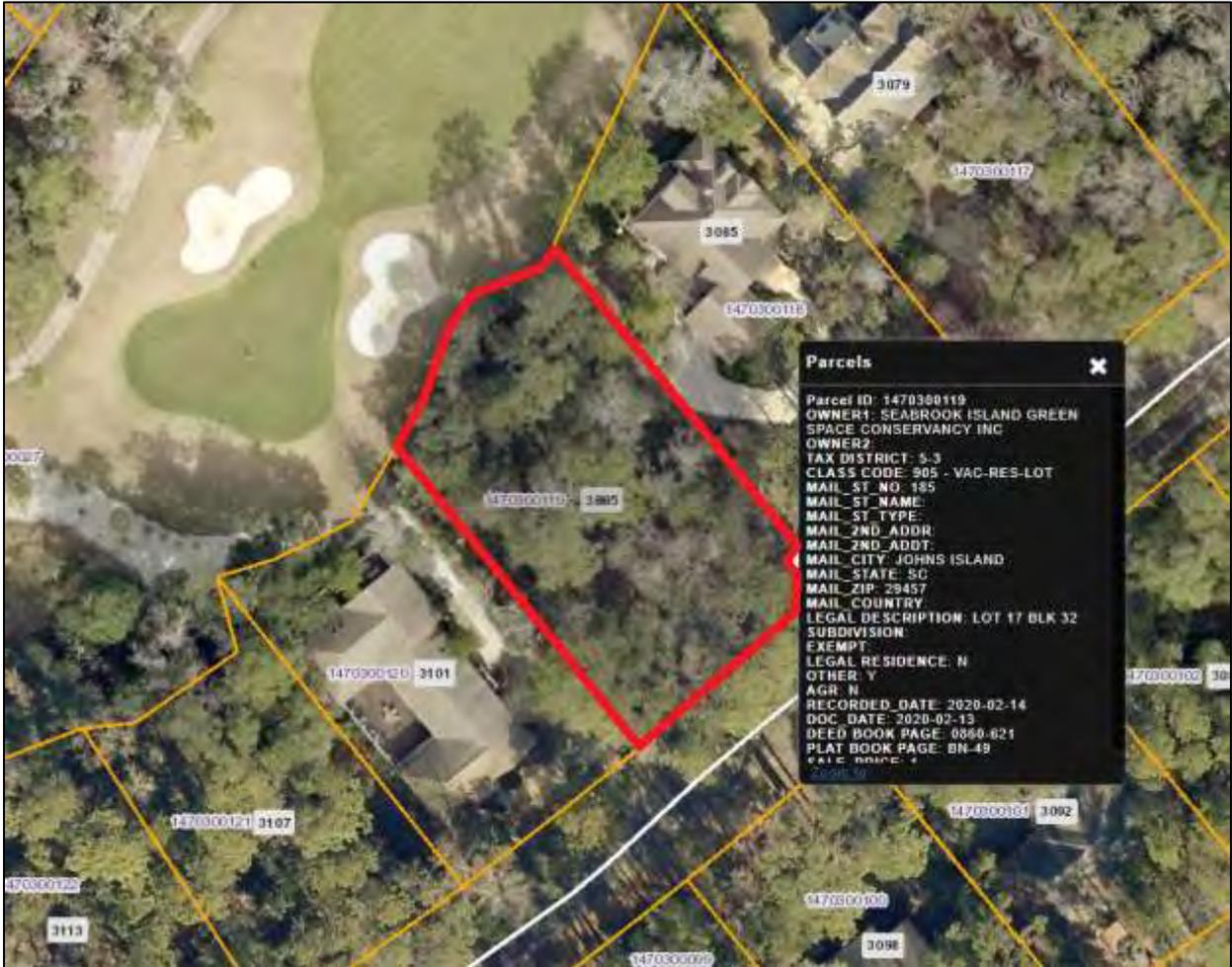
John Gregg, Mayor

ATTEST

Faye Allbritton, Town Clerk

EXHIBIT A

Property Map
Charleston County Tax Map Number 147-03-00-119



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

REZONING APPLICATION NO. 82
DATE September 20, 2020

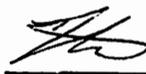
PROPERTY INFORMATION:

1. Present Zoning SINGLE FAMILY RESIDENTIAL
2. Proposed Zoning AGRICULTURE-CONSERVATION
3. Tax Map Number (s) 1470 300119
4. Address ~~30~~ 3095 BAYVIEW DR.
5. Lot Dimensions _____
6. Deed Recorded: Book 0860 Page 621 Date 2/13/2020
7. Plat Recorded: Book DN Page 49 Date 2/13/2020

APPLICANT/OWNER/REPRESENTATIVE:

8. Applicant SEABROOK ISLAND GREEN SPACE CONSERVANCY
Address PO BOX 1850, JONAS ISLAND, SC 29455
Phone No. (Home) 404 556-3231 (Business) _____
9. Owner(s) (if different from applicant) _____
Address _____
Phone No. (Home) _____ (Business) _____
10. Representative (if different from applicant) LUST HOODEN
11. I (We) certify that LUST HOODEN is my (our)
authorized representative for this zoning change.

 9/20/2020
Signature of Owner(s)/Date

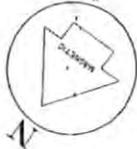
 9/20/2020
Signature of Applicant/Date
and/or representative if different from owner

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

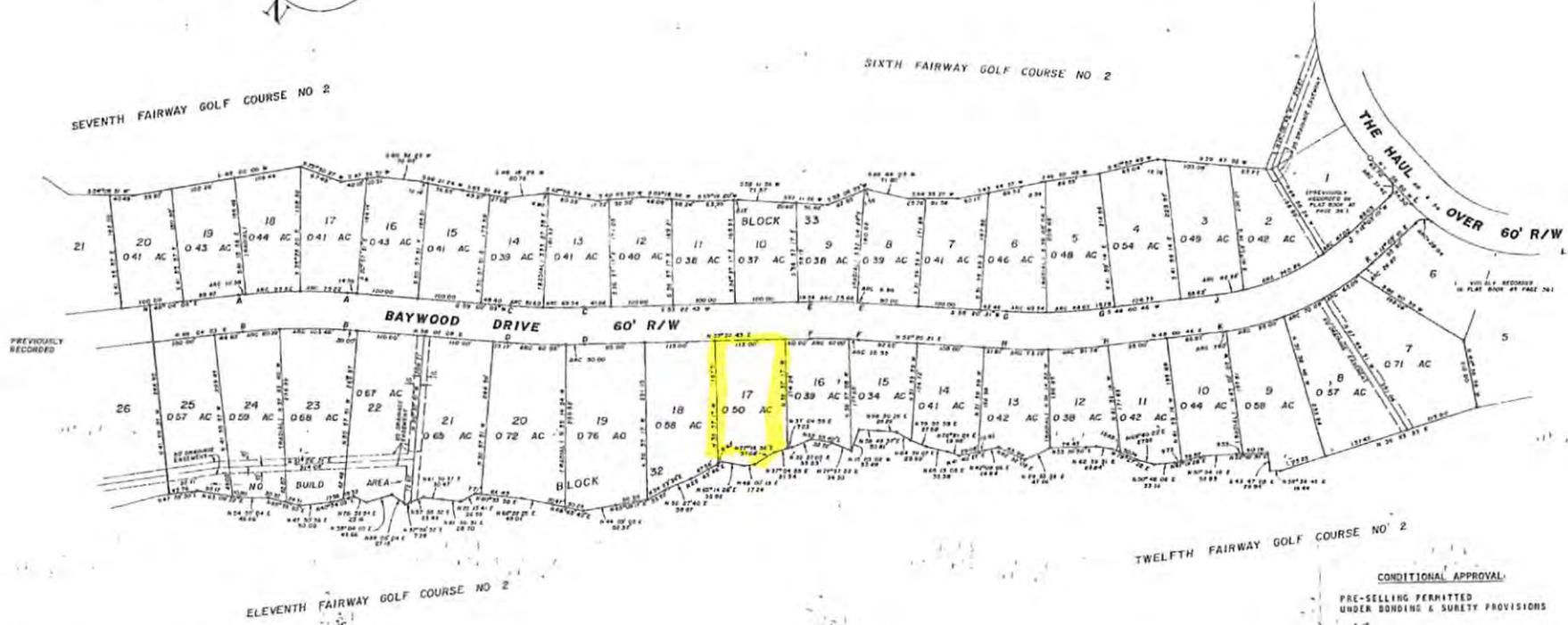
BK K 14376896

Office of Register of Deeds
 Office of Register of Deeds
 Filed for Record this 21st day of Feb. 1985 at
 10:00 a.m. in Plat Book 982 Page 24 and tracing cloth
 copy filed in file of Deeds - Volume 22 - Entry
 No. 22. Original plat (as shown) delivered
 to Charles C. Blanton, Jr.

Robert M. King
 Register of Deeds



CURVE	Δ	D	T	L	R
A-A	10°58'06"	87.88	175.22	245.32	
B-B	10°58'06"	87.88	163.74	245.32	
C-C	05°39'26"	49.38	116.94	174.37	
D-D	05°39'26"	49.38	122.86	174.37	
E-E	14°51'56"	6.0037	41.30	82.55	95.44
F-F	14°51'56"	6.0037	38.20	77.30	89.33
G-G	10°19'35"	6.0097	77.78	154.16	95.00
H-H	10°19'35"	6.0097	62.71	124.97	91.33
J-J	35°57'40"	15.6187	118.06	230.88	288.00
K-K	35°57'40"	15.6237	138.24	267.92	424.88
L-L	0°48'02"	72.7597	124.88	231.85	251.75



- NOTES
- 1 ALL PROPERTY CORNERS MARKED WITH IRON PIPES UNLESS SHOWN OTHERWISE
 - 2 ALL CORNER MARKS ARE 20.00 UNLESS NOTED OTHERWISE
 - 3 TOTAL ACRES: 33.902 ACRES
 - 4 OWNER OF THIS PROPERTY IS SEABROOK ISLAND COMPANY
 - 5 ALL LOTS SHOWN ON THIS PLAT ARE ABOVE ELEVATION 8.0 M.E.L.

I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown herein and this plat shows the true dimensions of the property. All of necessary markers have been installed and the premium is 177500.

E. M. Seabrook, Jr.
 E. M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S.C. REG. NO. 1375



SEABROOK ISLAND

CHARLESTON COUNTY, SOUTH CAROLINA

PLAT OF LOTS 7-25 BLOCK 32
 AND LOTS 2-20 BLOCK 33

SCALE 1" = 100' SEPTEMBER 6 1984

CONDITIONAL APPROVAL
 PRE-SELLING PERMITTED
 UNDER BONDING & SURETY PROVISIONS

Charles H. Blanton
 CLERK, CHARLESTON COUNTY COUNCIL

David H. Grady
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD

9800-N Feb. 19, 1985
 APPLICATION # DATE

- SPECIAL NOTES
- 1 THIS PLAT SUBMITTED FOR PRE-SELLING UNDER IRREVOCABLE LETTER OF CREDIT PROVISION
 - 2 APPROVAL OF THIS PLAT DOES NOT PERMIT OR AUTHORIZE OCCUPANCY
 - 3 DURATION OF APPROVAL SHALL BE FOR TWO YEARS
 - 4 THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON

NOTE
 ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND ARE TO BE MAINTAINED BY SEABROOK ISLAND COMPANY, ITS SUCCESSORS OR ASSIGNS

EXHIBIT A

ALL that certain lot, piece to parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as LOT 17, BLOCK 32, on a plat by EM. Seabrook, Jr., CE & LS, dated April 25, 1982, and recorded in Plat Book BD, Page 23, in the Charleston County RMC Office; and as more recently shown on a Plat recorded on April 29, 1987 in Plat Book BN at page 49, in said RMC Office.

Said lot having the size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO the Covenants, Conditions, Restrictions, Limitations, Affirmative Obligations and Easements of record and more particularly set forth in instructions duly recorded in the RMC Office for Charleston County, as follows: Book N-100, at Page 296; as amended by instrument recorded in Book Y-110, at Page 143; and Second Modification thereto dated March 26, 1985 and recorded in Book J-144, at Page 67; Third Modification of Protective Covenants dated April 24, 1987 and recorded in Book J-164 at Page 487; Also, Second restated and amended by Laws dated October 18, 1984 and recorded in Book B-141, at page 267; as amended by instrument dated March 26, 1985 and recorded . Book J-144, at Page 59; Third Restated and Amended By-Laws of the Seabrook Island Property Owners Association, dated August 1, 1989, and recorded in the RMC Office of Charleston County in Book L-186, Page 718; and Amendment filed in Book K-215, Page 001; Restatement and Fourth Modification of Protective Covenants for Seabrook Island Development, dated August 1, 1989, and recorded in the Charleston County RMC Office in Book L-186, Page 697; Restatement and Fifth Modification recorded in Book K-215, Page 23.

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

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 3095 Baywood Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-03-00-119, was transferred by Coastal Investment Holdings, LLC to Seabrook Island Green Space Conservancy, Inc. on February 13, 2020.
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) exempt from the deed recording fee because (See Information section of affidavit): _____ (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 \$0.00
 - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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
BUYST/BYARS & TAYLOR, LLC
Print Name

Sworn to before me this 13th day
of February, 2020.

Notary Public for _____
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 14, 2020	
Time:	12:00:18 PM	
<i>Book</i>	<i>Page</i>	<i>DocType</i>
0860	621	Deed
Michael Miller, Register Charleston County, SC		

MAKER:

COASTAL INV HOLDINGS

Note:

RECIPIENT:

SEABROOK ISLD GREEN ETC

of Pages:

Recording Fee	\$ 15.00
State Fee	\$ -
County Fee	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 15.00

Original Book:

Original Page:

DRAWER
CLERK

AUDITOR STAMP HERE
 RECEIVED From ROD
 Feb 20, 2020
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP RJB
 DATE 02/21/2020
 27



0860
Book



621
Page



02/14/2020
Recorded Date



5
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