



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Rezoning Request for 3095 Baywood Drive
DATE: October 29, 2020

Dear Property Owner:

The purpose of this letter is to notify you that the owner of **3095 BAYWOOD DRIVE** has requested a **REZONING** of the above referenced property from the SFR Single-Family Residential district to the AGC Agricultural Conservation district. A copy of the application materials and draft ordinance are enclosed for your information.

Seabrook Island Town Council will hold a **VIRTUAL PUBLIC HEARING** on the rezoning request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.70.40 of the town's Development Standards Ordinance.

PUBLIC HEARING DATE: Tues. November 17, 2020
PUBLIC HEARING TIME: 2:00 PM

Individuals who wish to submit a public comment on the rezoning request may do so in writing by 12:00 pm on Tuesday, November 17, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/ord-2020-11.html
EMAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
2001 Seabrook Island Road, Seabrook Island, SC 29455

The Virtual Public Hearing, as well as the regularly scheduled Town Council meeting (2:30 pm), will be live streamed on the town's YouTube channel at the following address:

LIVE STREAM: <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator



MEMORANDUM

TO: Mayor Gregg and Members of Town Council
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 3095 Baywood Drive
MEETING DATE: November 17, 2020

Council is asked to review and approve 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.

Planning Commission Recommendation

The Planning Commission reviewed the rezoning request during its regular meeting on October 14, 2020. By a vote of 5-0, the Planning Commission recommended in favor of **APPROVAL** of the rezoning request.

Respectfully submitted,

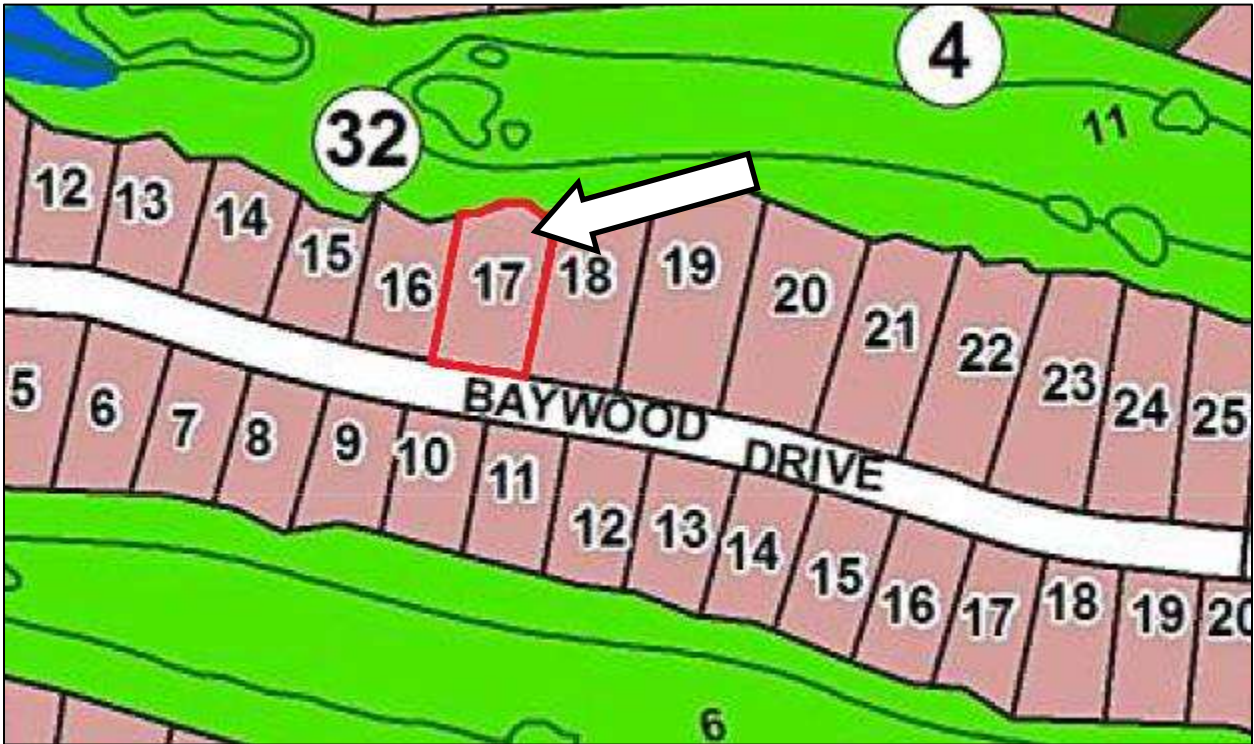
A handwritten signature in black ink, appearing to read "J. Cronin".

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

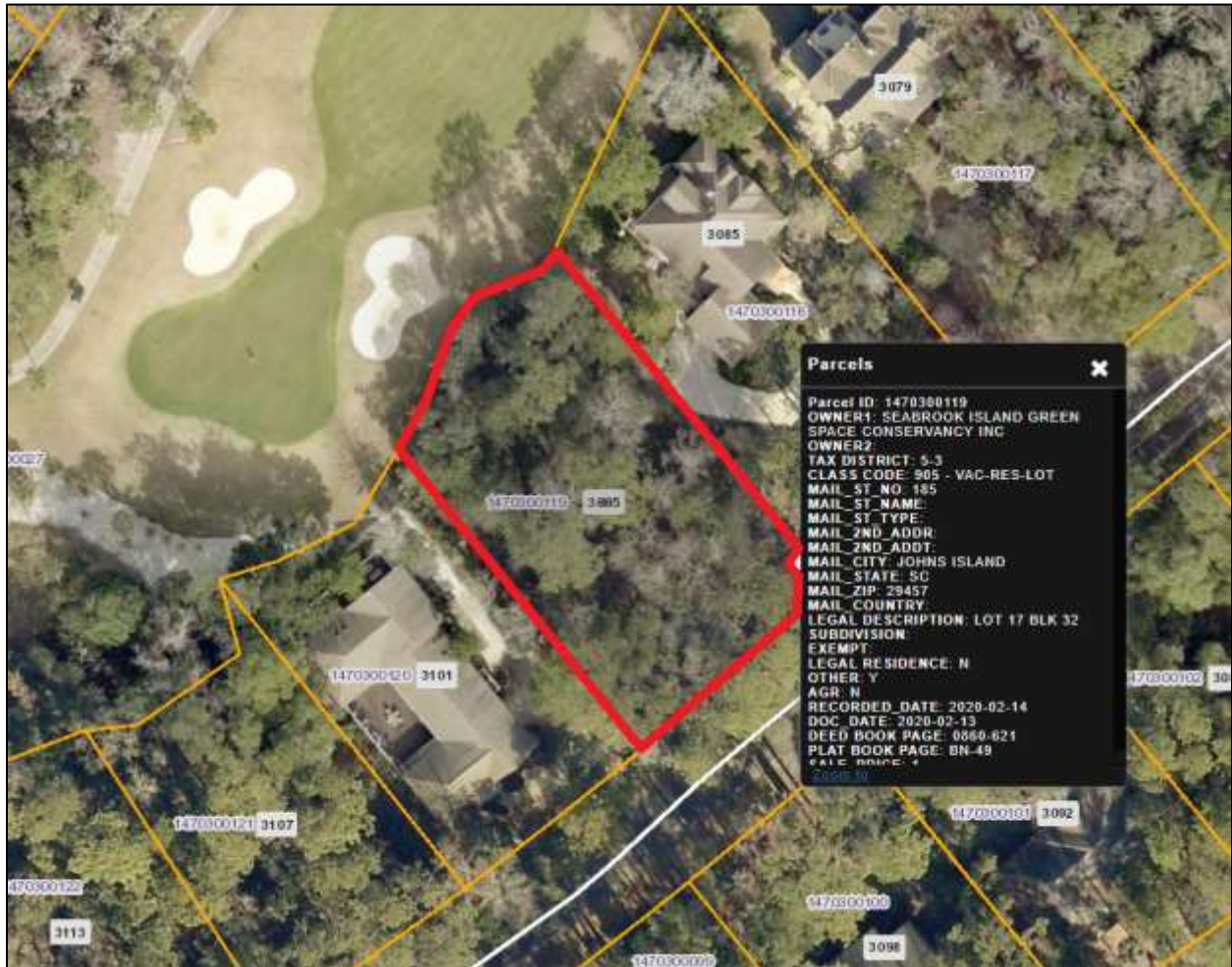
John Gregg, Mayor

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, JENNIS 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.

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

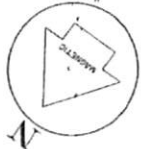
[Signature] 9/20/2020
Signature of Applicant/Date
and/or representative if different from owner

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

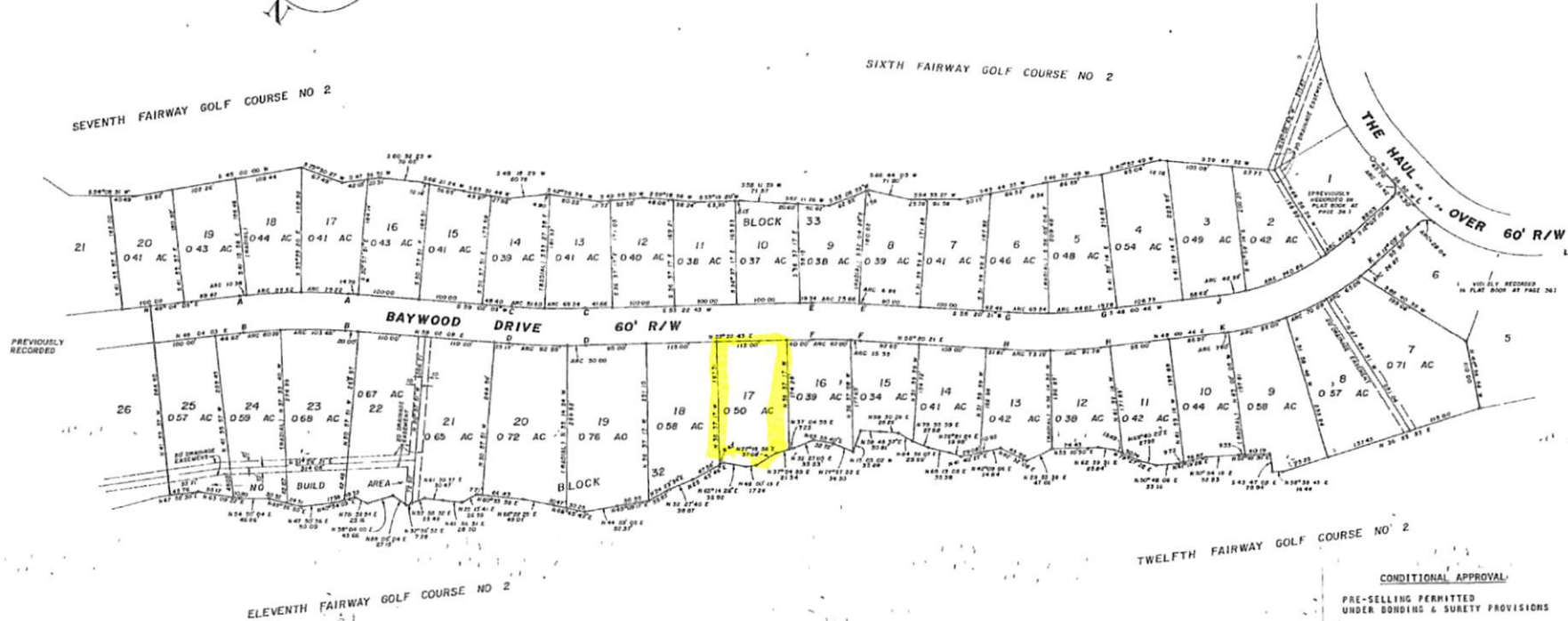
BK K 1437696

Office of Register of Deeds
 Office of Register of Deeds
 Plat recorded this 21 day of Feb 1985 at
 10:55 a.m. in Plat Book 902 Page 25 and tracing cloth
 copy filed in file of Deeds - Folio 25 - Highway
 No. 25. Original plat (paper) delivered
 to Charles C. Bazzano, Register.

Robert H. King
 Register of Deeds



CURVE DATA					
CURVE	Δ	D	T	L	R
A-A	10°58'06"	6.260'	87.88	175.22	245.32
B-B	10°58'06"	6.699'	86.11	163.74	245.87
C-C	05°39'26"	4.938'	59.20	116.94	174.37
D-D	05°39'26"	4.604'	63.48	122.86	184.37
E-E	14°51'38"	6.003'	41.50	82.55	253.44
F-F	14°51'38"	6.413'	38.20	77.33	209.33
G-G	10°19'35"	6.609'	77.28	154.16	252.50
H-H	10°19'35"	6.259'	62.71	124.92	215.35
J-J	35°57'40"	15.618'	118.06	230.68	368.10
K-K	35°57'40"	13.423'	138.54	267.92	426.86
L-L	07°46'02"	22.759'	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.S.L.

I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon and that this plat shows the true dimensions of the property and that all necessary markers have been installed and the precision is 1/77500.

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

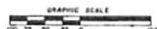


SEABROOK ISLAND

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

John H. Bazzano
 CLERK, CHARLESTON COUNTY COUNCIL

David H. Franklin
 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