TOWN OF SEABROOK ISLAND
Planning Commission Regular Meeting
December 13, 2023 – 1:30PM

Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455

Watch Live Stream (YouTube)

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: November 8, 2023 [pages 2 – 4]

OLD BUSINESS ITEMS

There are no old business items

NEW BUSINESS ITEMS

1. Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1B [pages 5 – 65]

   Request from The Club at Seabrook Island for Phase 1B improvements at the Seabrook Island Racquet Club.

2. Rezoning Request: 2723 Old Oak Walk [pages 66 – 82]

   An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-06-00-070, containing approximately 0.225 +/- acres located at 2723 Old Oak Walk, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information/discussion

ADJOURN
Present: Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch (virtual)

Absent: Stan Ullner (Chair)

Staff: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Robin Ochoa (Communications & Events Manager), Katharine Watkins (Asst. Town Administrator)

Guests: None.

Vice Chair Billian called the meeting to order at 1:32PM.

APPROVAL OF MINUTES

1. Regular Meeting: August 9, 2023

Mr. Newton moved to approve the previous meeting minutes of August 9; Mr. Hund seconded. All voted in favor.

   The previous meeting minutes of August 9th were approved.

OLD BUSINESS ITEMS

There are no old business items.

NEW BUSINESS ITEMS

1. Rezoning Request: 2856 Cap’n Sam’s Road

   Zoning Administrator Newman summarized the rezoning request at 2856 Cap’n Sams Rd from Moderate Lot Single Family (R-SF2) to Conservation (CP) District.

   Mr. Newton moved to recommend approval of the rezoning 2856 Cap’n Sams Rd from Moderate Lot Single Family (R-SF2) to Conservation (CP) District; Mr. Hund seconded. All voted in favor.

   The rezoning recommendation for 2856 Cap’n Sams Rd was approved.

2. Text Amendment: Ordinance 2023-15
Town Administrator Cronin summarized Ord. 2023-15 which would amend the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, General Provisions; Section 2.1, General Compliance; So as to repeal Subsection (E) pertaining to the placement and storage of trash, litter and junk on premises within the town; Article 9, Conditional Use Requirements; Section 9.4, Specific Use Requirements; so as to amend the condition use provisions of Subsection (O) pertaining to short-term rentals units; and Appendix E, Fee Schedule; so as to update the schedule of fees to reflect changes relating to permitting requirements and procedures for short-term rental units within the town.

Discussions were had with members of the commission.

Zoning Administrator Newman summarized the enforcement side of the proposed Ord. 2023-15 and the proposed nuisance ordinance.

Mr. Newton moved to recommend approval of Ord. 2023-15 as presented and to include an exception to the proposed cap for owner-occupied properties (4% tax base and renting for 72 days or less); Ms. Welch seconded.

Discussions were had with members of the commission.

Using the motion, a vote was taken, all voted in favor.

The recommendation was approved with the amendment for owner occupied properties.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of the Board of Zoning Appeals recommendation for the Planning Commission to consider proposing amendments to Development Standards Ordinance Table 2-4E, Encroachments into Required Setbacks, to allow for certain pervious structures to encroach into required setbacks.

Zoning Administrator Newman summarized the Board of Zoning Appeals recommendation for the Planning Commission to consider proposing amendments to Development Standards Ordinance Table 2-4E, Encroachments into Required Setbacks, to allow for certain pervious structures to encroach into required setbacks.

Discussions were had with members of the commission.

2. Commissioner Billian’s discussion of his desired amendments to Development Standards Ordinance Article 12, Parking and Loading, to include specific parking requirements for low-speed vehicles (LSV’s).

Vice Chair Billian summarized his desired amendments to Development Standards Ordinance Article 12, Parking and Loading, to include specific parking requirements for low-speed vehicles (LSV’s).
Discussions were had with members of the commission and Zoning Administrator Newman.

Discussions were had with members of the commission related to including designated EV charging stations.

3. Traffic Signage along Seabrook Island Road

Discussions were had with members of the commission with Town Administrator Cronin regarding the new traffic signage along Seabrook Island Road.

ADJOURN

Chair Billian moved to adjourn the meeting; Mr. Hund seconded. All voted in favor.

The meeting adjourned at 3:14PM.

Date: November 8, 2023

Prepared by: Katharine E. Watkins
Assistant Town Administrator

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link: https://www.youtube.com/@townofseabrookisland5287/streams
Summary

The Planning Commission is asked to review and approve a request from The Club at Seabrook Island for Phase 1B improvements at the Seabrook Island Racquet Club which include the construction of a parking lot with pervious pavement stalls, conversion of an existing parking lot for low-speed vehicles, a new maintenance building with restrooms and associated utility services (1115 square feet), a new storage building with a hitting wall and half-court practice area, five new pickle ball courts, connecting sidewalks, and other small improvements and landscaping. The project will be located at 1701 Long Bend Drive with a Charleston County Tax Map Number of 149-01-00-001 as well as the Racquet Club owned parcel across Long Bend Drive with a Charleston County Tax Map Number of 149-01-00-093.

According to the Applicant, the pickle ball courts and hitting wall are in response to membership requests and a shortage of court time for racquet enthusiasts at the existing Racquet Club facilities. Additionally, the Applicant indicates that the maintenance building will replace the existing building and be used to store clay deliveries and provide restrooms to players on the norther property of the Racquet Club. The parking improvements are an effort to accommodate the new pickle ball court locations while also providing additional parking to support the needs of the Racquet Club.

The property is zoned Recreation (RC), and Open-Air Recreation is an approved conditional use. Per DSO § 9.4.1.1 the condition associated with an unlighted athletic court is that “unlighted athletic courts shall provide a level “B” buffer adjacent to any residential zoning boundary”. This condition is not applicable to the approval in question because the proposed pickleball and bocce courts are not directly adjacent to a residential zoning district boundary therefore the buffer isn’t required.

Copies of the applicant’s narrative, plans, supplie and supplemental material are included for review.

Staff Analysis

Setback Requirements:

Four out of five of the proposed pickle ball courts, the proposed new maintenance building, and the proposed storage building with practice court and hitting wall all comply with the required 20’ front setback for structures from Seabrook Island Road and Long Bend Drive. Furthermore, the proposed parking lot complies with the required 30’ front setback for parking from Seabrook Island Road and Long Bend Drive. There is a portion of the Low-Speed Vehicle (LSV) parking area that encroaches into the 30’ front parking setback from Long Bend Drive however this is an existing asphalt parking area that is only being restriped to accommodate LSV’s and is therefore considered an existing nonconforming structure.

A portion of one of the proposed pickle ball courts and associated fencing encroaches 11’ into the required 20’ front setback for structures from Long Bend Drive. Neither the fence nor pickle ball court are an allowable encroachment into a required front setback. However, on November 22, 2023, the Town of Seabrook Island Board of Zoning Appeals reviewed and approved Variance #184 which included a variance request from DSO § 4.3.B, RC District Setbacks, to allow 34’ of fencing and pickle ball court to encroach 11’ into the required 20’ front setback for
buildings and structures.

**Parking & Corresponding Landscaping Requirements:**
Per the applicant’s parking summary, the addition of the five pickle ball courts and associated improvements will result in the need for one (1) additional parking space on site beyond the 45 spaces that are currently provided with the existing parking lot. The proposed new parking lot will provide the DSO required 46 parking spaces. The Applicant is also proposing to provide 15 LSV parking spaces in an effort to reduce the amount of standard vehicle traffic to and from the property.

The DSO does not differentiate between standard vehicle parking spaces and LSV parking spaces therefore the proposed LSV parking is considered excess. Per DSO § 12.3.F, “in approving additional parking spaces beyond 10 percent, the site plan reviewing authority shall determine that the parking is necessary, based on documented evidence, to accommodate the use on a typical day”. In this case the “site plan reviewing authority” is the Planning Commission and the Applicant has provided a narrative and corresponding photos for the Planning Commission to consider as justification for the excess LSV parking spaces. Staff has reviewed the Applicant’s narrative and concurs that the excess LSV spaces are justified, however that is ultimately a determination that must be made by the Planning Commission.

DSO § 12.3.F also requires that all excess parking spaces be constructed out of pervious material. The existing parking lot is constructed out of asphalt and the proposed parking lot will have all pervious parking stalls. Because the Applicant is voluntarily constructing all their DSO required standard vehicle parking spaces out of pervious material as well as the fact that the proposed excess LSV parking will be located on an existing asphalt parking lot that is only being restriped, staff feels that it is not necessary to require the LSV parking spaces to be constructed of pervious materials.

DSO § 11.3.C.2.c.i, Parking Landscape Island, states, “rows of parking spaces located adjacent to the perimeter of all paved areas shall contain no more than 10 parking spaces uninterrupted by a landscape island”. While most of the proposed new parking lot adheres to this requirement, there is one row of parking that contains 13 parking spaces in a row which exceeds the maximum allowed by the DSO by three spaces. However, on November 22, 2023, the Town of Seabrook Island Board of Zoning Appeals reviewed and approved Variance #184 which included a variance request from DSO § 11.3.C.2.ci to allow a 13-space stretch of parking stalls instead of the DSO required maximum 10-space stretch for the perimeter of the parking lot.

DSO § 11.3.C.1, Parking Landscaping, states, “all parking lots shall be screened from the adjacent street and abutting property by a perimeter landscaped strip in accordance with the following requirements”. One of the requirements outlined in § 11.3.C.1 is that the landscape strip be at least 20 feet wide. The Applicant has proposed a 10-foot-wide landscape strip which deviates from the requirements of the DSO. However, on November 22, 2023, the Town of Seabrook Island Board of Zoning Appeals reviewed and approved Variance #184 which included a variance request from DSO § 11.3.C.1 to allow the installation of a 10-foot-wide strip of landscaping around the perimeter of the proposed parking lot instead of the required 20’ landscaping strip.

DSO § 11.3.C.1 also outlines uniform spacing requirements for canopy trees that are required to be installed in the landscaping area surrounding the perimeter of the parking lot. The Applicant has proposed to deviate from the requirements of § 11.3.C.1 by counting existing canopy trees on site towards the canopy tree requirements of the DSO. § 11.3.C.1 goes on to state the following, “in considering a deviation from the uniform spacing requirements, the reviewing authority shall consider the presence of existing trees, sight lines from adjacent streets or property, and the distance of the parking area from the street or abutting property”. In this case the reviewing authority is the Planning Commission, however, staff notes that both the town’s Zoning Administrator and Arborist visited the site and examined the existing canopy trees in relation to the proposed landscape plan and determined that the requirements of § 11.3.C.1 will be met.

The proposed parking stalls meet the DSO parking dimension requirements for 90-degree angle parking of 9’ x 20’. Additionally, the proposed drive aisles of the new parking lot meet the 22’ width requirement for two-way traffic.

The Applicant is also proposing to construct a concrete driveway in association with the proposed new
Based on discussions with the Applicant, staff determined that the concrete driveway will only be used for accessing the maintenance building and will not serve as a parking area nor will there be any overnight parking of vehicles at the property. For these reasons, the buffer standards applied to a typical parking lot were not applied to the proposed driveway. Additionally, the storage building and associated driveway are located on a Recreation (RC) zoned piece of property and per DSO Table 11-3 (Buffer Zones Required), an RC zoned property is not required to provide a buffer adjacent to any other zoning district.

**Height Requirements:**
Both the material and height of the proposed 8’ tall chain link fencing surrounding each of the pickle ball courts are not allowable per DSO § 2.5.B.1.c, Fence Material, and DSO § 2.5.B.1.g, Fence Height, however on November 22, 2023, the Town of Seabrook Island Board of Zoning Appeals approved Variance #184 to allow the construction of the proposed 8’ tall chain link fencing.

Additionally, the proposed new maintenance building as well as the storage building with hitting wall comply with the DSO height requirements for accessory buildings and structures of 14’ above design flood elevation.

**Site Lighting Requirements:**
The proposed lighting associated with the Phase 1B improvements is not intended to light the actual pickle ball courts but rather only to serve as aesthetic landscaping lighting. The proposed site lighting includes ground level NITE-003TR lights that are 15 ½ ” in height as well as NITE-025DL lights that will be installed on trees with a typical height range of 10’-18’ down light directed towards paths of circulation for safety.

**Tree Removal & Mitigation Requirements:**
The Applicant is proposing to remove a total of 14 trees in association with the Phase 1B Improvements at the Seabrook Island Racquet Club. Of the 14 trees that are proposed to be removed, five have a diameter at breast height (DBH) greater than 24”. DSO § 11.5.B.3.d states, “no living tree which is 24 inches or more DBH may be removed or relocated without a removal permit”. To receive a permit for the removal of a 24” or greater tree the Applicant must demonstrate that the tree 1) poses an imminent safety hazard to nearby buildings pedestrians, or vehicular traffic, 2) is diseased, dead or dying, or 3) has been weakened by age, storm, fire, or other injury to the extent that it is irreparably damaged. None of the protected trees that are proposed to be removed met the aforementioned criteria however on November 22, 2023, the Town of Seabrook Island Board of Zoning Appeals reviewed and approved Variance #184 which included variance requests from DSO § 11.5.B.3.d to allow the removal of one 26” pine tree, one 30” red oak tree, two 24” live oak trees, and one 25” live oak tree.

The Applicant is required to mitigate for all tree removal in accordance with the requirements of DSO Table 11-5a:

<table>
<thead>
<tr>
<th>Tree to be Removed</th>
<th>Mitigation Ratio</th>
<th>Replacement</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 12-inch DBH</td>
<td>50%</td>
<td>One inch for every two inches removed</td>
<td>Four-inch DBH</td>
</tr>
<tr>
<td>12-inch but less than 24-inch</td>
<td>100%</td>
<td>One inch for every inch removed</td>
<td>Multi-stemmed - one (1) in. on any cane</td>
</tr>
<tr>
<td>24-inch or greater</td>
<td>150%</td>
<td>One and one-half inch for every inch removed</td>
<td>Six-inch DBH</td>
</tr>
</tbody>
</table>

The Applicant has provided a mitigation plan that proposes to retain a significant amount of the existing trees on site while also planting over 50 new trees. The proposed mitigation plan has been reviewed by the Town’s Arborist and deemed compliant with the requirements of the DSO. It should be noted that a Certificate of Occupancy (CO) will not be released for any of the structures associated with Phase 1B until Town staff have inspected all landscaping to verify compliance with the DSO’s mitigation requirements.

**Lot Coverage Requirements:**
There is no maximum lot coverage requirement in the RC zoning district.
**Outside Agency Approvals:**
No permits will be released until the South Carolina Department of Health and Environmental Control (SCDHEC) Coastal Stormwater Permitting Division has issued a final approval of the project. Currently, the Applicant has received a Coastal Zone Consistency determination from SCDHEC and is awaiting approval from the Stormwater Permitting Division.

Long Bend Drive is owned and maintained by the Seabrook Island Property Owner’s Association (SIPOA) therefore review/approval from SIPOA of the proposed new parking lot entrance on Long Bend Drive is required prior to the issuance of any permits. On October 13, 2023, the Town’s Zoning Administrator received correspondence from representatives of SIPOA which stated, “the SIPOA General Operation and Maintenance Committee (GOMC) has reviewed a driveway request from the Seabrook Island Club. The attached driveway plan as submitted on 10-12-23 was approved”.

Furthermore, the proposed new parking lot requires approval from the St. Johns Fire Marshal prior to the issuance of any permits. On November 17, 2023, a representative from St. Johns Fire District indicated to the Town’s Zoning Administrator that the proposed Phase 1B improvements appeared compliant from a fire and life safety standpoint.

**Staff Recommendation**

Based on this information, staff recommends in favor of **APPROVAL** of the request, subject to the Planning Commission’s review and approval of the proposed excess parking as well as the proposed deviation from the canopy tree spacing requirements of § 11.3.C.1.b.ii.

Respectfully submitted,

[Signature]

Tyler Newman  
Zoning Administrator
### Attachments

The following supplemental items have been attached for review:

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Pages</th>
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<tbody>
<tr>
<td>1</td>
<td>Zoning Permit Application</td>
<td>p. 10 - 11</td>
</tr>
<tr>
<td>2</td>
<td>Applicant’s Narrative</td>
<td>p. 12 - 14</td>
</tr>
<tr>
<td>3</td>
<td>Boundary Survey</td>
<td>p. 15</td>
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<tr>
<td>4</td>
<td>Full Plan Set</td>
<td>p. 16 - 46</td>
</tr>
<tr>
<td>5</td>
<td>Site Plan – Tree Removal</td>
<td>p. 47</td>
</tr>
<tr>
<td>6</td>
<td>Tree Report &amp; Exhibit</td>
<td>p. 48 - 52</td>
</tr>
<tr>
<td>7</td>
<td>Parking Narrative</td>
<td>p. 53 - 59</td>
</tr>
<tr>
<td>8</td>
<td>CZC Determination</td>
<td>p. 60 - 61</td>
</tr>
<tr>
<td>9</td>
<td>SCDHEC Correspondence</td>
<td>p. 62</td>
</tr>
<tr>
<td>10</td>
<td>SIPOA Correspondence</td>
<td>p. 63 - 64</td>
</tr>
<tr>
<td>11</td>
<td>Seabrook Island Utility Commission Correspondence</td>
<td>p. 65</td>
</tr>
</tbody>
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1. PROPERTY INFORMATION

Property Address: 1701 Long Bend Dr, Seabrook Island, SC
Tax Map Number: 149-01-000, 149-01-003
Total Project Value: $9M (total including structures and site improvements)

2. APPLICANT INFORMATION

Applicant Name(s): The Seabrook Island Club - c/o Mitchell Laskowitz (Club GM & COO)
Applicant Address: 3772 Seabrook Island Rd, Seabrook Island, SC 29455
Applicant Phone Number: 843-613-9820
Applicant Email Address: MLaskowitz@SeabrookIsland.com

If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?

Club General Manager & COO

3. PROPERTY OWNER INFORMATION

If the Applicant(s) is (are) NOT the Property Owner(s), please provide information for the Property Owner(s).

Property Owner Name(s): The Club at Seabrook Island, Inc - c/o Mitchell Laskowitz (Club GM & COO)
Property Owner Address: 1002 Landfall Way, Johns Island, SC 29455
Property Owner Phone Number: 843-613-9820
Property Owner Email Address: mlaskowitz@seabrookisland.com

4. BUILDER/CONTRACTOR INFORMATION

Builder/Contractor Name: Monteleith Construction Corporation c/o Hamer Darby
Builder/Contractor Address: 208 Princess Street
Builder/Contractor Phone Number: 843-632-0859
Builder/Contractor Email Address: HDarby@monteleithco.com

5. Please provide a brief description of the proposed scope of work

The project includes the construction of a new parking lot with pervious pavement stalls, conversion of an existing parking lot for low-speed vehicles, a new maintenance building with restrooms and associated utility services, a new storage building with a hitting wall and half-court practice area, five (5) new pickle ball courts, connecting sidewalks, landscaping, and other small improvements at the Seabrook Island Racquet Club.

6. CERTIFICATION

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

Applicant Signature(s): Mitchell Laskowitz

Date: 9.13.2023
Revision: 2
Date: 12.6.2023

OFFICE USE ONLY

Date Received Status Permit # Issue Date
7. APPLICATION MATERIALS

Zoning Permit Applications must be accompanied by the following supplemental materials, as applicable. An application is not considered “complete” until all required documentation has been received by the Zoning Administrator.

**Required for ALL applications:**

- **Completed and signed Zoning Permit Application Form (Paper Required; PDF Optional)**
  - Please submit one completed paper application.
  - All signatures must be original.

- **Application Fee (See Zoning Permit Fee Rate Sheet)**
  - Application fees may be paid by cash, check, or money order (payable to “Town of Seabrook Island”). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.

**Required if the Scope of Work will be undertaken by a Builder or Contractor:**

- **Copy of Signed Contract or Customer Agreement (Paper or PDF Required)**
  - The Signed Contract or Customer Agreement must be signed by all parties and contain a complete description of the Scope of Work and total Project Cost.

**Required if the Scope of Work includes any new structure and/or modifications (expansion, replacement, etc.) to existing structures:**

- **As-Built Survey / Survey of Existing Conditions (Paper Optional; PDF Required)**

- **Proposed Site Plan (Paper Optional; PDF Required)**
  - For lots abutting a marsh critical line or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.

- **Scaled Architectural Drawings (Paper Optional; PDF Required)**
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side, and rear elevations, as appropriate.

**Required if the Property is subject to private restrictions or covenants (e.g. SIPOA and/or Regime) and the Scope of Work includes any new structure and/or exterior modifications to any existing structure:**

- **Letter of Approval from Property Owners Association and/or Regime, as applicable. (Paper or PDF Required)**

8. FEE SCHEDULE

See Zoning Permit Fee Rate Sheet

A “Post Facto Surcharge” equal to 100% of the permit amount shall be assessed in instances where work has commenced prior to obtaining a required permit. This surcharge shall be in addition to any other fines penalties which may be assessed, if applicable.
Seabrook Island Racquet Club
Expansion – Phase 1B
Planning Commission Submittal
November 20, 2023

Prepared For:
Seabrook Island Board of Zoning
Appeals
November 22, 2023
Board Meeting

Prepared By:
Reveer Group, LLC

2971 W. Montague Ave. Ste 101
North Charleston, SC 29418
843.297.4103
Project Description

This project includes the design of five new pickle ball courts, a maintenance building with restrooms (1115 sq ft), a new partially pervious parking lot, a half-court practice area, connecting sidewalks, and landscaping. The pickle ball courts are in response to membership requests and a shortage of court time for racquet enthusiasts. The maintenance building will replace the existing maintenance 75 sq ft building and be used to store clay deliveries and provide restrooms to players on the northern property of the racquet club. The half-court practice area in the south is for a future phase and will not be completed at the same time as the rest of the work. The new parking lot will have one (1) additional standard space and fifteen (15) new low speed vehicle parking spaces. The pickle ball courts will be placed over the existing parking lot and the parking lot relocated in the forest just north of the existing parking lot. This project is designed so that any additional runoff from the expansion will be infiltrated into the pervious parking stalls and has a neutral effect on the overall stormwater patterns in the area.

Seabrook Island Racquet Club Expansion Updated Site Plan Submittal

The Seabrook Island Racquet Club (the Club) is requesting review for a site plan that differs from a previously submitted site plan submitted in December of 2022. It should be noted that the site plan submitted in December was the first phase in a set of phased expansions and this current site plan combines multiple phases to update the Racquet Club facilities. Despite the simplification of the phasing process, the “Phase-1B” in the name has remained in reference to the ongoing South Carolina Department of Health and Environmental Control permit updated for this project and the previous hardscape/landscape improvements which were called Phase 1A.

This site plan submittal has four major differences from the submittal for Racquet Club expansion submitted last year. The differences are outlined below with rationale behind each change.

1) Layout – This site plan has the pervious parking lot placed in the forested area below the existing trees and the pickle ball courts in the place of the existing parking lot
   a. This change allows the trees to benefit from the pervious material around their roots, rather than impervious material being added below them for the pickle ball courts
   b. This change allows the stormwater flow patterns of the site to remain unchanged, relying on infiltration and eliminates the need for expanding the drainage network through the property or adding stormwater facilities to compensate for increased impervious area like the previous plan included.
   c. This layout includes space for an additional pickle ball court which the Club needs based on membership requests and a nationally growing interest in the sport, please see supporting letters.
   d. Placing the pickle ball courts in place of the existing parking lot in a compact manner allows the players to interact more with fellow players which is an important part of the social aspect of the sport.
   e. Moving the courts away from the tree canopy will reduce the amount of tree litter that accumulates on them and allow them to dry after rains quicker resulting in safer play and more usable court time.

2) Additional Pickle Ball Court – this plan includes a 5th pickle ball court increasing the additional court time availability by 20% from the previous plan. It requires the removal of 3 trees, including one protected tree, a 24” live oak.
   a. In the previous plan, adding another pickle ball court under the trees would have required the removal of at least one protected tree, a 34” live oak.
3) Different Parking layout and material – The proposed parking lot material is pervious and will allow water to infiltrate into the ground and to the tree’s root system.

4) Additional Parking in the form of LSV spaces (Please see included Need for Additional Spaces addendum)
   a. Using a small portion of the existing parking lot and restriping it for low-speed vehicles (LSV)
      i. By adding LSV spaces the Club is encouraging the use of a more compact and environmentally friendly form of transport to address the parking needs of the Club. This is in addition to the bike racks and increase in pedestrian pathways around the Racquet Club. Multiple forms of transportation alleviates the reliance on standard vehicles which are currently overflowing the existing parking lot.
   b. The previous plan did not include any additional parking to address the overflowing parking issue at the Racquet Club.
SITE DEVELOPMENT PLANS
FOR
SEABROOK ISLAND RACQUET CLUB EXPANSION
PHASE 1B
1701 LONG BEND DR, SEABROOK ISLAND, SC

SUBMITAL: ISSUE FOR PLANNING COMMISSION
REVEER PROJECT #: 202202.02
DATE: December 1, 2023
AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED.

MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

FINAL STABILIZATION IS REACHED.

EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION.

LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A MANAGEMENT PLANS.

IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, IN INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY.

BELOW. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES

REQUIRE RELOCATION OR REMOVAL FOR THE NEW WORK. CONTRACTOR SHALL HAND EXCAVATE AND CONFIRM THE CONFLICT BEFORE

COORDINATE TEMPORARY DISRUPTIONS IN SERVICE AND RECONNECTION OF UTILITIES AS MAY BE NEEDED WITH THE EXISTING PROPERTY OWNER,

CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ALL EXISTING BUILDINGS AT ALL TIMES. NOTIFY AT LEAST 48 HOURS IN ADVANCE AND

THE ENGINEER. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES

ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE DEPICTED ON THE PLANS OR DIRECTED BY

A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.

CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.

ANY PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT INDICATED TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO ORIGINAL

INSTALL PERIMETER CONTROLS, EXISTING INLET PROTECTION, AND TREE BARRICADES

CLEARING AND GRUBBING OF SITE.

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, LOCAL AND OTHER AGENCY REGULATIONS.

OF LAWS. IN GENERAL, THIS SYSTEM IS THE NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, SOUTH CAROLINA STATE PLANE

LINES. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY.CONTRACTOR SHALL LOCATE AND MARK

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD

SURVEYS AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE OR

PERMANENT/FINAL STABILIZATION OF ALL DISTURBED AREAS AND LANDSCAPING

INSTALLATION. FILL, COVER, INPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE
NOTES:
1. CANOPY LIMITS OF EXISTING HARDWOOD TREES SHOWN USING A RATIO OF 1-FOOT FOR EACH 1-INCH OF TRUNK DIAMETER; EXAMPLE: TREE WITH 24-INCH TRUNK HAS A CANOPY DIAMETER OF 24-FEET. PALM TREE CANOPIES BASED ON AERIAL IMAGERY.
2. SIDEWALKS INCLUDED IN EXISTING CONDITIONS DIFFER FROM SURVEY AND NOW INCLUDE NEW SIDEWALK RECENTLY INSTALLED IN PHASE 1A PER CONSTRUCTION PLANS PROVIDED BY THE ARCHITECT.
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2. SIDEWALKS INCLUDED IN EXISTING CONDITIONS DIFFER FROM SURVEY AND NOW INCLUDE NEW SIDEWALK RECENTLY INSTALLED IN PHASE 1A PER CONSTRUCTION PLANS PROVIDED BY THE ARCHITECT.
PRACTICE COURT WITH HITTING WALL
NEW STORAGE BUILDING (SEE ARCH PLANS)

WATER FOUNTAIN
HITTING WALL TO BE CONSTRUCTED IN FUTURE PHASE

SCALE: 1" = 100'
MATCHLINE - SEE SHEET C121 - SITE PLAN

THE CLUB AT SEABROOK ISLAND
1819 LONG BEND DR
SEABROOK ISLAND, SC 29455
**PICKLE BALL FENCE DETAIL**

- **N.T.S.**

**RECOMMENDATIONS.**

- As shown based on a 6"x6" square downsput. Coordinate size.*

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**PICKLE BALL GATE DETAIL**

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CONNECT TO EXIST MH AT BENCH ELEVATION W/ INVERT BOOT AND LINK-SEAL CONNECTION

TRACER WIRE PULL BOX

COAT MH INTERIOR WITH APPROVED EPOXY; 250 mils NOMINAL THICKNESS

308+/- LF 2" SAN FM

TEMPORARY CONSTRUCTION SIGN "ROAD WORK AHEAD" SEE INSET A

TEMPORARY CONSTRUCTION SIGN "RIGHT SHOULDER CLOSED" SEE INSET B

PLACE DRUMS 10' APART ALONG PAVEMENT EDGE 50' BEFORE WORK (TYP.)

PLACE DRUMS 10' APART ALONG 4' AWAY FROM PAVEMENT EDGE ALONG WORKING EDGE (TYP.)

PLACE DRUMS 10' APART ALONG PAVEMENT EDGE 50' AFTER WORK (TYP.)

TEMPORARY CONSTRUCTION SIGN "RIGHT SHOULDER CLOSED" SEE INSET B

200' FROM PARKING ENTRANCE

TEMPORARY CONSTRUCTION SIGN "ROAD WORK ENDS" SEE INSET C

50'

200'

100'

0

20'

40'

SCALE: 1" = 20'
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>TOTAL # OF TREES</th>
<th>INCHES PER TREE (CALIPER/DBH)</th>
<th>TOTAL INCHES</th>
<th>INCHES MITIGATION REQUIRED PER SPECIES</th>
<th>REPLACEMENT INCHES REQUIRED</th>
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**TOTAL REPLACED VALUES**

**TOTAL REPLACED AND PRESERVED**

**TOTAL MITIGATION INCHES**
TREE GRADES PROVIDED BY: OUTDOOR SPATIAL DESIGN, LLC
GEORGE SCHNEIDMULLER
ISA CERTIFIED ARBORIST - SD - 10272A

TREE GRADES LEGEND:
BLUE = SPECIMEN TREE
GREEN = HEALTHY TREE - MINIMAL DAMAGE
ORANGE = DAMAGED TREE - NON-HAZARDOUS
RED = HAZARDOUS TREE - RECOMMEND REMOVAL

NOTES:
SEE FULL ARBORIST REPORT FOR PHOTOGRAPHS OF TREES AND MORE DETAILED DESCRIPTIONS OF CLASSIFICATIONS

TREE LEGEND:
LO = LIVE OAK
RO = RED OAK
BC = BLACK CHERRY
P = PINE
PA = PALM

NOTES:
1. SURVEY PERFORMED BY ATLAS SURVEYING BETWEEN APRIL 7 AND APRIL 12, 2022
2. TREE CANOPY LIMITS ARE GRAPHICALLY SHOWN TO REPRESENT THE STANDARD PROTECTION LIMITS DURING CONSTRUCTION AS REQUIRED BY ZONING ORDINANCES.
2.1. CANOPY LIMITS SHOWN USING A RATIO OF 1-FOOT FOR EACH 1-INCH OF TRUNK DIAMETER. EXAMPLE: TREE WITH 24" TRUNK HAS A CANOPY DIAMETER OF 24 FEET.
2.2. ACTUAL CANOPY LIMITS (AS SHOWN BY UNDERLYING AERIAL) ARE MORE EXPANSIVE.
1. DESCRIPTIONS OF TREE GRADES / CORRESPONDING PICTURES OF TREES ON SITE

1.1. Blue - Specimen Trees

There are (18) Live Oaks I have graded as specimen trees on the site. These trees are generally large Live Oaks that are growing in more open areas. The benefit of having more open area has allowed these Live Oaks to grow outwards and upwards and display beautiful spread-out structural forms. These trees have some minor storm damage and dead wood and would benefit from a light pruning.
1.2. **Green** - Healthy Trees

The majority of the trees on site are healthy trees. There are a total of (121) surveyed trees that I have graded as healthy. These trees include Live Oaks, Pine Trees, Red Oaks, Black Cherries, and Palm Trees. Many of these trees are closer together than the grand trees, and as a result have grown more slenderly and upright. The trees are in many cases just as healthy as the specimen trees, but don’t display the same spread out structures which make the others specimen trees. These trees would still benefit from removal of damaged and dead wood.
1.3. **Orange** - Damaged Trees

There are a total of (8) Live Oaks and (1) double Black Cherry tree on site that I have graded as damaged trees. These trees exhibit poorer form and health than most of the other trees on the site. These trees are not hazardous however, and can remain, but should be pruned to remove dead, damaged, and diseased branches. However, these trees will likely never rebound to become healthy, specimen trees, and do not add much aesthetic interest to an already beautiful, mature, wooded site. Removing them might be a good consideration to free up some space for the healthy and specimen trees to continue thriving.
1.4. **Red - Hazardous Trees**

Of all of the trees on the site, there were only (2) trees that I recommended for removal as hazards. The 10" Palmetto Tree has a large chunk missing from its trunk and is at a high risk of failure, and the 15" Live Oak adjacent to the parking lot consists of one trunk with a tremendous lean directly over the parking lot. The tree also has been hit by vehicles and is missing a section of bark and the lean is significant enough that it poses a hazard to vehicles and pedestrians in a significant wind event.
Seabrook Island Racquet Club Expansion

Need for Additional Parking (LSV Spaces)
October 13, 2023

SUPPORTING INFORMATION
The Racquet Club does not currently have enough parking to meet the needs of the club. The current users of the club fill the parking spaces provided and spill over into the forest and along the roadside of Long Bend Drive. The images below were taken on a typical day, mid-day on a Tuesday.

The Club proposes to meet the Design Standards Ordinance for standard parking spaces and add low-speed vehicle (LSV) parking spaces to provide alternative means of transportation for Club members. Providing additional parking in the form of LSV spaces encourages the use of more efficient and compact vehicles around the island which will benefit the environment. These spaces are in addition to recently added bike racks and connecting pedestrian pathways to the Racquet Club making the club accessible by 4 means of transportation rather than just one.

The LSV spaces are a more efficient utilization of the property while addressing the issue of parking lot overflow and encouraging environmentally conscious means of transportation. Trends toward higher use of low-speed vehicles have been observed around Seabrook Island and other island communities in South Carolina. The overflow of cars that this shift in transportation means to address can be seen in the images below.
Coastal Zone Consistency Determination

To: George M. Cox, BOW Coastal Stormwater Permitting Section
From: Benjamin Thépaut, OCRM Coastal Zone Consistency Section
Applicant: Mitchell Laskowitz
Project Name: Seabrook Racquet Club Expansion Phase 1B
Finding: Conditionally Consistent with the SC Coastal Zone Management Program
Site Location: 1701 Long Bend Dr, Seabrook Island, Charleston County, South Carolina (TMS#: 149-00-00-001, 149-00-01-093)
Reference #: HPR-NVCC-MRNHN
Date: October 12, 2023

The staff of the Office of Ocean and Coastal Resource Management (OCRM) reviewed the above referenced Coastal Zone Consistency project request for land disturbance associated with improvements to existing residential recreation facility. Construction activities include grading site for five new pickle ball courts, a maintenance building with restrooms, a new partially pervious parking lot, a summer kitchen addition to an existing building, and a half-court practice area. Stormwater Management includes overall infiltration and associated infrastructure. The total area of disturbance will be 2.6 acres of a 7.9 acre project site.

We hereby certify that the above referenced project is Conditionally Consistent with the Guidelines for Evaluation of All Projects as well as the Residential Development, Transportation Facilities (Parking Facilities), and Stormwater Management (Runoff) policies contained in the S.C. Coastal Zone Management Program provided the following conditions are included in the permits and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherd's, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.
2. The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality.

3. All construction BMPs must be installed, inspected and maintained to hold sediment onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (including undeveloped) areas, including those impacted for access, must be immediately stabilized.

4. The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted.

This determination shall serve as the SCDHEC OCRM Coastal Zone Consistency Determination for the work described above. However, this determination does not serve as a Department permitting decision and does not alleviate the applicant's responsibility to obtain any applicable State or Federal permit(s) for the work. Local government authorizations may also be required.
Paul,
I have received the CZC Memo for this project. Please submit a set of plans approved for construction that are signed and sealed. If you submit them in electronic format, I will stamp them and return them to you.

George

Paul A. Ford, PE, LEED AP
Senior Civil Engineer

Office (843) 297-4103 Mobile (843) 834-2637
Email pford@reveergroup.com
Web www.reveergroup.com

This document was created by an application that isn’t licensed to use novaPDF.
Purchase a license to generate PDF files without this notice.
The SIPOA General Operation and Maintenance Committee (GOMC) has reviewed a driveway request from The Seabrook Island Club. The attached driveway plan as submitted on 10-12-23 was approved. The committee chairs Dave Brown and David Cruse are copied.

Steve Hirsch
843-725-1562

On Oct 13, 2023, at 3:45 PM, Tyler Newman <tnewman@townofseabrookisland.org> wrote:

All,

A friendly reminder that TOSI offices close at 4:00 PM.

Thank you,

Tyler Newman
Zoning Administrator/Chief Code Enforcement Officer
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455
Office: (843) 768-9121
www.townofseabrookisland.org

From: Mitchell Laskowitz <mlaskowitz@seabrookisland.com>
Sent: Friday, October 13, 2023 3:37 PM
To: Tyler Newman <tnewman@townofseabrookisland.org>; John Fitzpatrick <jfitzpatrick@seabrookisland.com>; Steve Hirsch <shirsch@sipoa.org>
Attached is a PDF of our GIS of the sewer in that area. The highlighted sewer in yellow is abandoned. We have sewer capacity to serve the maintenance complex for the Racquet Club.

Tommy West
Manager
Seabrook Island Utility Commission
843-768-0102
www.siuc.org

Hi Tommy.

Thank you so much for calling us earlier. I really appreciate the communication. I am going to send you the most recent plan and let you know how we are thinking about connecting. Please let us know your thoughts and we would appreciate that GIS amp of the sewer pump station by the pool in the north and the identification of the abandoned lines you mentioned.

These plans are still in development, but the sewer and water connection locations/methodology should not change significantly as the project develops. We can send finalized plans once we have them.

Thanks so much!
Coleen
The Planning Commission is asked to review and provide a recommendation on a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 147-06-00-070, containing approximately 0.225 +/- acres located at 2723 Old Oak Walk. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

The property, which is currently vacant, is surrounded on two sides by parcels zoned Moderate Lot Single-Family (R-SF2). The rear of the property backs up to a parceled out open space, which contributes to its value as a conservation lot.

Subject to rezoning approval, this property is intended to remain as an undeveloped “open space” lot. Uses permitted within the CP district are limited to the following:

(a) Accessory Uses & Structures
(b) Bulkhead and erosion control devices
(c) Community Gardens
(d) Open space preserves such as wetlands and wildlife habitat refuge areas
(e) Greenways, boardwalks, and non-motorized trails/pathways
(f) Open-air recreation uses (CONDITIONAL)
(g) Utility substation or sub installation (CONDITIONAL)
(h) Wireless communication antennas or towers (CONDITIONAL)

Pursuant to Development Standards Ordinance § 19.3, in considering amendments to the official zoning map, the Planning Commission shall consider each of the seventeen criteria outlined in § 19.3.B. Attached to this memo you will find the applicant’s narrative that address each of the criteria in § 19.3.B.

A copy of the draft rezoning ordinance is attached for review.
Staff Recommendation

Staff agrees with the applicant’s analysis of § 19.3.B and recommends in favor of APPROVAL of the rezoning request.

Respectfully submitted,

[Signature]

Tyler Newman
Zoning Administrator
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2023-19

ADOPTED __________

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 147-06-00-070, CONTAINING APPROXIMATELY 0.225 +/- ACRES LOCATED AT 2723 OLD OAK WALK, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.

WHEREAS, on or about November 16, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #95 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-06-00-070, containing approximately 0.225 +/- acres located at 2723 Old Oak Walk, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on December 13, 2023, 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 January 23, 2024, 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 147-06-00-070, containing approximately 0.225 +/- acres located at 2723 Old Oak Walk, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) 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 ________________, 2024, having been duly adopted by the Town Council for the Town of Seabrook Island on the _____ day of ________________, 2024.

First Reading: December 19, 2023
Public Hearing: January 23, 2024
Second Reading: January 23, 2024

TOWN OF SEABROOK ISLAND

____________________________
John Gregg, Mayor

ATTEST

____________________________
Katharine E. Watkins, Town Clerk
EXHIBIT A

TMS #: 147-06-00-070
ADDRESS: 2723 Old Oak Walk
ACREAGE: 0.225 (+/-)
CURRENT ZONING: Moderate Lot Single-Family (R-SF2)
PROPOSED ZONING: Conservation (CP)
**1. PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Property Address(es)</th>
<th>2723 Old Oak Walk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map Number(s)</td>
<td>1470600070</td>
</tr>
<tr>
<td>Block #</td>
<td>43</td>
</tr>
<tr>
<td>Lot #</td>
<td>06</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>R-SF2</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>Conservation (CP)</td>
</tr>
<tr>
<td>Current Use(s)</td>
<td>vacant lot</td>
</tr>
<tr>
<td>Proposed Use(s)</td>
<td>vacant lot</td>
</tr>
<tr>
<td>Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td>Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)</td>
<td>Yes □ No □</td>
</tr>
<tr>
<td>Total Lot Area (Acres or Ft²)</td>
<td>12,834.06</td>
</tr>
<tr>
<td>High Ground (Acres or Ft²)</td>
<td>8,614.52</td>
</tr>
</tbody>
</table>

**2. APPLICANT INFORMATION**

Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.

- **Applicant Name(s)**: SIPOA
- **Applicant Address**: 1202 Landfall Way
- **Applicant Phone Number**: 843.768.0061
- **Applicant Email Address**: hpalon@sipoa.org

If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?

**3. PROPERTY OWNER INFORMATION**

Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.

- **Property Ownership Type**: Individual(s) □ Corporation □ Eleemosynary □ HOA/Regime □ Other
- **Property Owner Name(s)**: SIPOA
- **Property Owner Address**: 1202 Landfall Way
- **Property Owner Phone Number**: 843.768.0061
- **Property Owner Email Address**: hpalon@sipoa.org

**4. OVERVIEW OF REQUEST**

Please provide a brief overview of the rezoning request.

Parcel donated to SIPOA by SIGSC on November 13, 2023. Change zoning from R-SF2 to CP-Conservation.

**5. CERTIFICATION**

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)

- **Applicant Signature**: [Signature]
- **Date**: 11/10/23

**OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Date Received</th>
<th>Case #</th>
<th>Ordinance #</th>
<th>Adopted</th>
</tr>
</thead>
</table>
6. ACKNOWLEDGEMENT

Zoning Administrator Signature ___________________________ Date __________

— OR —

Notary Certification (If not signed in the presence of the Zoning Administrator)

State of South Carolina, County of Charleston

One this 16th day of November, 2023, before me personally appeared the above
signers who provided satisfactory evidence of his/her/their identification to be the person
whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that
he/she/they have executed the foregoing instrument by his/her/their signature(s) above.

Sworn to (or affirmed) and subscribed before me this 16th day of November, 2023

Official Signature of Notary

My commission expires: 01/31/2024

RHIANNON SCHALAUDEK
01/13/2023
PUBLIC NOTARY
SOUTH CAROLINA

7. APPLICATION MATERIALS

Rezoning Applications must be accompanied by the following supplemental materials, as applicable. An application is not
considered “complete” until all required documentation has been received by the Zoning Administrator.

Required for ALL applications:

☐ Completed and signed Rezoning Application Form (Paper Required; PDF Optional)
  o Please submit one completed paper application.
  o The application form must be signed by ALL property owners. 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. All signatures must be original.
  o The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.

☐ Application Fee (See Schedule in Section 7)
  o Application fees may be paid by cash, check, or money order (payable to “Town of Seabrook Island”). Credit
    card payments will be accepted if paid in-person at Seabrook Island Town Hall.

☐ A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property,
  the current or most recent use, the proposed zoning designation of the property, the intended use of the property
  upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)

☐ Property survey (Paper or PDF Required)

☐ A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or
  PDF Required)

☐ Deed of record (Paper or PDF Required)

☐ Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)

☐ Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)

8. FEE SCHEDULE

<table>
<thead>
<tr>
<th>Zoning Designation for Annexed Property</th>
<th>Fee Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation (CP)</td>
<td>No Charge</td>
</tr>
<tr>
<td>All Zoning Designations Except CP and MU</td>
<td>$250.00</td>
</tr>
<tr>
<td>Mixed Use (MU)</td>
<td>$1,250.00 + $10.00 Per Acre</td>
</tr>
</tbody>
</table>
Narrative regarding zone change request and Planning Commission considerations per DSO

This property is an undeveloped single family residential parcel that was purchased by the Seabrook Island Greenspace Conservancy in 2023. The SIPOA Board of Directors on 11/13/23 agreed to accept the parcel which will be quit-claimed to SIPOA with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN’s COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.

2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (Illustration attached).

3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.

4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,**
The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.

11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAS, natural resource areas, and OPEN SPACES in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.

12. **Whether the proposed rezoning will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.

13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.

14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.

15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.

16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.

17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

**Assessor’s Map is attached.**

All adjacent parcels are single family residential.
2723 OLD OAK WALK: LOT 6, BLOCK 43

GRENDBELT AREA (EQUESTRIAN TRAIL)

LOT 6

TMS 147-06-00-070
9,803.97 sq ft
0.225 acres

LOT 7

PROPERTY OF
SAMZ S. ELMAASARANI
TMS 147-06-00-071

LOT 6

CRIMPED PIPE
N 11°46'15" W 152.00'
CT = 33.05

CRIMPED PIPE

CRIMPED PIPE

CRIMPED PIPE
Charleston County SC

New Parcel
Greenspace parcels

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: 11/18/2023
Town of Seabrook Island

Property Zoning Report

Parcels

<table>
<thead>
<tr>
<th>Parcel ID:</th>
<th>1470600070</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>MASTELLER BRAD V MASTELLER MARJORIE B</td>
</tr>
<tr>
<td>Owner Street Address:</td>
<td>42 HEATHROW AVE</td>
</tr>
<tr>
<td>Owner City State ZIP Code:</td>
<td>BLUFFTON, SC 29910</td>
</tr>
<tr>
<td>Parcel Street Address:</td>
<td>2723 OLD OAK WALK</td>
</tr>
</tbody>
</table>

Zoning

<table>
<thead>
<tr>
<th>Count</th>
<th>Zoning Code and Description</th>
<th>Overlapping Quantities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>R-SF2 - Residential - Single-Family (Medium Lot)</td>
<td>10,222.94sf (0.23acres)</td>
</tr>
</tbody>
</table>

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF SEABROOK ISLAND SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

KNOW ALL MEN BY THESE PRESENTS, that Brad V. Masteller and Marjorie B. Masteller (Collectively “Grantor”), in the State aforesaid, for and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY FIVE AND 00/100 DOLLARS ($170,585.00), to us in hand paid at and before the sealing of these Presents by Seabrook Island Green Space Conservancy Inc., in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Seabrook Island Green Space Conservancy Inc., a South Carolina Corporation, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 147-06-00-070

Address of Grantee(s): PO Box 185, Johns Island SC 29455

This is the same property conveyed to Grantor by deed from Toben N. Radenbaugh and Kathleen S. Radenbaugh dated August 28, 2009 and recorded September 2, 2009 in Book 0078, page 832, Charleston County Register of Deeds.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Seabrook Island Green Space Conservancy Inc., a South Carolina Corporation, its successors and assigns, forever.

AND subject to the exceptions set forth above, Grantor does hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said Seabrook Island Green Space Conservancy Inc., its successors and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS our hand and seal this 13 day of October, 2023.

SGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Catherine Gladys
Witness #1

Brad V. Masteller

R. Charles
Witness #2

Marjorie B. Masteller

STATE OF South Carolina )
COUNTY OF Beaufort )

The foregoing instrument was acknowledged before me by Brad V. Masteller and Marjorie B. Masteller, this 13 day of October, 2023.

Catherine Gladys (SEAL)
Notary Public for
My commission expires:_________

CATHARINE GLADYS
Notary Public - State of South Carolina
My Commission Expires
October 20, 2027
EXHIBIT A

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, South Carolina, and known and designated as Lot 6, Block 43, on a plat by E.M. Seabrook, Jr., C.E. and L.S. dated May 23, 1978 and recorded in the RMC Office for Charleston County in Plat Book S at page 103, and as more recently shown on a newer plat dated August 23, 1978 and recorded in the RMC Office for Charleston County in Plat Book AM at page 11.

SAID lot having such size, shape, dimensions, buttins and boundins, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

SUBJECT ALSO THE FOLLOWING:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title recorded in Book J100, page 107; and as amended in Book S109, page 002; and as further amended in Book B110, page 331; and as further amended in Book H127, page 163; and as further amended in Book B141, page 267; and as further amended in Book J144, page 59; and as further amended in Book L186, page 718; and as further amended in Book K215, page 001; and as further amended from time to time.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title recorded in Book N110, page 296; and as amended in Book Y110, page 143; and as further amended in Book J144, page 67; and as further amended in Book J164, page 487; and as further amended in Book L156, page 697; and as further amended in Book K215, page 23; and as further amended in Book S513, page 341; and as further amended in Book C517, page 808; and as further amended in Book V639, page 522; and as further amended in Book V639, page 557; and as further amended from time to time.


5. Assessments and maintenance charges as may become due and payable.

6. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

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 located at 2723 Old Oak Walk, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-06-00-070, was transferred by Brad V. Masteller and Marjorie B. Masteller to Seabrook Island Green Space Conservancy Inc. on October 31, 2023.

3. Check one of the following: The deed is
   (a) X 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 property? 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $170,585.00
   (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 X ___ 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: 
   (b) Place the amount listed in item 5 above here: $0
   (c) Subtract line 6(b) from Line 6(a) and place result here: $170,585.00

7. 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

8. 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.

Sworn to before me this 27th day of October, 2023.

[Signature]
Notary Public
My Commission Expires:

Legal Representative
BUIST-BYARS & TAYLOR, LLC