TOWN OF SEABROOK ISLAND
Planning Commission Regular Meeting
November 10, 2021 – 1:30 PM

Virtual Meeting (Zoom)
Watch Live Stream (YouTube)

Participate in the Virtual Meeting: Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- Instructions for Joining & Participating in the Virtual Meeting
- To join by computer, tablet or mobile device: https://us02web.zoom.us/j/82371386926?pwd=SUh1a3VvKzJCWm1XeWpIM3YxMDFUUT09
- To join by phone: Call (646) 558-8656 *Please note that long distance rates may apply*
- Meeting ID: 823 7138 6926 Passcode: 743326

Submit a Written Comment: Individuals who wish to submit a comment in advance of the meeting may do so in writing by 12:00 pm on the day of the meeting sing one of the following options:

- Email: tnewman@townofseabrookisland.org
- Mail or Hand Deliver: 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: August 11, 2021 [Pages 2–3]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS


Request from Bohicket Creek Investors LLC to repair and replace an existing marina dock and fixed pier at Bohicket Marina

ITEMS FOR INFORMATION / DISCUSSION

1. DSO Update

ADJOURN
TOWN OF SEABROOK ISLAND
Planning Commission Regular Meeting
August 11, 2021 – 1:30 PM

Virtual Meeting Hosted via Zoom
Live Streamed on YouTube

MINUTES

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

Absent: None

Guests: None

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

APPROVAL OF MINUTES

1. **Regular Meeting: June 9, 2021:** Mr. Billian made a motion to approve the minutes from the June 9, 2021, meeting as submitted. Mr. Newton 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. **Rezoning Request: 2517 Pelican Perch:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from SR Single-Family Residential to AGC Agricultural-Conservation. He stated that the property has been acquired by the Seabrook Island Greenspace Conservancy for conservation purposes and transferred to SIPOA for ownership and maintenance. Staff recommended in favor of approving the rezoning request. Mr. Billian made a motion to recommend in favor of approving the rezoning request. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION
1. **DSO Update**: Town Administrator Cronin notified members of the Planning Commission that the public draft of the DSO was now complete. The town has scheduled a DSO Open House meeting for Mon. August 23rd from 2:00 to 4:00 PM at Town Hall. The purpose of the Open House is for residents to hear a presentation regarding the new DSO and proposed zoning map, and to ask questions and provide public comment on both documents. He encouraged members to review the draft documents, which are currently available on the town’s website, and to attend the meeting if their schedules permit. He also reminded members that once the new DSO and zoning map move into the adoption phase, both documents will go before the Planning Commission for review and recommendation prior to consideration by Town Council.

There being no further business, Chairman Otstot asked for a motion to adjourn. Ms. Welch made a motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:12 PM.

Minutes Approved:  
Joseph M. Cronin  
Town Administrator
MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Plan Review: Bohicket Marina Pier/Dock Repair & Replacement
MEETING DATE: November 10, 2021

The Planning Commission is asked to review and approve a request from Bohicket Creek Investors LLC to repair and replace an existing marina dock and fixed pier at Bohicket Marina. The dock and pier will be located in Bohicket Creek, adjacent to 1880 Andell Bluff Boulevard.

The applicant’s plans, which have been approved and permitted by SCDHEC-OCRM, contemplate a pile-supported concrete fixed pier that will be in roughly the same location as the existing pier. The pier itself will be slightly enlarged to accommodate modern forklifts and their requisite turning radii, as well as ADA ramp access to the floating docks. The piles have been engineered to accommodate modern loading for safer operation, as well as an opportunity to accommodate larger vessels.

The property is part of the Bohicket Marina Village Planned District (PD) and is properly zoned for a marina and associated structures.

Copies of the proposed site plan, architectural renderings, and the SCDHEC-OCRM permit are included for review.

Staff Recommendation

The proposed rest station was reviewed by town staff and found to comply with all requirements of the Development Standards Ordinance. Therefore, staff recommends in favor of APPROVAL of the request, subject to the Planning Commission’s review and approval of proposed materials and colors.

While Article 14 of the Development Standards Ordinance required Planning Commission review of both a Preliminary and Final Site Plan, given the limited scope of this project, as well as its conforming status, staff recommends approving the drawing as submitted and waiving the requirement for an additional Final Site Plan Review.

Respectfully submitted,

Joseph M. Cronin
Town Administrator
TOWN OF SEABROOK ISLAND  
2001 Seabrook Island Road  
Seabrook Island, SC 29455  
843-768-9121

ZONING PERMIT

Permit # ___________________  Business License # ___________________

Date: 10/27/21  Fee: ________ Cash ( ) Check # ____________

Applicant’s Name: Bohicket Creek Investors LLC

Name of Business Contact: Mike Shuler

Address: 1880 Andell Bluff Blvd  Phone: 843.425.4104

City: Seabrook Island  State: SC  Zip: 29455

Property Owner’s Name: Bohicket Creek Investors LLC

Address: 1880 Andell Bluff Blvd  Phone: 843.425.4104

City: Seabrook Island  State: SC  Zip: 29455

Property Location Address: 1880 Andell Bluff Blvd / Bohicket Marina

Lot: ________  Block: ________  Base Flood Elev: 9  Zone: AE

TMS #: 2040000321

Purpose of Permit: Repair and replace aging marina dock/fixed pier serving forklift.

*Engineers have determined this is a necessary and time sensitive repair*

All necessary OCRM and Army Corps of Engineers Permits are in hand.

Value of Construction: $2,309,315  POA Approval ____________ (date)

Applicant’s Signature: [Signature]  (date)

Zoning Administrator’s Signature: [Signature]  (date)

The applicant is responsible for obtaining a permit and necessary inspections from Charleston County.

This Zoning Permit is valid for six (6) months. The action for which this permit was obtained must be taken within that time period. If this Zoning Permit is for issuance of a Building Permit, such Building Permit is valid for a period of one (1) year as described in the Town Code. Any extensions, alterations, or amendments must be must approved by the Town.

Permit Fee: $________________

Business License Update: $________________

Total: $________________
October 27, 2021

RE: Addendum to Zoning Permit form

Dear Mr. Cronin and members of the Town of Seabrook Planning Commission:

Thank you for your consideration of the enclosed submittal for “Zoning Permit” for long overdue repair and replacement of the “forklift dropwell pier” at Bohicket Marina.

Our fully engineered and permitted plans contemplate a pile supported concrete fixed pier that will occupy the same footprint, slightly enlarged to accommodate modern forklifts and their requisite turning radius, as well as ADA ramp access to the floating docks. Also, the piles have been engineered to accommodate modern loading for safer operation and opportunity to accommodate larger vessels if needs be.

Sourcing materials and available marine GC’s has been challenging, however successful. We are very fortunate to be ready and able to start construction here as the boating season is coming to a close so that we can be complete and fully operational before spring boating season begins.

We have taken great efforts to ensure we will be able to service our current marina drystack customers as well as fuel dock throughout the process. Similarly, this project is incurring a substantial expense the ownership of Bohicket is bearing fully and independently of the regime and private slip owners.

After 40 years, our engineers and consultants have confirmed the existing forklift dropwell pier is well beyond its reasonable life expectancy, and this project will ensure safe and continued operations for many years to come.

Thank you for your consideration, and we look forward to continuing partnership with Seabrook and its residents to make Bohicket a world-class marina.

Sincerely,

Mike Shuler
Principal
Bohicket Creek Investors, LLC
TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
843-768-9121

ZONING PERMIT

Permit # __________________ Business License # __________________

Date: 10/25/21 Fee: _______ Cash ( ) Check #________

Applicant’s Name: Cape Romain Contractors, Inc.

Name of Business Contact: Greg Tuttle

Address: 612 Cape Romain Road Phone: 843-884-5167

City: Wando State: SC Zip: 29492

Property Owner’s Name: Bohicket Creek Investors, LLC

Address: 50 Immigration St., Suite 200 Phone: 843-425-4104

City: Charleston State: SC Zip: 29403

Property Location Address: 1880 Andell Blvd., Seabrook Island, SC.

Lot: _______ Block: _______ Base Flood Elev: _______ Zone: AE 10

TMS #: __________________

Purpose of Permit: To remove and reconstruct the Bohicket Marina

Dropwell Pier.

Value of Construction: $2,309,315.00 POA Approval

Applicant’s Signature: ____________________ President 10/20/12

Zoning Administrator’s Signature: ____________________ (date)

The applicant is responsible for obtaining a permit and necessary inspections from Charleston County.

This Zoning Permit is valid for six (6) months. The action for which this permit was obtained must be taken within that time period. If this Zoning Permit is for issuance of a Building Permit, such Building Permit is valid for a period of one (1) year as described in the Town Code. Any extensions, alterations, or amendments must be must approved by the Town.

Permit Fee: $350.00

Business License Update: ______________

Total: __________________

White - Town  Canary - Charleston County  Pink - Applicant  Gold - Accounting
June 22, 2021

Bohicket Creek Investors, LLC
Attn: Mike Shuler
1880 Andeli Island
Johns Island, SC 29455

Re: 1982-07661(18)

Dear Mr. Shuler

The above referenced permit has been amended to authorize replacing and enlarging a forklift dropwell structure at the Bohicket Marina. Specifically, to demolish and remove the existing dropwell structure, including an existing concrete platform located immediately adjacent to the dropwell. A 45’ long sheetpile bulkhead with associated tie-backs and anchors along the shoreline in the area of the dropwell structure will be constructed to provide structural stability to the adjacent upload for anticipated increased forklift size and weight. The rip-rap revetment in the area will remain. Some rip-rap may be removed to facilitate construction of the new sheetpile wall and will be replaced once the new wall is installed if needed. The new dropwell over-water area will increase from 1,785 sf to 4,200 sf. The existing gangway from the dropwell structure to the fuel dock will be removed and re-installed on the new structure in approximately the same location. The purpose of the project is to replace an existing dilapidated dropwell structure with a larger forklift and dropwell structure that can accommodate larger vessels.

This amendment is made a part of your permit and is subject to the full terms of the permit as issued.

An as-built survey of the authorized structure(s) must be submitted to the Department within 90 days of completion of construction. The survey must be performed by a registered land surveyor, must show all components of the structure(s), and must list the starting and ending coordinates of the structure(s) in the SC State Plane Coordinate System, which can be obtained by survey-grade Global Positioning System equipment.

This letter does not relieve you of the responsibility of acquiring any other applicable federal or local permits that may be required. Any person adversely affected by this action has the right to appeal as outlined in the enclosed “Guide to Board Review.”

The construction placard must be posted conspicuously on site during authorized activities. If you do not possess a current placard, a new one must be obtained prior to start of construction.

If this amendment letter is not accepted within thirty (30) days of issuance, OR appealed as described on in the Guide to Board Review, the Department reserves the right to cancel this permit amendment. Please carefully review the Guide to Board Review for information and deadlines for appealing this permit amendment.

Sincerely,

Joshua D Hoke
Project Manager
Critical Area Permitting Section

cc: Blair Williams, Manager, Critical Area Permitting Section

Mike Shuler, Bohicket Creek Investors, LLC

6/6/21

Date

S.C. Department of Health and Environmental Control
2500 Bull Street, Columbia, SC 29201  (803) 898-3432  www.scdhec.gov
FOR PERMITTING PURPOSES ONLY
"NOT FOR CONSTRUCTION"

NOTES:
1. EDGE OF MARSH, PROPERTY BOUNDARIES, AND
   CONTOURS BASED ON SURVEY BY SEAMON
   WHITESIDE & ASSOCIATES SURVEYING, LLC DATED
   JULY 2016.
2. CONTOURS ARE IN FEET AND REFERENCE THE NORTH
   AMERICAN VERTICAL DATUM OF 1988, NAVD88.
3. CONDITIONS HEREIN REPRESENT PERMITTED
   CONDITIONS PER OCRRM PERMIT 18-0560(18)
   AMENDED JUNE 27, 2019 AND USACE PERMIT
   SAC-1805-7661 AMENDED MARCH 8, 2020. THESE
   PERMITTED IMPROVEMENTS HAVE NOT BEEN
   IMPLEMENTED AT THE TIME OF THIS CURRENT
   AMENDMENT REQUEST.

PROJECT: Bohicket Marina Dropwell
WATERBODY: Bohicket Creek
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32° 36' 23" N
LONGITUDE: 80° 09' 23" W

EXISTING AND PERMITTED CONDITIONS
DROPWELL AREA
Requested by: Bohicket Creek Investors, LLC
Project Address: 1880 Andell Bluff Boulevard
John's Island, SC 29455
Parcel ID: 2040000295

LEGEND
- EXISTING
- EXISTING FLOATING DOCKS TO
  BE RELOCATED (PERMITTED)
- PERMITTED FLOATING DOCKS

06-Jan-2020
SHEET 4
FOR PERMITTING PURPOSES ONLY
"NOT FOR CONSTRUCTION"

NOTES:
1. EDGE OF MARSH, PROPERTY BOUNDARIES, AND
CONTOURS BASED ON SURVEY BY SEAMON
WHITEHEAD & ASSOCIATES SURVEYING, LLC DATED
JULY 2018.
2. CONTOURS ARE IN FEET AND REFERENCE THE NORTH
AMERICAN VERTICAL DATUM OF 1988, NAVD88.
3. CONDITIONS HEREON REPRESENT PERMITTED
CONDITIONS PER DCRA PERMIT 1882-07951(118)
AMENDED JUNE 27, 2019 AND USACE PERMIT
SAC-1882-7061 AMENDED MARCH 6, 2020. THESE
PERMITTED IMPROVEMENTS HAVE NOT BEEN
IMPLEMENTED AT THE TIME OF THIS CURRENT
AMENDMENT REQUEST.

PROJECT: Bohicket Marina Dropwell
WATERBODY: Bohicket Creek
COUNTY: Charleston
STATE: South Carolina
LATITUDE: 32° 38' 23" N
LONGITUDE: 80° 09' 23" W

PROPOSED IMPROVEMENTS
DROPWELL AREA
Requested by: Bohicket Creek Investors, LLC
Project Address: 1880 Andell Bluff Boulevard
John's Island, SC 29455
Parcel ID: 2040000295

05-Jan-2020
SHEET 5