

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

July 9, 2018 – 2:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: June 12, 2018

[Pages 2–4]

PUBLIC HEARING ITEMS

1. Variance Application # 156

[Pages 5–88]

APPLICANT:	David & Nancy McClure
LOCATION:	2612 Seabrook Island Road
TAX MAP NUMBER:	147-01-00-014 (LT 44, BLK 9)
ZONING DISTRICT:	SR Single-Family Residential
VARIANCE(S)	To reduce the rear yard setback from 25 feet to approximately 22 feet
REQUESTED:	(§ 7.60.20.30)

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

June 12, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Walter Sewell (Chairman), Bob Leggett (Vice Chairman), Ava Kleinman, Joe Cronin (Zoning Administrator)

Absent: Robert Quagliato

Guests: None

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:35 PM. The requirements of the Freedom of Information Act were fulfilled and the meeting was properly posted.

NOTIFICATION OF RESIGNATION & ELECTION OF NEW VICE CHAIR FOR 2018

Chairman Sewell stated that Vice Chairman Farber had submitted his resignation from the Board, effective June 1, 2018.

Chairman Sewell nominated Mr. Leggett to replace Mr. Farber as Vice Chairman. Ms. Kleinman seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Mr. Leggett as Vice Chairman was approved by a vote of 3-0.

APPROVAL OF MINUTES

- 1. Board of Zoning Appeals Meeting: April 25, 2018:** Ms. Kleinman made a motion to approve the minutes from the April 25, 2018, meeting of the Board of Zoning Appeals, as submitted. Mr. Leggett seconded the motion. The motion was approved by a vote of 3-0.
- 2. Board of Zoning Appeals Meeting: May 4, 2018:** Mr. Leggett stated that he believed that he had abstained from voting on approving the minutes from the November 2016 meeting because he was not a board member at that time. Mr. Leggett also stated that the wording under New Business Item #1 appeared misleading, particularly the statement that “no individual had undertaken any effort to act on the [1993] variance over the last 25 years.” Mr. Leggett noted that a previous owner had in fact submitted a site plan to the SIPOA ARC for review and approval. Zoning Administrator Cronin responded that the intent of the sentence was to state that no previous owner had undertaken any effort to obtain a permit from the town, and agreed that the sentence should be revised to “no individual had applied for or

obtained a building permit over the last 25 years.” Ms. Kleinman made a motion to approve the minutes from the May 4, 2018, meeting, with the revisions specified by Mr. Leggett. Mr. Leggett seconded the motion. The motion was approved by a vote of 3-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Future Meeting Dates:** Chairman Sewell referenced the fact that the Board did not meet for a period of nearly 18 months between November 2016 and April 2018. He recommended that the Board should not allow an extended period of time to elapse following a meeting where substantive action was taken. Chairman Sewell recommended that if no additional meetings have been scheduled to review pending requests following a meeting, the Board should meet within a timely manner for the purpose of approving minutes from the previous meeting. He also recommended that the Board meet at the beginning of each year for the purpose of electing officers, even if there are no other action items. Members of the Board agreed with Mr. Sewell’s recommendation.

SITE VISIT

1. **2612 Seabrook Island Road (Tax Map # 147-01-00-014 – Lot 44, Block 9):** Zoning Administrator Cronin stated that the Board had requested an opportunity to visit 2612 Seabrook Island Road in advance of a public hearing on Variance Request #156, which will take place at 2:30 PM on Monday, July 9th. Zoning Administrator Cronin noted that the purpose of the visit was for observational purposes only, and that no testimony would be heard pertaining to the variance application. A paper copy of the proposed site plan and property survey, which had previously been provided via email, was distributed to Board members. Zoning Administrator Cronin stated that a full agenda packet, with attachments, would be provided to the Board and posted publicly in advance of the public hearing.

Prior to departing for the site visit, Zoning Administrator Cronin noted that public notice of the site visit had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today’s meeting contained the following provision: *“This site visit will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting.”* He added for the record that no one from the public was present at the meeting, and that no one had requested access behind the security gate.

Lastly, Zoning Administrator Cronin stated that there was no other business on the agenda. Unless the Board wished to reconvene at Town Hall following the site visit, the meeting would be adjourned following the site visit. Members of the Board agreed that there was no need to reconvene following the site visit.

The meeting was recessed at approximately 2:55 PM. Board members then traveled individually to 2612 Seabrook Island Road. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit may be directed to that location.

The Board reconvened at approximately 3:28 PM at 2612 Seabrook Island Road. Board members observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed addition and zoning requirements; however, no testimony was received. Chairman Sewell asked if the town had received any public comments. Zoning Administrator Cronin responded that none had been received to date; however, any comments received in advance of the meeting will be included in the agenda packet and entered into the public record during the meeting on July 9th. During the site visit, Chairman Sewell also requested an architectural drawing of the roofline for the proposed addition. The site visit lasted approximately 31 minutes.

There being no further business, the meeting was adjourned at 3:59 PM.

Minutes Approved:



Joseph M. Cronin
Zoning Administrator

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 156 – 2612 Seabrook Island Road (Lot 44, Block 9)
MEETING DATE: July 9, 2018

Variance Application #155	
Applicants:	David & Nancy McClure (Owners)
Location:	2612 Seabrook Island Road
Tax Map Number:	147-01-00-014 (Lot 44, Block 9)
Zoning District:	SR Single-Family Residential
Variance(s) Requested:	To reduce the rear yard setback from 25 feet to approximately 22 feet (§ 7.60.20.30)

Overview

The Town has received a variance request from David & Nancy McClure, the owners of Charleston County Tax Map # 147-01-00-014. The applicants are requesting a reduction in the 25-foot rear yard setback requirement to accommodate construction of a kitchen addition at the rear of an existing single-family residence at 2612 Seabrook Island Road (Lot 44, Block 9).

Per the enclosed site plans, the total area of the lot is approximately 16,103.14 square feet.

For lots recorded prior to 2007, the town’s Development Standards Ordinance (DSO) requires a minimum of 17,500 square feet for a lot to be considered as “conforming.” The subject property was recorded in 1974 and, therefore, would be considered a “non-conforming lot of record.” § 3.40.10 of the DSO states:

“In any zoning district, where a lot of record at the effective date of adoption of this Ordinance does not contain sufficient land area or dimensions to meet the requirements of the district in which it is located, such lot may be used as a building site for any use that is a permitted use in the zoning district in which the lot is located provided that all structures on these lots must conform to the minimum front and side yard requirements set forth in this Ordinance for the district in which the lot is located.”

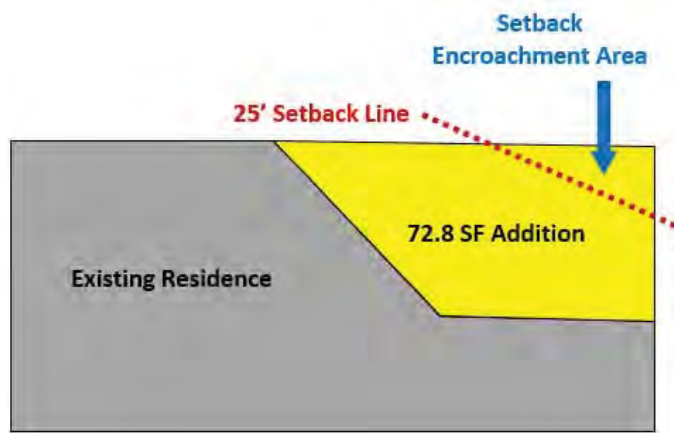
The property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right. The town’s DSO requires the following setbacks within the SR District:

TYPE	REQUIRED PER DSO	DSO REFERENCE
Front (Principal Structure)	30 feet	§ 7.60.20.10
Front (Uncovered Steps)	20 feet	§ 7.60.80.20
Side (Non-conforming Lot)	10 feet	§ 7.60.20.41
Rear (Principal Structure)	25 feet	§ 7.60.50
Rear (Open Deck) * When abutting open space	15 feet	§ 7.60.50
Driveway (Non-conforming Lot)	3 feet	§ 7.60.70.10
Max. Encroachment for Eaves & Overhangs (Lots < 17,500 sq. ft.)	18 inches	§ 7.60.80.10

The existing home at 2612 Seabrook Island Road complies with all of the setback requirements listed above.

The applicants are seeking approval to construct an addition to the rear of their home. The purpose of this addition is to “square off” their existing kitchen, thus increasing its usable square footage and functionality. The total area of the proposed addition is approximately 72.8 square feet.

As submitted, the majority of the addition will be located outside the 25-foot rear yard setback; however, a small portion (approximately 6 square feet, or 8%) of the proposed addition will encroach into the rear yard setback. The maximum distance of the encroachment is anticipated to be less than 3 feet (approximately 2’2”). Because this is a non-conforming lot, the DSO allows eaves and overhangs to encroach into required setbacks by up to 18 inches.



Therefore, the applicants are requesting a variance from the DSO to allow for the following setback reduction:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Rear (Principal Structure)	25 feet	~ 22 feet

It should be noted that the existing home was constructed in 2000-2001. (A site plan, foundation survey and as-built drawings from this time are all attached.) At the time a building permit was issued, the DSO required a 15-foot side yard setback for all single-family lots. The DSO was subsequently amended to reduce the side yard setback from 15 feet to 12.5 feet for non-conforming lots greater than 13,500 square feet in area, but less than 17,500 square feet in area. If the house were to be built today – inclusive of the proposed addition – the entire house could simply be shifted toward the left side property line by approximately 2.5 to 3.0 feet, and a rear yard variance would not be required. However, moving the existing home to take advantage of today’s more flexible side yard setback would be a significant hardship.

In their application, the applicants have stated that there are “extraordinary and exceptional conditions pertaining to this particular piece of property” as a result of its non-conforming size and irregular shape. The applicants further note that the property abuts a golf course. The rear addition will not be visible from Seabrook Island Road, and will be heavily screened by existing trees along the right side and rear property lines.

Staff Comments

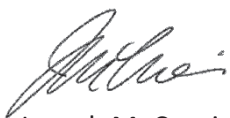
As a matter of practice, the town’s Zoning Administrator does not typically provide a recommendation in favor of – or in opposition to – a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.

In granting a variance, state law permits the Board of Zoning Appeals to attach such conditions as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the applicant and reviewed by the Board on July 9, 2018. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require subsequent review and approval by the Board of Zoning Appeals.
- The variance shall expire on July 9, 2019 (one year from the date of Board approval) if no zoning permit has been issued by the town on or before that date.

Respectfully submitted,



Joseph M. Cronin
Town Administrator/Zoning Administrator

Criteria for Review

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these **conditions do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance **will not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Attachments

The following supplemental items have been attached for review:

Application & Property Information		
1	Variance Application	p. 10-14
2	Proposed Site Plan & Rendering	p. 15-18
3	Original Site Plan (2000)	p. 19-20
4	Foundation Survey (2000)	p. 21-22
5	As-Built Survey (2001)	p. 23-24
6	Property Photos	p. 25-30
7	Zoning Map & Aerial Image	p. 31-32
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 33-34
9	Title to Real Estate	p. 35-40
10	Property Information Card	p. 41-42
11	Public Hearing Notice – List of Neighboring Property Owners	p. 43-44
12	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 45-47
13	Public Hearing Notice – Post and Courier Legal Ad	p. 48-49
14	Public Hearing Notice – Property Posting	p. 50-51
15	SIPOA ARC Approval	p. 52-54

Other Information		
16	Original Subdivision Plat (1974)	p. 55-57
17	Neighboring Property Information:	
	a) 2609 Seabrook Island Road (Lot 1, Block 4)	p. 58-61
	b) 2613 Seabrook Island Road (Lot 10, Block 9)	p. 62-65
	c) 2614 Seabrook Island Road (Lot 43, Block 9) <i>Note: This is a neighboring lot with a non-conforming rear yard setback (18.9 feet)</i>	p. 66-70
	d) 2616 Seabrook Island Road (Lot 42, Block 9)	p. 71-73
	e) 3116 Privateer Creek Road (Lot 47, Block 6)	p. 74-78
	f) 3120 Privateer Creek Road (Lot 46, Block 6)	p. 79-83
	g) 3126 Privateer Creek Road (Lot 45, Block 6)	p. 84-88

Written Correspondence Regarding the Proposed Variance Request

Note: No written correspondence was received in advance of the meeting



ATTACHMENT #1

Variance Application

NOTICE OF APPEAL - Form 1
Board of Zoning Appeals
TOWN OF SEABROOK ISLAND-COUNTY OF CHARLESTON

Date Filed 5-25-2018 (To be Completed by Office Administration)

Application Fee: \$ 350.00 Permit Application#: NA ^{Variance} 156
_{Appeal#}

This form must be completed for a hearing on an Appeal (1) from the action of a zoning official, (2) application for a Variance or (3) application for Special Exception. Applications should be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) all must sign the Designation of Agent.

THE APPLICANT HEREBY APPEALS [indicate one with an X]

From action of a zoning official as stated on attached Form 2.

For a variance as stated on attached Form 3

For a Special Exception as stated on attached Form 4.

Applicant(s) [Please print]:

Address: David + Nancy McClure

2612 Seabrook Island Rd

Telephone: 304-290-7300

Owners(s) [if other than Applicant]

Address: _____

Telephone: _____

Property Address 2612 Seabrook Island Road

Lot 44 Block 9 Tax Map # 147-07-00-014

Designation of Agent [Complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

Owner Signature(s)

Applicant's Certification

I (we) certify that the information in this application and attached Form 2, 3 or 4 is correct.

Date: 5/24/2018

David McClure
Nancy McClure
Applicant Signature(s)

Date Filed: 5/25/2018 (To be Completed by Office Administration)
Permit Application#: _____ Appeal# _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provision of the Zoning Ordinance: Section 7.60.20.3 Setback of twenty five (25) to the rear of property

so that a zoning permit may be issued to allow use of the property in a manner shown on attached plot plan, described as follows: A small addition to the kitchen area to significantly enhance functionality and efficiency of use.

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section (s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Our lot is a non-conforming lot with 16,103 sq. ft.

b. These conditions do not generally apply to other property in the vicinity as shown by:

In accordance with the ordinances, only up to 5% of the lots in Seabrook can be between 15,000 and 17,500 sq ft. Our lot falls within this 5% limit.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Based on the odd shape of the current kitchen, it is impossible for us to incorporate the necessary food preparation and gathering space in the kitchen without this small change/upgrade.

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

- 1) 3 of the 4 sides of our home are surrounded by common areas/right of ways
- 2) This change cannot be seen by our neighbors due to the heavy natural foliage on our lot.
- 3) We are not changing the overall footprint of our home.

3. The following documents are submitted in support of this application:

- a) As built drawing depicting proposed variance area.
- b) Foundation drawing depicting needed variance
- c) Pictures taken on 5/21/2018 from adjacent lots across from golf course showing the back of our home.

**[An accurate, legible plot plan showing property dimensions and location of all structures and improvements must be attached to a variance application.]

David McClure
Signature of Applicant

5/25/2018
Date

May 24, 2018

Mr. Joseph M. Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

Dear Mr. Cronin:

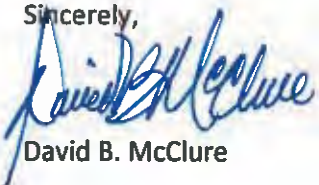
Thank you for taking the time over the past week to discuss our renovation plans and the process of requesting a variance in the Town of Seabrook Island. Please accept this letter and the attached application as a request to the Town to allow us to expand our kitchen to make it more functional and efficient.

The current kitchen is poorly designed with a 45 degree wall which limits the inclusion of adequate counter and cabinet space. We have looked at hundreds of kitchens and we have yet to find one with such an odd shape. We have discussed the kitchen design with two Charleston decorators and both have agreed that we should square the wall if we want to improve the situation. The unnecessary hardship is that we could spend a lot of money on upgrading the kitchen without the ability to effect a change in functionality and efficiency.

We would like to straighten the back wall to connect it with an adjoining side wall at a 90 degree angle which would allow us to install additional countertop space along with an island in size that can accompany several adults and/or children comfortably and give us 10 to 15 sq. ft. of food preparation area. The renovation would include a back wall extending 14' 8" and a side wall extending 6' 4" to connect at a corner creating a 90 degree angle. The issue and the reason we are requesting a variance is that approximately 6 square feet or 8.2% of this addition encroaches into the 25' setback required at the back of the lot based on the Town of Seabrook Island ordinance. From my estimation in reviewing the as-built drawings on file with the Town, the encroachment extends 52" along the back and 30" on the side. As we discussed and as depicted on the attached as-built drawing, we are in no way enlarging the overall footprint of our home. We are simply utilizing a portion of our deck to accomplish this much needed change. Most of the foundation is already in place for this renovation. Our lot adjoins the golf course with no homes to the rear or on our right side (closest side to the proposed renovation). Our home is completely surrounded by natural foliage and it is impossible to get a clear view of the back of our home from the golf course. We will complete this renovation to match all existing colors, siding, soffit and roofing material as approved by the POA. Except for the 3 to 4 week period it would take to complete the renovation, we do not believe this change will impact adjacent property owners.

Thank you for allowing us to make this request. I am available to answer any questions by phone and we are on the island about one week a month. We hope to complete these renovations in the very near future so we can spend more time on the island in a more comfortable environment.

Sincerely,

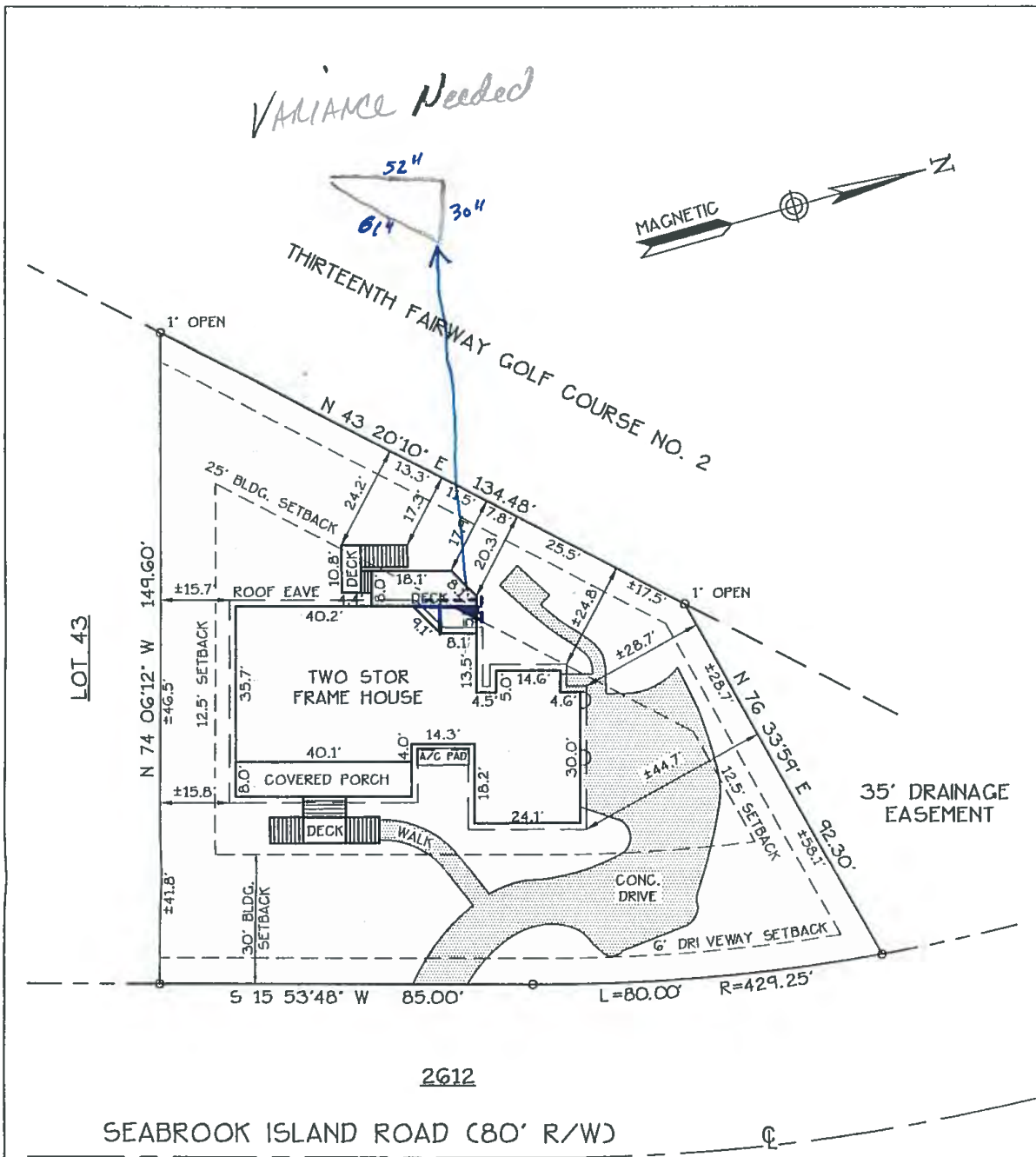


David B. McClure



ATTACHMENT #2

Proposed Site Plan & Rendering



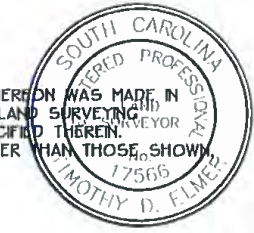
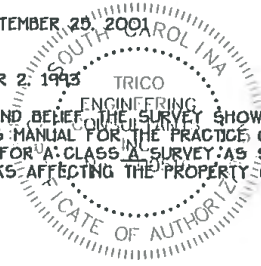
FINAL SURVEY SHOWING LOT 44
 2612 SEABROOK ISLAND ROAD
 LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SC.

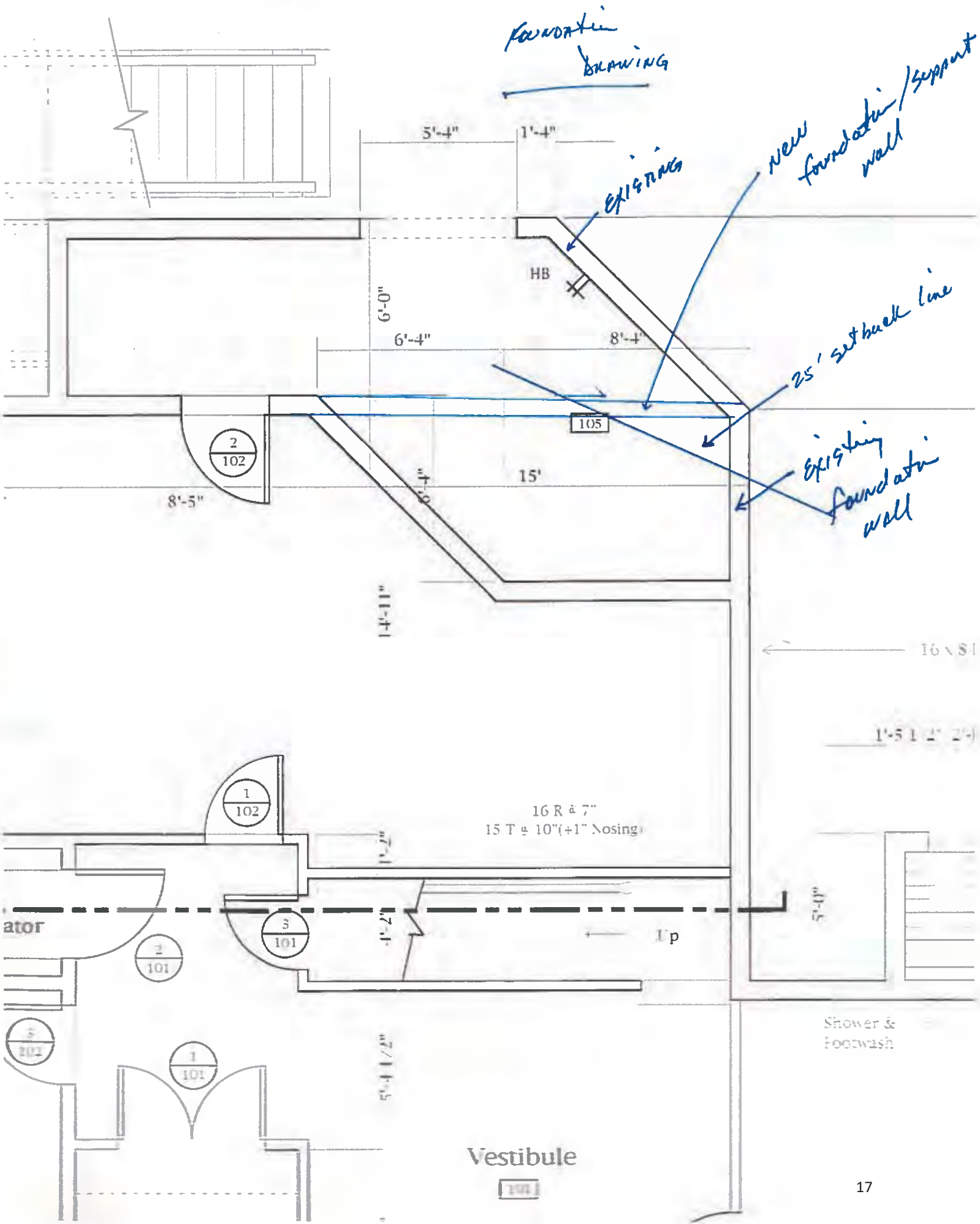
SCALE: 1" = 30' DATE: 8/23/01, REVISED SEPTEMBER 29, 2001

REFERENCE PLAT RECORDED IN PLAT BOOK AD, PAGE 119
 FLOOD ZONE AB (CELV. 13), 455413 0440 H, REVISED SEPTEMBER 2, 1993

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Timothy D. Elmer
 TIMOTHY D. ELMER S.C.P.L.S. No. 17566
 TRICO ENGINEERING CONSULTANTS, INC.
 4425 BELLE OAKS DRIVE, CITY OF NORTH CHARLESTON, SC 29405
 TEL: (843) 740-7700 FAX: (843) 740-7707





Foundation Drawing

Existing

New foundation/support wall

25' setback line

Existing foundation wall

HB

105

15'

16 x 81

1'-5 1/2" 2'-2"

16 R @ 7"
15 T @ 10" (+1" Nosing)

5'-0"

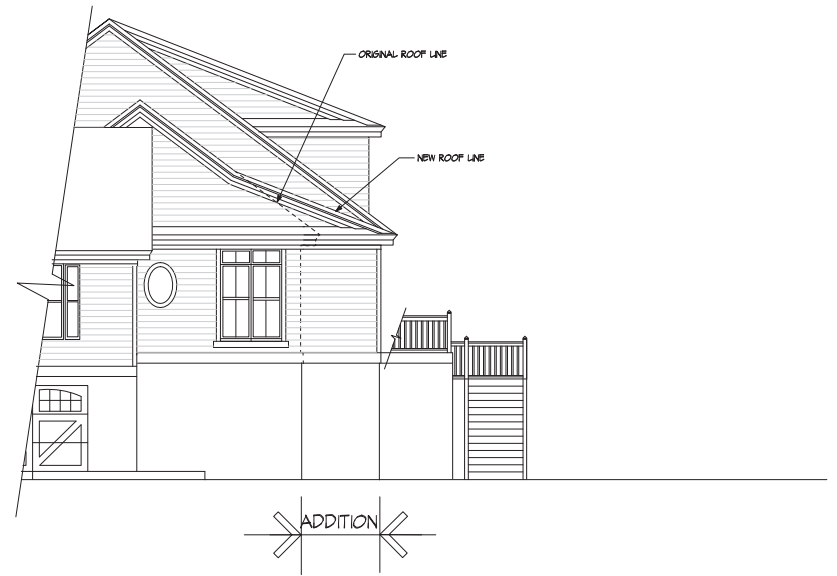
Shower & Footwash

Vestibule

101



PARTIAL BACK ELEVATION



PARTIAL RIGHT SIDE ELEVATION



ATTACHMENT #3

Original Site Plan (2000)

LOT 43
BLOCK 9
T.M.S. NO. 147-07-00-015

NUMBER	RADIUS	DELTA	ARC	CHORD BEG.	CHORDS TANG.
CI	481.42	102.2702	80.00	5.162218"W	73.92.18.11

THIRTEENTH FAIRWAY
GOLF COURSE NO. 2

Area of Lot 44, Block 9

Building Area

Percentage of Lot Coverage

Base Flood Elevation

First Floor Elevation

Second Floor Elevation

Height above Base Elevation

16,103 sq. ft.

2,860 sq. ft.

18 %

A8 El. 13

B. 17'-5 1/2" MSL

El. 27'-7" MSL

31'-8"

REFERENCES

1. PLAT BOOK "A2" PAGE 119,
2. FIELD BOOK 1-276, PAGE 904.

SURVEY NOTES

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "A8" WITH A BASE FLOOD ELEVATION OF 13 AS INDICATED ON FLOOD INSURANCE RATE MAP CROSS-SECTION PLANE NO. 45443-0446 II, DATED 9-2-02.
2. THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
3. THIS PLAN REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
4. AREA DETERMINED BY COORDINATE METHOD.
5. CONSIDERABLE EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES. SOME LOCATIONS ARE NOT ALL FIELD BEARINGS AND SOME ARE TAKEN FROM UTILITY RECORDS OR LOCATIONS MARKED IN THE FIELD BY THE RELEVANT UTILITY COMPANIES. THIS SURVEY DOES NOT WARRANT THAT UTILITIES ARE SHOWN ACCURATELY NOR THAT ALL UTILITIES ARE SHOWN. CALL PERMITTED UTILITIES LOCATION SERVICE AT (803) 435-0388 A MINIMUM OF THREE (3) WORKING DAYS BEFORE DIGGING.
6. ALL ELEVATIONS ARE BASED ON U.S.G.S. M.D.N. 10 178 ELEVATION 217 (M.G.M.D. 29).

LOT 44
BLOCK 9
T.M.S. NO. 147-07-00-014
16,103.14 S.F.
0.370 AC

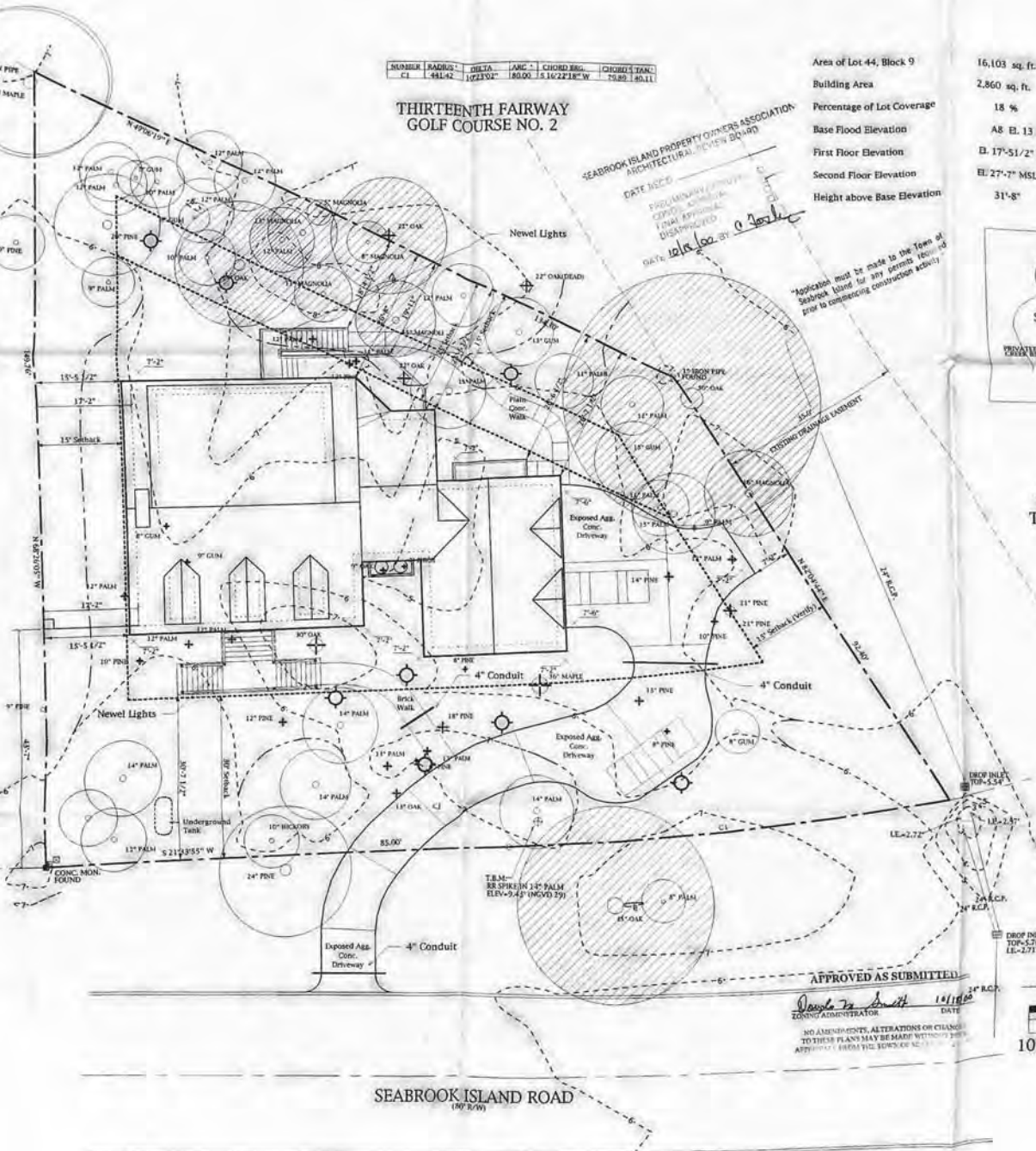
Note

Site Information taken from Tree & Topographic Survey, dated August 17, 1995. Survey prepared by General Engineering, Mark A. Corneilus, RLS.

Site Plan Legend

- Proposed Spot Elevation
- Proposed Elevation Contour
- Ground Elevation Shot
- Tree to be Removed
- Marsh
- TBM - Temporary Benchmark
- Landscape Light

235.3' TO
EAGLE NEST CT.



SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL REVIEW BOARD
DATE ISSUED: 10/18/00
DATE: 10/18/00 BY: [Signature]

Application must be made to the Town of Seabrook Island for any permits required prior to commencing construction activity.



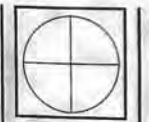
GOLF COURSE NO. 2
THIRTEENTH FAIRWAY

APPROVED AS SUBMITTED
[Signature]
DATE: 10/18/00



Graphical Scale

Rev. 7 / 17 / 00



Marshall Driver Architect
1984 Office Box 83
Johns Island, South Carolina 29557
(843) 768-9980



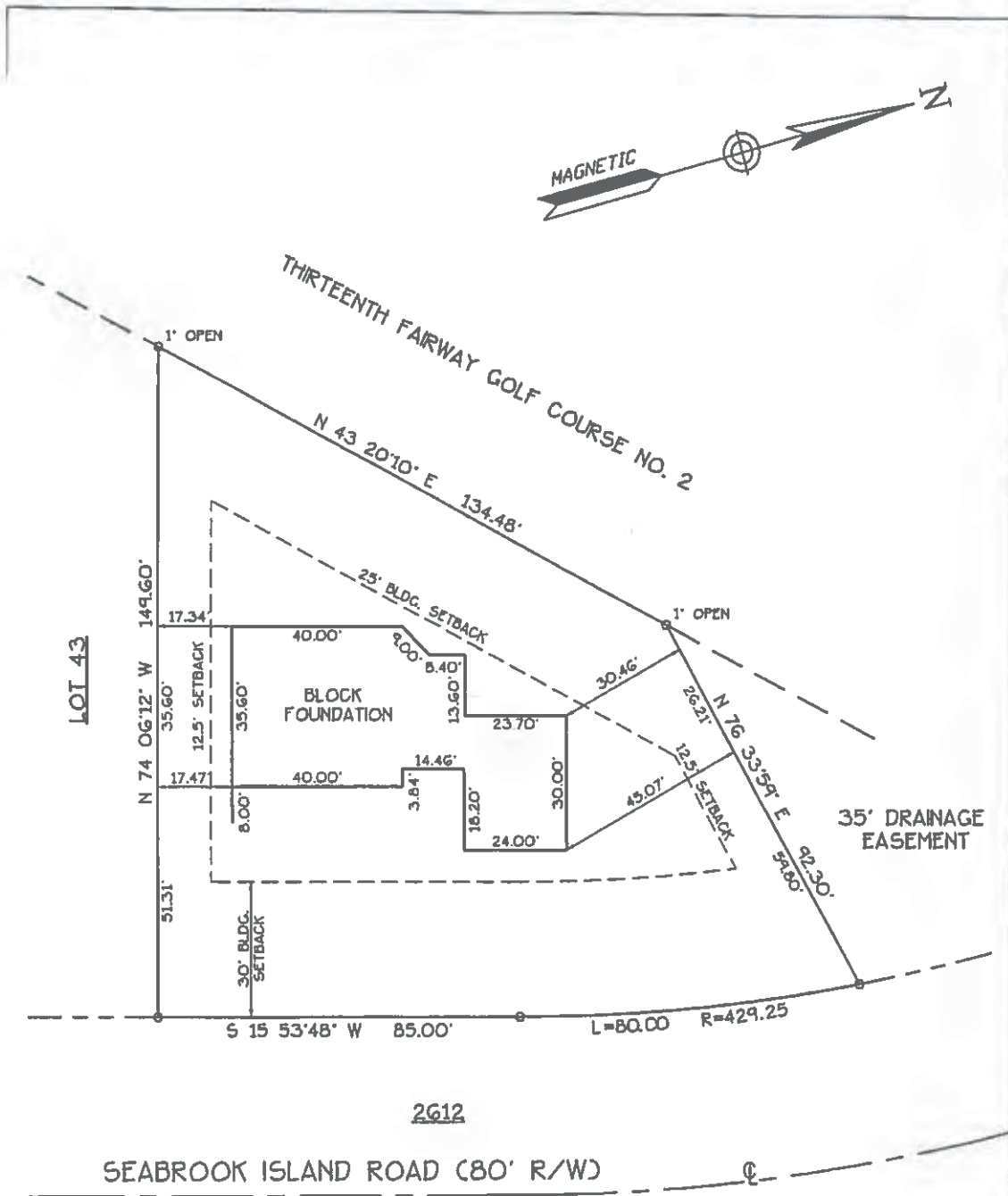
The Mowat Residence
Lot 44 Block 9
Seabrook Island, South Carolina

M00-111
3 / 3 / 00
A - 1



ATTACHMENT #4

Foundation Survey (2000)



2612

SEABROOK ISLAND ROAD (80' R/W)

FOUNDATION SURVEY SHOWING LOT 44
 2612 SEABROOK ISLAND ROAD
 LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SC.

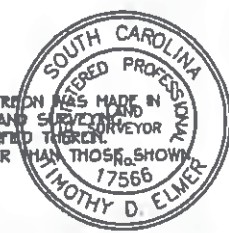
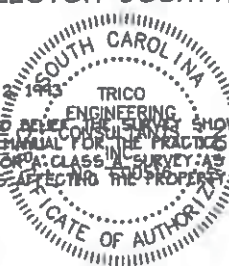
SCALE: 1" = 30'

DATE: DECEMBER 13, 2000

REFERENCE: PLAT RECORDED IN PLAT BOOK AD, PAGE 119
 FLOOD ZONE AD CELEV. 13) 455413 0440 H. REVISED SEPTEMBER 1993

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AND IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS I SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Timothy D. Elmer
 TIMOTHY D. ELMER S.C.P.L.S. No. 17566
 TRICO ENGINEERING CONSULTANTS, INC.
 4425 BELLE OAKS DRIVE, CITY OF NORTH CHARLESTON, SC 29405
 TEL: (843) 740-7700 FAX: (843) 740-7707

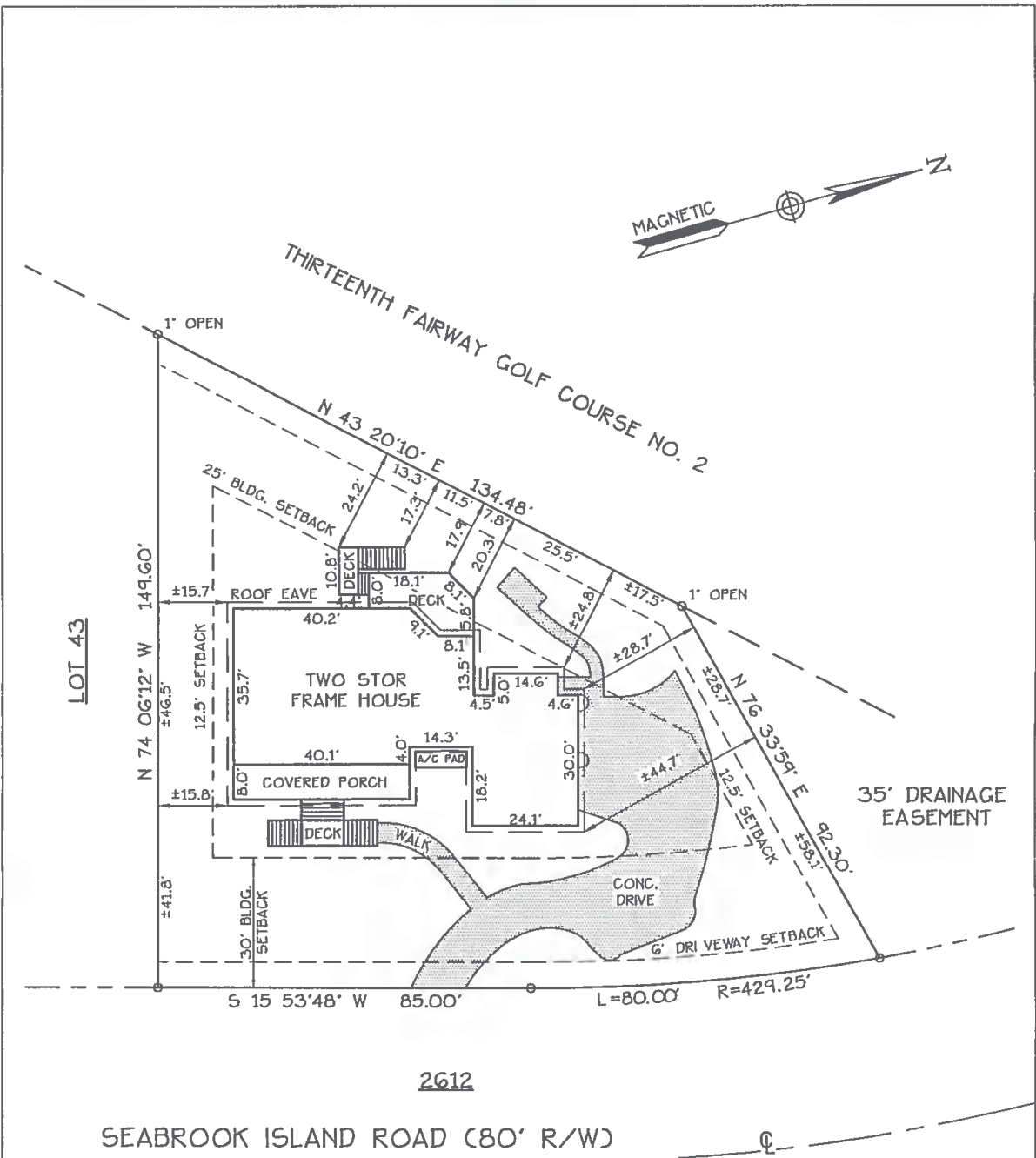


SEABROOK/DO-24-8259 MEB



ATTACHMENT #5

As-Built Survey (2001)



2612

SEABROOK ISLAND ROAD (80' R/W)

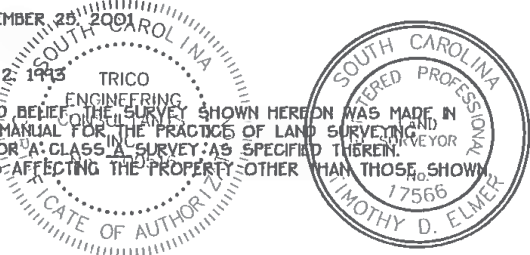
FINAL SURVEY SHOWING LOT 44
 2612 SEABROOK ISLAND ROAD
 LOCATED ON SEABROOK ISLAND, CHARLESTON COUNTY, SC.

SCALE: 1" = 30' DATE: 8/23/01, REVISED SEPTEMBER 25, 2001

REFERENCE PLAT RECORDED IN PLAT BOOK AD, PAGE 119
 FLOOD ZONE A8 (CELV. 13), 455413 0440 H, REVISED SEPTEMBER 2, 1993

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCROACHMENTS, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Timothy D. Elmer
 TIMOTHY D. ELMER S.C.P.L.S. No. 17566
 TRICO ENGINEERING CONSULTANTS, INC.
 4425 BELLE OAKS DRIVE, CITY OF NORTH CHARLESTON, SC 29405
 TEL: (843) 740-7700 FAX: (843) 740-7707





ATTACHMENT #6

Property Photos









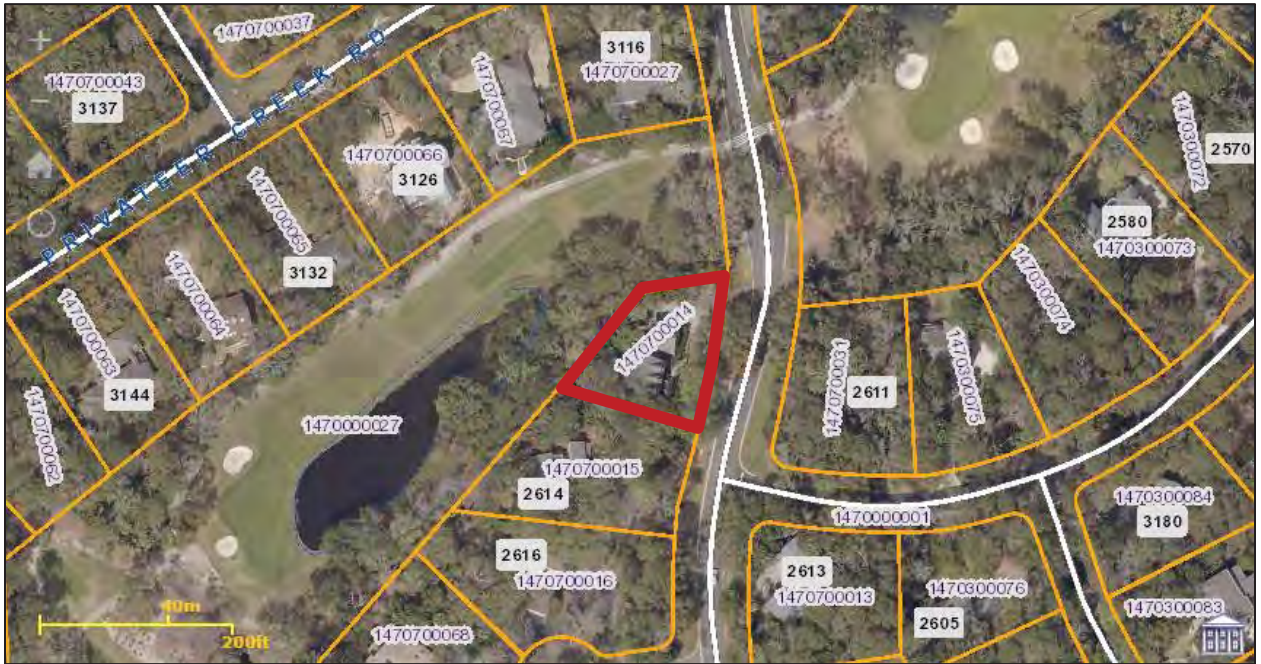




ATTACHMENT #7

Zoning Map & Aerial Image

Zoning Map



Aerial Image





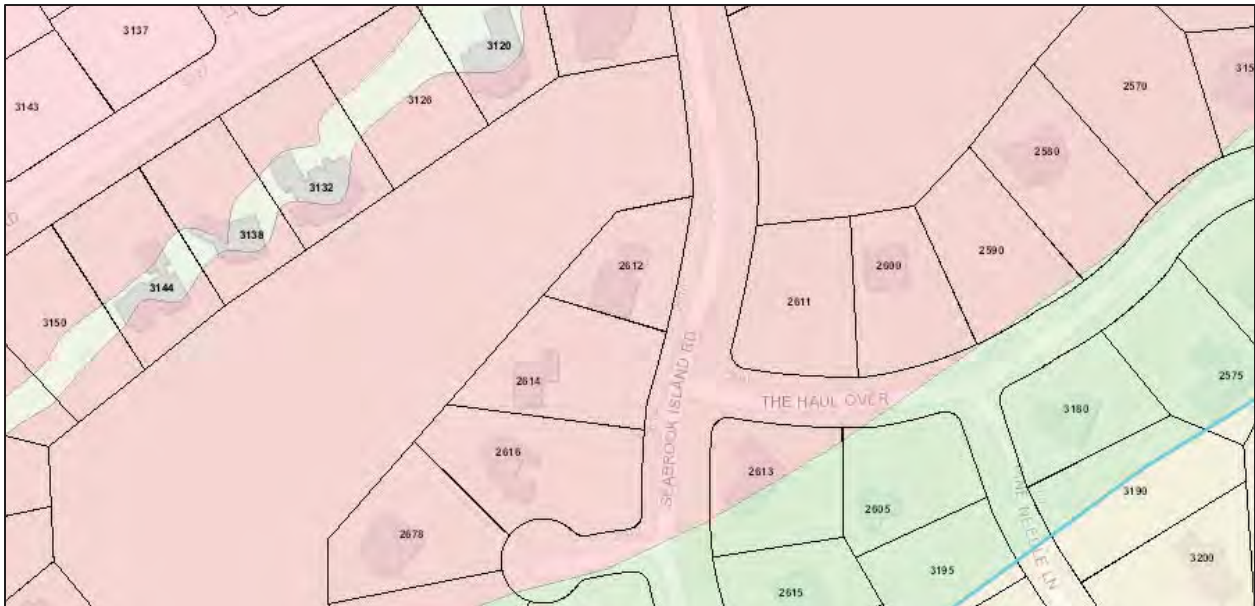
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)

FEMA Base Flood Elevation (Current)
AE-13



FEMA Base Flood Elevation (Preliminary)
AE-8





ATTACHMENT #9

Title to Real Estate



BP0708271

PGS:

5

Buist, Byars & Taylor, LLC
30 Gardener's Circle, PMB #138
Johns Island, SC 29455

4112.0001

Prepared By:

Bradshaw & Company, LLC
147 Wappoo Creek Drive, Suite 605
Charleston, SC 29412

STATE OF SOUTH CAROLINA

)
)
)

GENERAL WARRANTY DEED

COUNTY OF CHARLESTON

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **William H. Mowat, Jr. and Jacqueline A. Mowat as Trustees of the Jacqueline A. Mowat Revocable Trust dated June 10, 2002**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of **EIGHT HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$845,000.00)**, the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

David B. McClure and Nancy L. McClure

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Charleston County Tax Map No.: 147-07-00-014

Common Address: 2612 Seabrook Island Road, Seabrook Island, SC 29455

Grantee Address: 1200 Lake Dr., Daniels, WV 25832

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 Grantee, David McClure and Nancy McClure, as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of William H. Mowat, Jr. and Jacqueline A. Mowat as Trustees of the Jacqueline A. Mowat Revocable Trust date June 10, 2002 this 29th day of March 2018 and in the Two Hundred Forty-Second (242nd) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

Rechelle Gibbs

Witness No. 1

Pat Pollock

Witness No. 2 (NOTARY)

Jacqueline A. Mowat Revocable Trust dated June 10, 2002

BY: William H. Mowat, Jr.
William H. Mowat, Jr., Trustee

BY: Jacqueline A. Mowat
Jacqueline A. Mowat, Trustee

STATE OF South Carolina

COUNTY OF Charleston

I, the undersigned, a Notary Public for the County of Charleston and State of South Carolina, do hereby certify that William H. Mowat, Jr. and Jacqueline A. Mowat, as Trustees of the Jacqueline A. Mowat Revocable Trust dated June 10, 2002 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 29 of March, 2018.

Pat Pollock
Notary Public

My Commission Expires: 10-13-2026

(SEAL)



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 44, Block 9, on a plat by E.M. Seabrook, Jr., C.E. & L.S., dated June 11, 1974, and recorded in the RMC Office for Charleston County in Plat Book AD, at page 119.

This conveyance is subject to the Restrictions and Protective Covenants dated November 13, 1972, and duly recorded in the RMC Office for Charleston County in Book N-100, at Page 296; as amended by instrument recorded in Book Y-110, at Page 143; and Second Modification thereto dated March 26, 1985, and recorded in Book J-144, at Page 67; Third Modification of Protective Covenants dated April 24, 1987, and recorded in the RMC Office for Charleston County in Book J-164, at page 487; also, Second restated and amended By Laws dated October 18, 1984 and recorded in Book B-141, at Page 267; as amended by instrument dated March 26, 1985 and recorded in the RMC Office for Charleston County in Book J-144, at Page 59.

THIS BEING the same property in which an undivided one-half interest was conveyed to William H. Mowat, Jr. by deed of William H. Mowat, Jr. as Trustee of the Jacqueline A. Mowat Revocable Trust dated June 10, 2002 and recorded in the RMC Office for Charleston County on June 11, 2002 in Book Z408, at Page 487 and being the same property in which an undivided one-half interest was conveyed to the Jacqueline A. Mowat as Trustee of the Jacqueline A. Mowat Revocable Trust dated June 10, 2002 by deed of Jacqueline A. Mowat dated June 10, 2002 and recorded in the RMC Office for Charleston County on June 11, 2002 in Book Z408 at page 482.

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 was transferred by William H. Mowat, Jr and Jacqueline A. Mowat as Trustees of the Jacqueline A. Mowat Revocable Trust dated June 10, 2002
to David B. McClure and Nancy L. McClure on March 29, 2018

3. Check one of the following: The deed is
- (A) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (B) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
- (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
- (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,498,000.00
- (B) The fee is computed on the fair market value of the realty which is _____
- (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. 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: \$845,000.00
- (B) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$845,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$3,126.50

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

9. I understand that a person required to furnish this affidavit who wilfully 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.

Responsible Person Connected with the Transaction

Buist Byars & Taylor, LLC
Print or Type Name Here

Sworn this 29 day of March 2018
Tricia H Ford
Notary Public for _____
My Commission Expires: _____, 20____



RECORDER'S PAGE



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

Filed By:

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

RECORDED		
Date:	March 30, 2018	
Time:	11:39:18 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0708	271	Deed
Elaine H. Bozman, Register Charleston County, SC		

MAKER:

MOWAT WILLIAM H JR TR AL

of Pages: 5

Note:

RECIPIENT:

MCCLURE DAVID B AL

Recording Fee	\$ 10.00
State Fee	\$ 2,197.00
County Fee	\$ 929.50
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 3,136.50

Original Book:

Original Page:

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

AUDITOR STAMP HERE
 RECEIVED From ROD
 Apr 04, 2018
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP RJB
 DATE 04/05/2018
 4



0708
Book



271
Page



03/30/2018
Recorded Date



5
Pgs



Original Book



Original Page



D
Doc Type



11:39:18
Recorded Time



ATTACHMENT #10

Property Information Card

Charleston County, South Carolina

generated on 7/3/2018 8:31:24 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700014		2612 SEABROOK ISLAND RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	MCCLURE DAVID B MCCLURE NANCY L	Property Class Code	101 - RESID-SFR
Owner Address	1200 LAKE DR DANIELS WV 25832	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 44 BLK 9 PlatSuffix AD-119 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$171,700	\$661,100	\$832,800	\$2,937.21	\$2,937.21
2016	\$171,700	\$661,100	\$832,800	\$2,765.01	\$2,765.01
2015	\$171,700	\$661,100	\$832,800	\$2,912.16	\$2,912.16
2014	\$236,000	\$604,000	\$840,000	\$2,717.35	\$2,717.35

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
MOWAT JACQUELINE A	0708 271	3/29/2018	G		\$845,000
MOWAT WILLIAM H JR	Z408 482	6/10/2002	G		\$5
MOWAT JACQUELINE A	Z408 487	6/10/2002	G		\$0
BASS J E	L170 904	11/12/1987	G		\$61,000

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	2001	1.5	03	3,450	



ATTACHMENT #11

Public Hearing Notice:
List of Neighboring Property Owners

Variance Notification List

2612 Seabrook Island Road

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
2600 The Haul Over	John & Shelia Smock	1290 N Western Ave #211	Lake Forest	IL	60045
2609 Seabrook Island Road	Timothy & Phyllis Eaton	2609 Seabrook Island Road	Seabrook Island	SC	29455
2611 Seabrook Island Road	Charles & Gloria Curran	3086 Maritime Forest Drive	Johns Island	SC	29455
2613 Seabrook Island Road	Richard & Elizabeth Little	2613 Seabrook Island Road	Seabrook Island	SC	29455
2614 Seabrook Island Road	Richard & Sandra Goheen	2614 Seabrook Island Road	Seabrook Island	SC	29455
2616 Seabrook Island Road	Allan Herbert Sykes Family Trust / Bonnie Sykes (Trustee)	2616 Seabrook Island Road	Seabrook Island	SC	29455
3116 Privateer Creek Road	Joel Tyler Headley III Trust / Joel Headley (Trustee)	117 Old Forest Circle	Winchester	VA	22602
3120 Privateer Creek Road	William & Bowie Fields	1625 Belfield Place	Lynchburg	VA	24503
3126 Privateer Creek Road	Christopher & Donna Byczek	3126 Privateer Creek Road	Seabrook Island	SC	29455
The Club at Seabrook Island	The Club at Seabrook Island	1002 Landfall Way	Seabrook Island	SC	29455





ATTACHMENT #12

Public Hearing Notice:
U.S.P.S. Certified Mail Receipts

7016 2140 0000 2516 9677

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.92
\$
Total Postage and Fees \$7.12



Sent To Chris Baker & Donna Byczek
Street and Apt. No., or PO Box No. 3126 Privateer Creek Road
City, State, ZIP+4® Seabrook Island, SC 29455
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9653

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WINCHESTER, VA 22602

OFFICIAL USE

Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.71
\$
Total Postage and Fees \$6.91



Sent To Joel Tyler Headley Trust
Street and Apt. No., or PO Box No. 119 Old Forest Circle
City, State, ZIP+4® Winchester, VA 22602
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9639

U.S. Postal Service™
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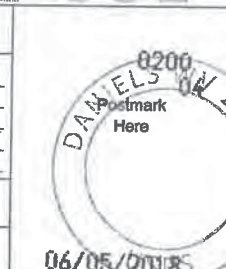
For delivery information, visit our website at www.usps.com®.

JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.71
\$
Total Postage and Fees \$6.91



Sent To Richard & Sandra Gohren
Street and Apt. No., or PO Box No. 2614 Seabrook Island Rd
City, State, ZIP+4® Seabrook Island, SC 29455
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9691

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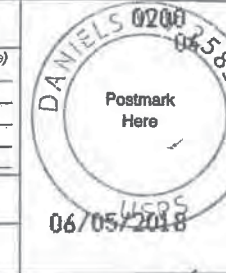
For delivery information, visit our website at www.usps.com®.

JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.71
\$
Total Postage and Fees \$6.91



Sent To The Club at Seabrook Island
Street and Apt. No., or PO Box No. 100 F. Landfall Way
City, State, ZIP+4® Seabrook Island, SC 29455
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9660

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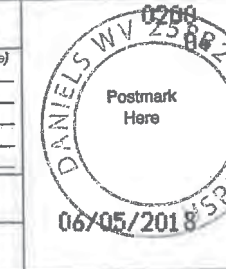
For delivery information, visit our website at www.usps.com®.

LYNCHBURG, VA 24503

OFFICIAL USE

Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.71
\$
Total Postage and Fees \$6.91



Sent To William & Bowie Fields
Street and Apt. No., or PO Box No. 1625 Bel-Field Place
City, State, ZIP+4® Lynchburg, VA 24503
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9646

U.S. Postal Service™
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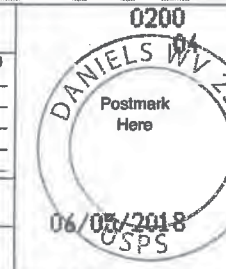
For delivery information, visit our website at www.usps.com®.

JOHNS ISLAND, SC 29455

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Certified Mail Fee \$3.45
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.75
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.71
\$
Total Postage and Fees \$6.91



Sent To Men Herbert Sykes Family Trust
Street and Apt. No., or PO Box No. 2616 Seabrook Island Rd
City, State, ZIP+4® Seabrook Island, SC 29455
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9585

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JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91

Sent To *Charles + Gloria Curran*
 Street and Apt. No., or PO Box No. *3086 Maritum Forest Drive*
 City, State, ZIP+4® *Johns Island, SC 29455*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9608

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LAKE FOREST, IL 60045

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91

Sent To *John + Sheila Smoell*
 Street and Apt. No., or PO Box No. *1290 N Western Ave # 211*
 City, State, ZIP+4® *Lake Forest, IL 60045*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9622

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For delivery information, visit our website at www.usps.com®.

JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91

Sent To *Nicholas + Elizabeth Little*
 Street and Apt. No., or PO Box No. *2613 Seabrook Island Rd*
 City, State, ZIP+4® *Seabrook Island, SC 29455*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2140 0000 2516 9615

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JOHNS ISLAND, SC 29455

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.71
Total Postage and Fees	\$6.91

Sent To *Timothy + Phyllis Eaton*
 Street and Apt. No., or PO Box No. *2609 Seabrook Island ROAD*
 City, State, ZIP+4® *Seabrook Island, SC 29455*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



ATTACHMENT #13

Public Hearing Notice:
Post & Courier Legal Ad

TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455
Attn: Faye Allbritton

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina
County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

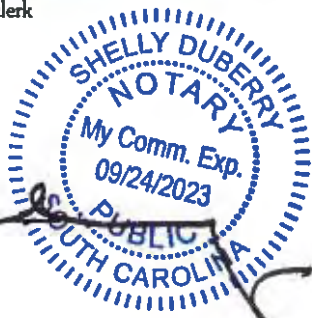
appeared in the issues of said newspaper on the following day(s):

06/07/18 Thu PC
06/07/18 Thu CNW

at a cost of \$86.16
Account# 108294
Order# 1700012
P.O. Number:

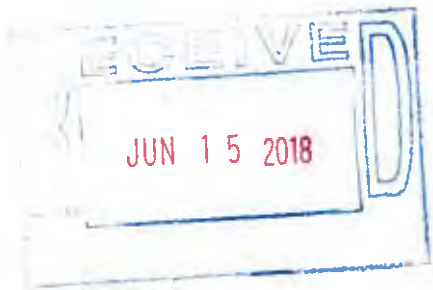
Subscribed and sworn to before me this 13th day of June A.D. 2018

advertising clerk



NOTARY PUBLIC, SC
My commission expires

NOTICE OF PUBLIC HEARING TOWN OF SEABROOK ISLAND, SC
The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 2:30 pm on Monday, July 9, 2018, at Seabrook Island Town Hall (2001 Seabrook Island Road) During the meeting, the board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:
Application # 156
APPLICANT: David B. & Nancy L. McClure
LOCATION: 2612 Seabrook Island Road
TAX MAP #: 147-07-00-014 (LT 44, BLK 9)
ZONING DISTRICT: SR Single-Family Residential
VARIANCE(S) REQUESTED: To reduce the rear yard setback from 25 feet to approximately 22 feet (S 7.60.20.30)
The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours. For more information, please call (843) 768-9121.
AD# 1700012





ATTACHMENT #14

Public Hearing Notice:
Property Posting

NOTICE

Board of Zoning Appeals Hearing

The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold a public hearing at 2:30pm on July 9th at Town Hall

PUBLIC INVITED

Property Owner is seeking variance front Section 7.6 ^{to} 20.3 of the Zoning Ordinance

VARIANCE IS TO ALLOW Rear kitchen addition to encroach
Up to 3-feet into the required 25-foot rear setback
(Total area of encroachment ≈ 5.5 square feet)

Documents related to this appeal may be viewed at the Town of Seabrook Town Hall

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW**



ATTACHMENT #15

SIPOA ARC Approval

201805310

Application # (for office use only)

SIPOA ARCHITECTURAL REVIEW COMMITTEE

1202 Landfall Way
Johns Island, SC 29455
Tel. (843) 768-0061 Fax (843) 768-4317
www.sipoa.org

Request for Exterior Alteration/Improvement Conditional Approval

The following is to be completed and signed by the Property Owner. This form must be accompanied by all information as outlined in the Review Process for Exterior Alterations to Existing Dwellings procedure (see SIPOA Policies and Procedures §III.A).

Construction Location:

Application Date: 4/5/2018

Block: 9 Lot: 44 TMS #: _____

Property Address: 2612 Seabrook Island Road

Property Owner: David + Nancy Miller Contractor: Sure Sell (Kevin Sanders)

Address: 2612 Seabrook Island Rd Address: _____
Seabrook Island, SC Summerville, SC

Telephone #: 304-290-7300 Telephone #: 843-642-4029

Email: architecture@apex-towers.com Email: sure.sell.kevin@gmail.com

Proposed Work & Information Required (check all that apply)

- Deck (site plan & material information)
- Demolition (completion timetable)
- Dock Construction (site plan & dock plan)
- Driveways/Walks (material information)
- Handicap Access (site plan & description)
- Landscape/Removal (site/landscape plan)
- Lighting (locations & cut sheets of fixtures)
- Paint (brand name, product #, & color)
- Patio (site plan & material information)
- Porch Enclosure (window details)
- Recreational Equipment (location & photo)
- Roofing (brand & color)
- Room Addition (site plan & elevations)
- Rot Repair (location & material information)
- Screened Porch (site plan & description)
- Siding (type & material, color)
- Swimming Pool (site plan, product, fencing)
- Tree Trimming/Pruning (describe below)
- Window Replacement (window details)
- Other (describe below)

Description: Move a kitchen wall to eliminate the 45° angle. We would like to put in a new kitchen and this change will greatly enhance the functionality and beauty of the kitchen. We plan to use a portion of the deck space to make this renovation. A portion of the foundation already exists to accomplish this objective. This renovation of a wall will take about 3 weeks. The outside of the wall will be replaced to look as it does now before the renovation.

Estimated Cost of Project: \$ 10,000.00



Request for Exterior Alteration/Improvement Conditional Approval, page 2 of 2:

As the Property Owner of the above referenced Property, I hereby request that the SIPOA Architectural Review Staff review this application and any attached drawings for exterior alteration/improvement.

AUTHORIZATION TO ENTER PROPERTY: I/we hereby authorize ARC members and SIPOA and/or ARC agents and employees to enter upon the Property from time to time during the entire course of the Design Review Process.

DESIGNATION OF AGENT: I/we, the Owner(s) of the above referenced property, designate the following individual(s) to act for me/us during the Architectural Review Committee application and/or construction process.

Agent Name: _____

Agent Address: _____

Agent City/State: _____

Agent Telephone#: _____ Agent Email: _____



Property Owner

4/3/2018

Date

Property Owner

Date

Property Owner's Agent

Date

~~Chgd to SIPOA account per Approval Email~~

Fee Required: \$ 200.00 Fee Submitted: \$ 200.00 Date: 04/04/2018



Approved by Architectural Review Administrator

04/04/2018

Date

Conditions: All materials and finishes will match existing.

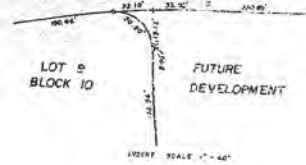
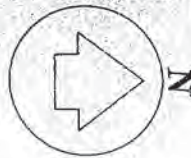
Deposit Required: \$ _____ Deposit Paid: \$ _____ SS#/EI#: _____

NOTE: Approval by the Architectural Review Committee (ARC) certifies that the plan meets the ARC standards regarding appearance and in no way certifies the quality, strength, accuracy, etc., of the building design. This approval is valid for 6 months from date of ARC approval. Application must be made to the Town & Charleston County for any required permits prior to commencing construction or other activity. Alterations to multi-family dwellings must be approved by the Property Manager prior to requesting ARC approval.



ATTACHMENT #16

Original Subdivision Plat
(1974)



EASEMENTS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY SEABROOK SUCCESSORS OR ASSIGNS.



NOTE: 40' DRAINAGE EASEMENT FROM LOT 5 BLOCK 10 TO EXISTING EASEMENT TO BE ABANDONED WHEN FUTURE STREET AND DRAINAGE ARE CONSTRUCTED

FUTURE DEVELOPMENT
Charleston, South Carolina
Office of Register James Davidson
I have reviewed this plat and find it correct and in accordance with the laws of this State and the rules and regulations of the Department of Registration and Archives, and I hereby certify that the same are correct and in accordance with the laws of this State and the rules and regulations of the Department of Registration and Archives.
James Davidson
Register James Davidson

APPROVED FINAL PLAT
Sam A. Breckner
KENTON BRECKNER (Member)
DATE 9-18-74
3546-CC

11 ft
R16
9-18-74

SEABROOK ISLAND

CHARLESTON COUNTY, S. C.

LOTS 23,24,33-39 & 42-44 BLOCK 9, LOTS 5-9 BLOCK 10, LOTS 9-22 BLOCK 11 & LOTS 13 & 6-9 BLOCK 12

SCALE 1" = 100'

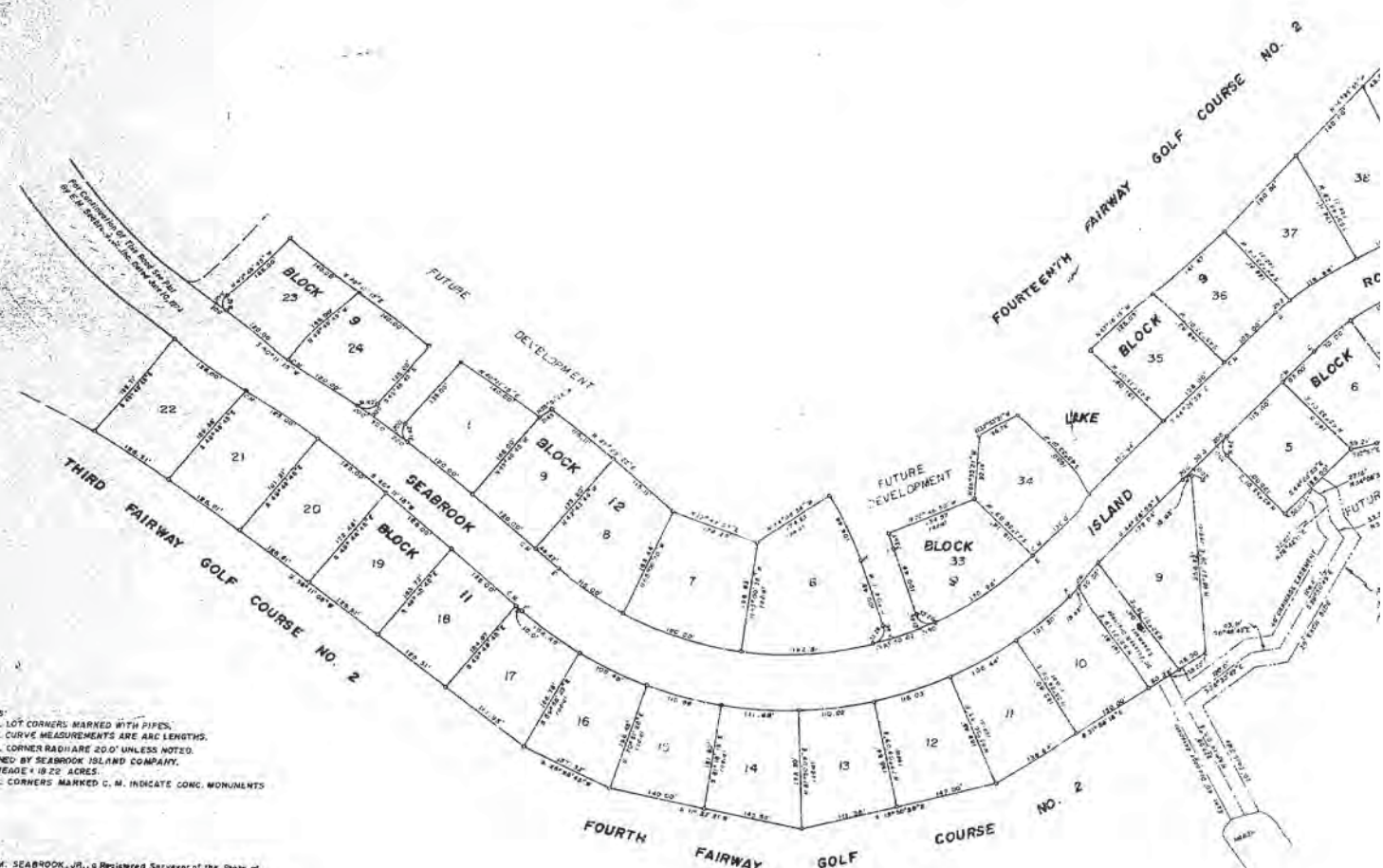
JUNE 11, 1974

E. M. SEABROOK, JR., INC.
ENGINEERS - SURVEYORS - PLANNERS

CURVE	BEARING	CHORD	ARC LENGTH	AREA
1	23°20'00"	10.940	108.31	441.42
2	60°20'47"	11.228	298.79	521.42
3	60°20'47"	9.704	343.26	594.41
4	64°28'14"	11.253	482.54	508.14
5	64°28'14"	9.723	336.43	470.28
6	60°20'08"	11.332	271.11	497.54
7	137°04'10"	13.481	118.14	280.46
8	18°04'10"	12.082	132.04	257.58



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



- NOTES:
1. ALL LOT CORNERS MARKED WITH PIPES.
 2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
 3. ALL CORNER RADII ARE 20.0' UNLESS NOTED.
 4. OWNED BY SEABROOK ISLAND COMPANY.
 5. ACREAGE 4.18 22 ACRES.
 6. ALL CORNERS MARKED C. M. INDICATE CONC. MONUMENTS.

I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown herein, that this plan shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/25000.

E. M. Seabrook, Jr.
 E. M. SEABROOK, JR.,
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. Reg. No. 1373



ATTACHMENT #17-A

Neighboring Property Information:
2609 Seabrook Island Road
(Lot 1, Block 4)

Charleston County, South Carolina

generated on 7/3/2018 8:29:14 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
147010001		2609 SEABROOK ISLAND RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	EATON TIMOTHY P EATON PHYLLIS S	Property Class Code	101 - RESID-SFR
Owner Address	2609 SEABROOK ISLAND RD SEABROOK ISL SC 29455	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 1 BLK 4 PlatSuffix AD-97 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$170,800	\$304,200	\$475,000	\$1,821.35	\$1,821.35
2016	\$170,800	\$304,200	\$475,000	\$1,716.85	\$1,716.85
2015	\$170,800	\$349,200	\$520,000	\$1,967.88	\$1,967.88
2014	\$189,000	\$356,000	\$545,000	\$1,908.42	\$1,908.42

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
MILLHOUSE SARA M	0505 381	9/17/2015	G		\$485,000
MILLHOUSE DONALD J TRUST	0276 634	9/5/2012	G		\$5
MILLHOUSE MARTHA K	B645 811	11/26/2007	G		\$5
MILLHOUSE DONALD J	P554 369	9/6/2005	G		\$5

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1992	1.0	04	2,644	

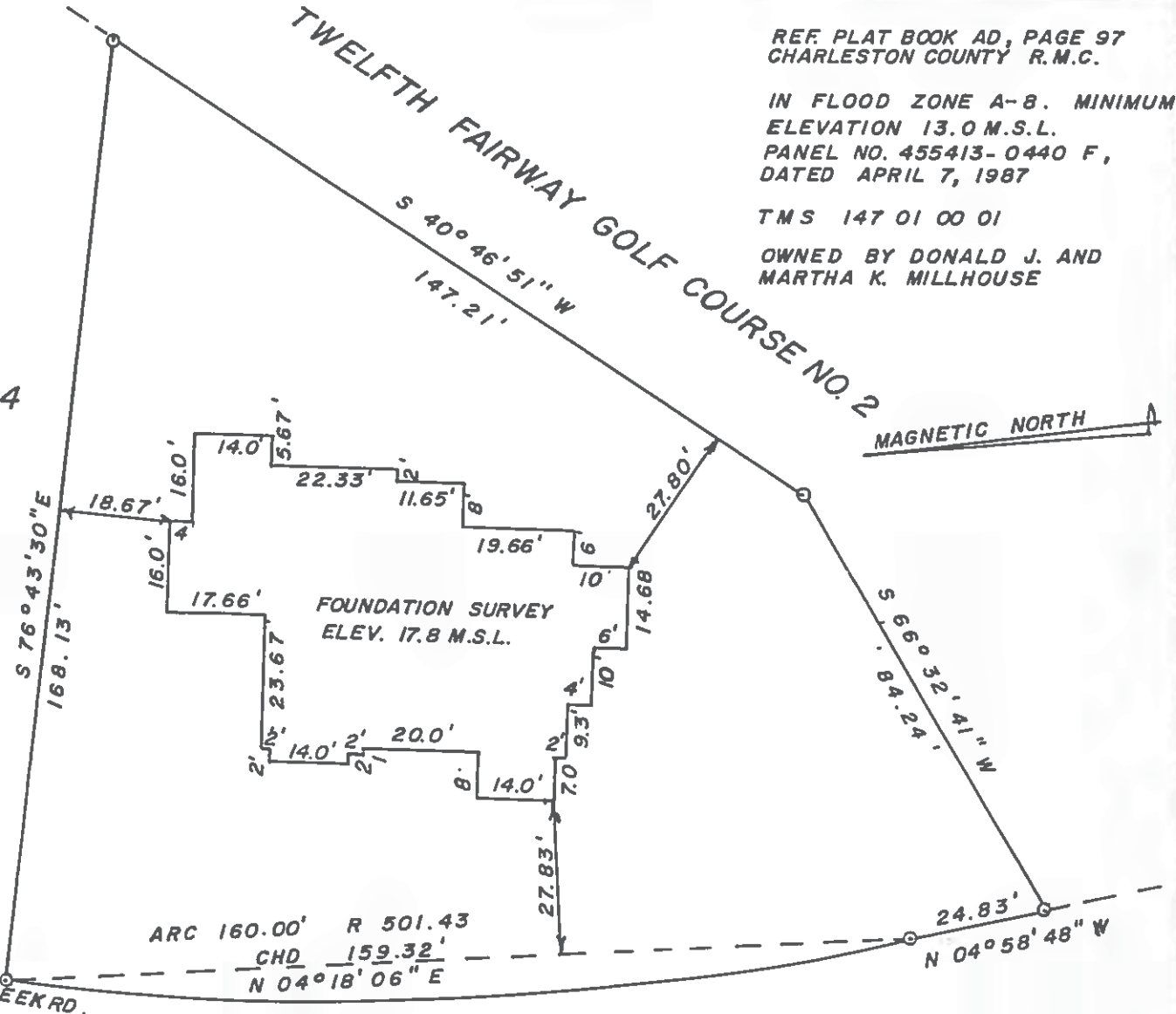
REF. PLAT BOOK AD, PAGE 97
CHARLESTON COUNTY R.M.C.

IN FLOOD ZONE A-B. MINIMUM
ELEVATION 13.0 M.S.L.
PANEL NO. 455413-0440 F,
DATED APRIL 7, 1987

TMS 147 01 00 01

OWNED BY DONALD J. AND
MARTHA K. MILLHOUSE

LOT 2
BLOCK 4



SEABROOK ISLAND ROAD 80' R/W

SEABROOK ISLAND

TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, S.C.

LOT 1 BLOCK 4

SCALE 1" = 30' DATE AUGUST 6, 1992
JAMES L. OWEN, JR.

State of South Carolina

I certify this to be a plat of a true and correct survey made on the ground and that the improvements are as shown and there are no encroachments or easements affecting the premises unless shown hereon

James L. Owen, Jr.
JAMES L. OWEN, JR.
REGISTERED LAND SURVEYOR
S. C. Reg. NO. 7624





ATTACHMENT #17-B

Neighboring Property Information:
2613 Seabrook Island Road
(Lot 10, Block 9)

Charleston County, South Carolina

generated on 7/3/2018 8:30:21 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700013		2613 SEABROOK ISLAND RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	LITTLE RICHARD J LITTLE ELIZABETH E	Property Class Code	101 - RESID-SFR
Owner Address	2613 SEABROOK ISLAND RD SEABROOK ISLAND SC 29455	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 9 BLK 10 PlatSuffix AD-119 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$104,800	\$332,200	\$437,000	\$1,683.56	\$1,683.56
2016	\$104,800	\$332,200	\$437,000	\$1,587.42	\$1,587.42
2015	\$104,800	\$332,200	\$437,000	\$1,669.57	\$1,669.57
2014	\$206,000	\$379,000	\$585,000	\$6,875.64	\$6,875.64

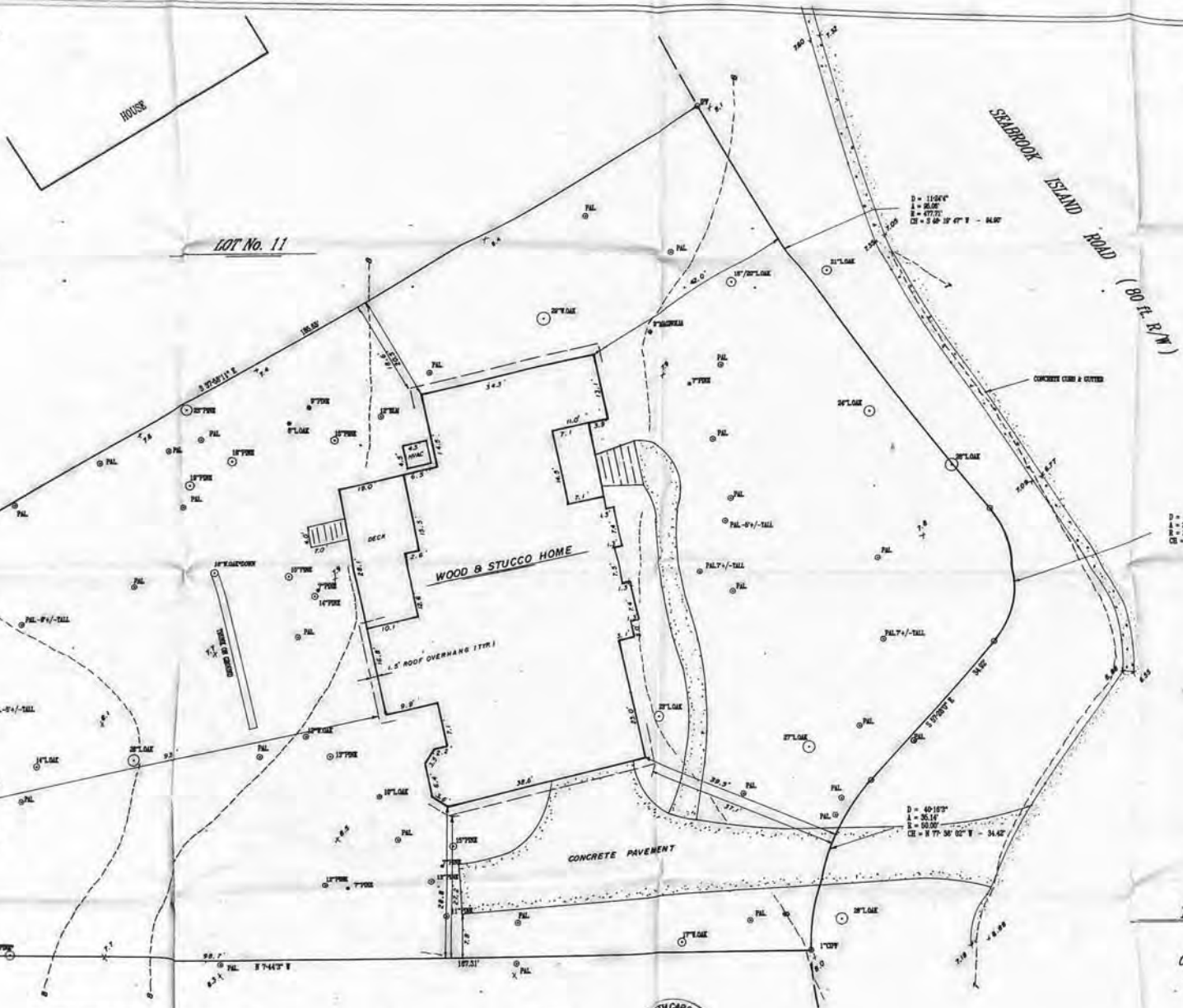
Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
POTTER HARRY HERBERT	0444 115	12/2/2014	G		\$437,000
BURNS ELIZABETH A	0205 912	8/29/2011	G		\$585,000
MANGAN MAURICE K	F653 780	2/28/2008	G		\$700,000
LTF, LLC	Y644 574	11/26/2007	G		\$725,000
DEMMLER JAMES A	C596 874	8/22/2006	G		\$435,000
DEMMLER JAMES A	Z292 117	11/7/1997	G		\$9

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1977	1.0	04	2,270	
R01	ATTGAR	Attached Garage	0000	0	0		572

GEOMETRIC SURVEYING CO., INC.
 P.O. BOX 600 JAMES ISLAND, S.C. 29457
 803-559-2005



- NOTES**
1. ACCURACY IS FROM PLAT REFERENCES.
 2. ELEVATIONS AND ANGLES TAKEN CONCERNING FROM GOVERNMENT BENCH MARKS.
 3. NEW TREES & TREES UNDER 1" DBH ARE NOT SKETCHED.
 4. FROM PLAT DATA SHOWS REPRESENTATIVE & GOOD PLANT SPECIES TO REPRESENT THE PLANT SPECIES; THIS DATA IS SUBJECT TO CHANGE & IS CONSIDERED AN APPROXIMATE LOCAL APPROXIMATION THAT ADMINISTER THE COMPANY PLANT MANAGEMENT PLAN SHOULD BE CONSULTED TO VERIFY THIS DATA & FOR OBTAINING ADDITIONAL PLANT PLANNING AND CONSTRUCTION.

- TECHNICAL DATA & SPECIAL NOTES**
1. AREA OF LOT IS 25,500 SQ. FT.
 2. PLANTING AND MAINTENANCE PLAN IS 12 FEET FROM BOUNDARY UNLESS OTHERWISE NOTED.
 3. REFERENCED PLAT BY S.A. WILSON, JR., INC., RE. 22, P.O. BOX 200, CHAR. CO., S.C.

TREE LEGEND

○	WATER OAK
○	LIVE OAK
○	PALMETTO
○	MAHOGANY TREE
○	QUARTER SUGAR PINE
○	SPICE PLANTAIN
---	CURB LINE & GUTTER

LEGEND

□	IRON NAIL
□	IRON NAIL (SIZES)
□	IRON PIPE
□	CONCRETE FOUNDATION
□	FOUND
□	WELL
□	SEWER AS NOTED

D = 816419"
 A = 30.50"
 B = 20.50"
 CB = S 81° 54' 50" E - 38.50"

- REVISIONS**
1. ADD FOUNDATION, 6/12/97
 2. FINAL AS-BUILT, 11/22/97

NOTE
 PORTIONS OF THIS TREE & TOPOGRAPHIC DATA HAVE BEEN DELETED TO SHOW THE CONSTRUCTION, TREE & TOPOGRAPHIC DATA THAT HAVE BEEN DELETED TO SHOW CHANGES DUE TO THE CONSTRUCTION.

TREE & TOPOGRAPHIC SURVEY
 LOT No. 10, BLOCK 9, LOCATED IN
 THE TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA
 MARCH, 1997 SCALE: 1" = 10'
 SURVEYED FOR ROGERS CONST. CO.
 REVISED/UPDATED 6/12/97 & 11/22/97



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF THE FOREGOING SURVEYING AND MEASUREMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE SURVEYING AND MEASUREMENTS ACT AND THE REGULATIONS THEREUNDER AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I HAVE NOT BEEN DEBARRED OR PROHIBITED FROM THE PRACTICE OF SURVEYING IN THIS STATE.
 Charles H. Rogers
 CHARLES H. ROGERS, S.P.L.S., REG. NO. 5543

LOT No. 9







ATTACHMENT #17-C

Neighboring Property Information:
2614 Seabrook Island Road
(Lot 43, Block 9)

Note: This is a neighboring lot with a non-conforming rear yard setback (18.9 feet)

Charleston County, South Carolina

generated on 7/3/2018 8:26:48 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700015		2614 SEABROOK ISLAND RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	GOHEEN RICHARD C GOHEEN SANDRA E	Property Class Code	101 - RESID-SFR
		Acreage	.0000
Owner Address	2614 SEABROOK ISLAND RD SEABROOK ISLAND SC 29455		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 43 BLK 9 PlatSuffix AD-119 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$205,000	\$310,000	\$515,000	\$1,966.39	\$1,966.39
2016	\$205,000	\$310,000	\$515,000	\$1,853.09	\$1,853.09
2015	\$205,000	\$310,000	\$515,000	\$1,949.91	\$1,949.91
2014	\$189,000	\$420,000	\$609,000	\$2,120.54	\$2,488.63

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
HUGHES LARRY V	0408 484	5/8/2014	G		\$515,000
BERNSTEIN FREDRICK L	L490 851	4/8/2004	G		\$500,000
BERNSTEIN ANITA K	H307 001	7/10/1998	G		\$9
BERNSTEIN FRED L	C274 066	8/23/1996	G		\$1

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1984	1.5	04	2,723	
R01	ATTGAR	Attached Garage	0000	0	0		299
R01	ATTGAR	Attached Garage	0000	0	0		585



13TH FAIRWAY
GOLF COURSE #2

LOT 44

1" DIA. I.O.

S 71°33'49" E

149.64'

15' SETBACK

0.75" DIA. I.O.

SEABROOK ISLAND ROAD 80' R/W

S 18°24'16" W 45.50'

1" DIA. I.O.

N 45°48'31" E

25' SETBACK

1 STORY WOOD
FRAME RESIDENCE

ROCK DRIVEWAY

ROCK DRIVEWAY

ASPHALT DRIVEWAY

L=73.59'
R=590.41
Δ=7°08'28"
Tan=36.84
Chord=73.54
S14°50'02"W

WOOD DECK

SCREEN PORCH

DECK

WOOD WALKWAY

COPING WALL

CONC.

0.75" DIA. I.O.

±96.5' TO CUL-DE-SAC

N 78°43'48" W

14.4'

32.8'

11.8'

11.1'

11.9'

11.5'

21.7'

18.9'

166.58'

LOT 42

232.69'

PLAT

LOT 43, BLOCK 9,
TOWN OF SEABROOK ISLAND

SCALE : 1" = 30'
DATE : MARCH 26, 2007

CHARLESTON COUNTY
SOUTH CAROLINA

ANDERSON & ASSOCIATES
LAND SURVEYING AND PLANNING, INC.
P.O. BOX 87, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29455
PHONE (843)571-0900



CERTIFICATIONS

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

LEGEND

- I.O. INDICATES IRON PIPE, OLD
- I.N. INDICATES IRON PIPE, NEW
- R.O. INDICATES ROD, OLD
- R.N. INDICATES ROD, NEW
- C.M.O. INDICATES CONCRETE MONUMENT, OLD

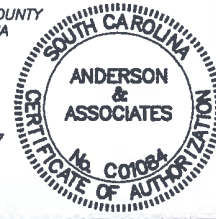
NOTES

1. AREA = 24,700 SQ.FT. OR 0.57 ACRES
LOT COVERAGE= 5,814/24,700 = 0.235 OR 24%
2. REF : PLAT BOOK AD, PAGE 119.
3. PRESENTLY OWNED BY LARRY B. HUGHES AND KIM V. HUGHES
4. T.M.S. NO. 147-07-00-015.
5. THE ADDRESS IS 2614 SEABROOK ISLAND RD.



DRAWING NO. 7793

Johns Island Remodeling









ATTACHMENT #17-D

Neighboring Property Information:
2616 Seabrook Island Road
(Lot 42, Block 9)

Charleston County, South Carolina

generated on 7/3/2018 8:27:24 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700016		2616 SEABROOK ISLAND RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	SYKES ALLAN H TRUST SYKES BONNIE CRANE TRUSTEE	Property Class Code	101 - RESID-SFR
		Acreage	.0000
Owner Address	2616 SEABROOK ISLAND RD JOHNS ISLAND SC 29455-		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 42 BLK 9 PlatSuffix AD-119 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$214,600	\$346,300	\$560,900	\$1,950.84	\$1,950.84
2016	\$214,600	\$346,300	\$560,900	\$1,838.48	\$1,838.48
2015	\$214,600	\$346,300	\$560,900	\$1,934.51	\$1,934.51
2014	\$236,000	\$430,000	\$666,000	\$2,137.40	\$2,137.40

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
SYKES BONNIE CRANE	0144 463	9/14/2010	G		\$10
SYKES ALLAN H	D312 178	9/30/1998	G		\$9

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1985	1.0	03	2,672	
R01	ATTGAR	Attached Garage	0000	0	0		600





ATTACHMENT #17-E

Neighboring Property Information:
3116 Privateer Creek Road
(Lot 47, Block 6)

Charleston County, South Carolina

generated on 7/3/2018 8:17:51 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700027		3116 PRIVATEER CREEK RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	HEADLEY JOEL TYLER III TRUST	Property Class Code	101 - RESID-SFR
Owner Address	117 OLD FOREST CIR WINCHESTER VA 22602	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 47 BLK 6 PlatSuffix AD-97 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$174,000	\$661,000	\$835,000	\$10,992.41	\$10,992.41
2016	\$174,000	\$661,000	\$835,000	\$10,563.22	\$10,563.22
2015	\$174,000	\$661,000	\$835,000	\$10,008.78	\$10,008.78
2014	\$203,000	\$722,000	\$925,000	\$10,814.20	\$10,814.20

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
HEADLEY JOEL T III	0321 512	4/1/2013	G		\$5
SCHAMALZREIDT MAUREEN P TRUST	0214 472	10/27/2011	F		\$925,000
SCHAMALZREIDT MAUREEN P TRUST	0132 060	7/1/2010	G		\$5
SCHMALZRIEDT GARY T	0132 061	7/1/2010	G		\$5
REAVILL ALBERT E JR	R353 236	7/11/2000	G		\$915,000
RAWL MARY G	J216 123	7/21/1992	G		\$45,000

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1996	1.0	04	3,528	
R01	ATTGAR	Attached Garage	0000	0	0		732



A.H. SCHWACKE & ASSOCIATES, INC.

LAND SURVEYING & CONSTRUCTION LAYOUT

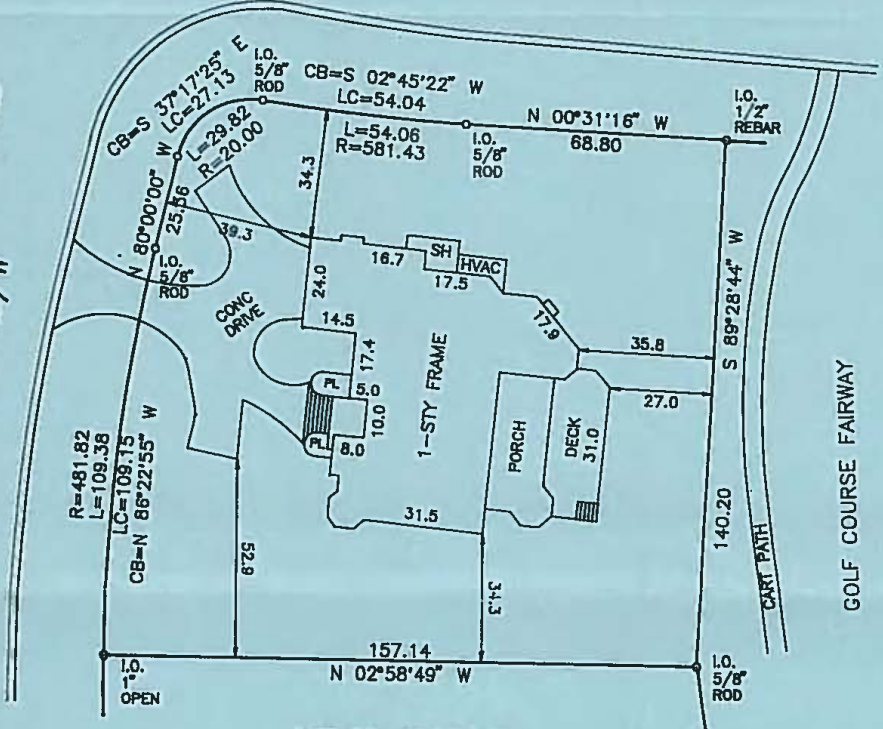
1975 FRAMPTON STREET PHONE 803-762-7005 FAX 803-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

Area = 21955 sq.ft
0.504 Acres



SEABROOK ISLAND ROAD 80' R/W

PRIVATER CREEK ROAD 50' R/W



LOT 46 BLOCK 6

LEGEND:

- I.O. IRON OLD (FOUND)
- I.N. IRON NEW (SET)
- HVAC HEATING & AIR UNIT
- SH SHOWER

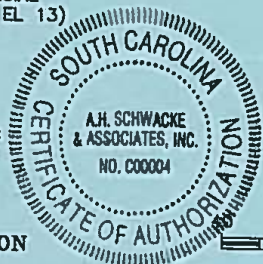
REFERENCE:

PLAT BY E.M. SEABROOK, JR.
DATED JUNE 11, 1974
BOOK AD PAGE 97
RMC CHAS. CO.

TAX MAP No. 147-07-00-027

PROPERTY IS LOCATED IN A SPECIAL
FLOOD HAZARD AREA (ZONE A8 EL 13)
AS PER FEMA FLOOD MAPS.
PANEL No. 455413 0440 H
DATED SEPTEMBER 2, 1993

About to be conveyed to:
ALBERT E. REAVILL, JR. &
BRENDA D. REAVILL



PLAT OF LOT 47
BLOCK 6
SEABROOK ISLAND
CHARLESTON COUNTY
SOUTH CAROLINA
DATE: SEPTEMBER 13, 1996
SCALE: 1" = 40'

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

A.H. Schwacke, III, R.L.S.
S.C. Registration Number 13855







ATTACHMENT #17-F

Neighboring Property Information:
3120 Privateer Creek Road
(Lot 46, Block 6)

Charleston County, South Carolina

generated on 7/3/2018 8:19:00 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700067		3120 PRIVATEER CREEK RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	SHIELDS WILLIAM DAVID SHIELDS BOWIE COLLINS	Property Class Code	101 - RESID-SFR
Owner Address	1625 BELFIELD PLACE LYNCHBURG VA 24503	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LOT 46 BLK 6 PlatSuffix AK-143 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$190,200	\$701,000	\$891,200	\$3,149.45	\$3,149.45
2016	\$190,200	\$701,000	\$891,200	\$2,964.37	\$2,964.37
2015	\$190,200	\$701,000	\$891,200	\$3,122.53	\$3,122.53
2014	\$230,000	\$733,000	\$963,000	\$3,125.31	\$3,125.31

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BAILEY THOMAS T	0608 908	1/6/2017	G		\$820,000
RIGTER JOAN RIGTER JOEL A	T567 373	12/28/2005	G		\$980,000
RIGTER JOAN	L314 191	11/2/1998	G		\$5
DAVIS JEANNE A	W304 771	6/15/1998	G		\$525,000
MICHLINK TANA W	T259 864	9/1/1995	G		\$400,000
BAKER NEAL I	E243 145	5/19/1994	G		\$40,000

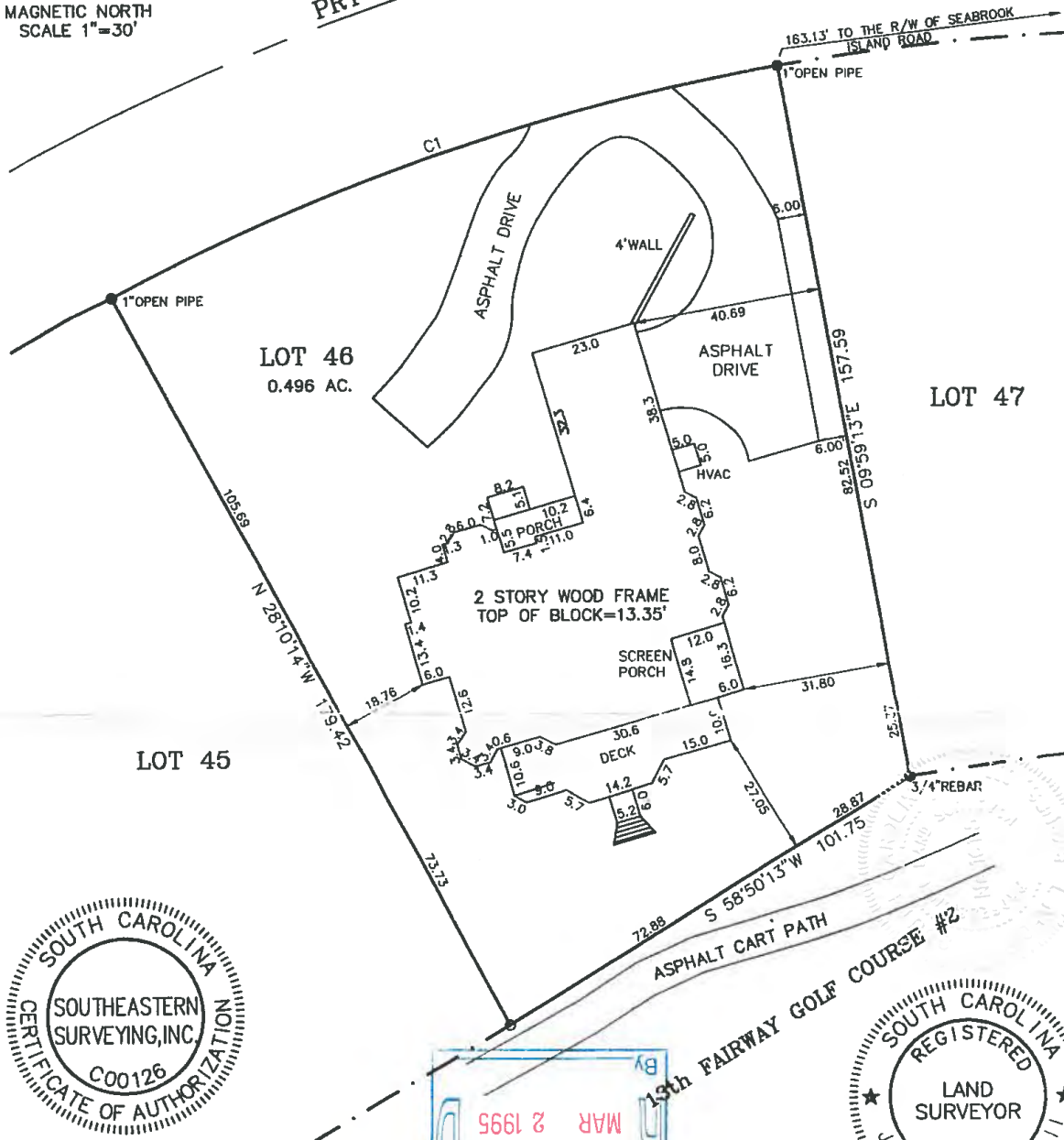
Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1995	1.25	04	3,912	
R01	ATTGAR	Attached Garage	0000	0	0		667



PRIVATEER CREEK ROAD 70' R/W

MAGNETIC NORTH
SCALE 1"=30'



LOT 46 IS LOCATED IN FLOOD ZONE AB ELEVATION 13.00' AS SHOWN ON COMMUNITY PANEL #455413 0440 G, NOVEMBER 4, 1992.



REFERENCE
PLAT BOOK AK, PAGE 143

- LEGEND
- IRON PIPE, OLD
 - PROPERTY CORNER, SET

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

JOHN T. BYRNES III *John T. Byrnes III*
S.C. REG. NO. 16115

DATE: MARCH 1, 1995 SCALE: 1"= 30'

A SURVEY OF
LOT 46, BLOCK 8
PRIVATEER CREEK ROAD
LOCATED IN THE TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

Southeastern Surveying, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
(803) 795-9330 81







ATTACHMENT #17-G

Neighboring Property Information:
3126 Privateer Creek Road
(Lot 45, Block 6)

Charleston County, South Carolina

generated on 7/3/2018 8:19:28 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470700066		3126 PRIVATEER CREEK RD, SEABROOK ISLAND	4/20/2018	2017	2017

Current Parcel Information

Owner	BYCZEK CHRISTOPHER S BYCZEK DONNA R	Property Class Code	905 - VAC-RES-LOT
		Acreage	.0000
Owner Address	3126 PRIVATEER CREEK RD JOHNS ISLAND SC 29455		
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LOT 45 BLK 6 PlatSuffix AK-113 PolTwp 009		

Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2017	\$200,000		\$200,000	\$2,609.20	\$2,609.20
2016	\$200,000		\$200,000	\$2,506.40	\$2,506.40
2015	\$191,600		\$191,600	\$688.17	\$688.17
2014	\$245,000		\$245,000	\$814.94	\$814.94

Sales Disclosure

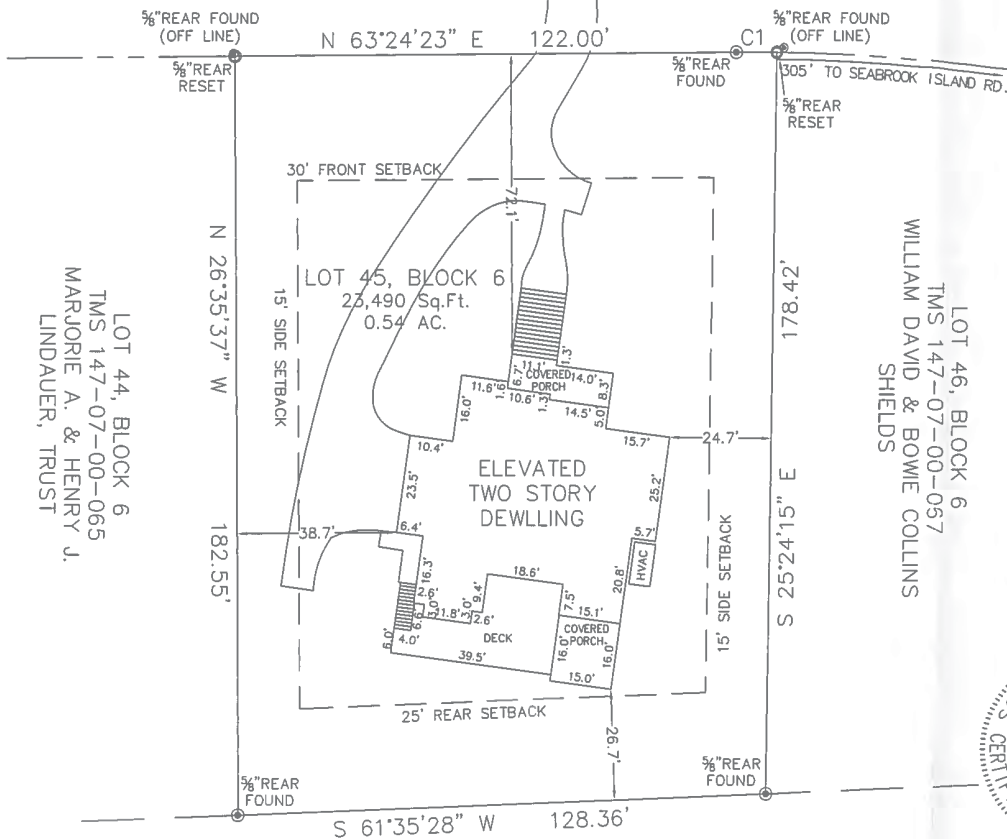
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BAILEY JUDY K	0526 302	12/29/2015	G		\$200,000
THOMASON RICK J	X527 608	3/3/2005	G		\$230,000
CANNON MICHAEL T	B286 337	6/19/1997	G		\$67,500
POWELL JOHN D JR	E224 897	2/18/1993	G		\$45,000

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	10.00	481.82	1°11'21"	10.00	S64°00'03"W

PRIVATEER CREEK ROAD 70' R/W



NOTES & REFERENCES:

1. REFERENCE PLAT BY E. M. SEABROOK, JR. RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK AK AT PAGE 113.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

LOT COVERAGE:

HOUSE (HEATED AREA)	2,753 S.F.	11.7 %
COVERED PORCHES	450 S.F.	1.9 %
DECKS AND STEPS	864 S.F.	3.7 %
DRIVEWAY AND SIDEWALK	2,563 S.F.	10.9 %
TOTAL IMPERVIOUS AREA	6,630 S.F.	28.2 %
LOT AREA	23,490 S.F.	

FINAL SURVEY

LOT 45, BLOCK 6
SEABROOK ISLAND
TMS 147-07-00-066
3126 PRIVATEER CREEK ROAD
TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SC

OWNED BY

CHRISTOPHER S. BYCZEK &
DONNA R. BYCZEK

DATE: AUG. 30, 2017 SCALE: 1" = 30'
ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD

P.O. BOX 30604

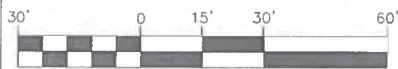
CHARLESTON, SOUTH CAROLINA 29417

PHONE (843)763-6669 FAX (843)766-7411



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

THIRTEENTH FAIRWAY GOLF COURSE NO. 2
TMS 147-00-00-027
THE CLUB AT SEABROOK ISLAND



