

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

November 2, 2020 – 2:30 PM

Virtual Meeting (Zoom)

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



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: October 20, 2020 [Pages 2–3]

PUBLIC HEARING ITEMS

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Tuesday, November 2, 2020, using one of the following options:

- **ONLINE:** www.townofseabrookisland.org
- **EMAIL:** jcronin@townofseabrookisland.org
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

1. **Variance # 169** [Pages 4–76]

APPLICANT:	Seabrook Island Property Owners Association
ADDRESS:	2303 Seabrook Island Road (SIPOA Gatehouse)
TAX MAP NUMBER:	147-00-00-001
ZONING DISTRICT:	PDD Planned Development District
CODE SECTION:	12.120.10(e) – Six (6) Foot Setback Required for Ground Signs
PURPOSE:	To reduce the required setback for ground signs from six (6) feet to approximately two (2) feet to allow for installation of two (2) community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

October 20, 2020 – 2:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Walter Sewell (Chair), Bob Leggett, John Fox, Janet Gorski, Joe Cronin (Zoning Administrator)

Absent: Ava Kleinman

Guests: Katrina Burrell (SIPOA), Heather Paton (SIPOA)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:36 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: August 26, 2020:** Zoning Administrator Cronin noted a correction in the minutes regarding a comment attributed to Ms. Kleinman. Mr. Leggett made a motion to approve the minutes from the August 26, 2020, meeting as amended. Ms. Gorski seconded the motion. The motion was **APPROVED** by a vote of 4-0.

PENDING VARIANCE REQUESTS

Zoning Administrator Cronin distributed copies of the following variance application to members of the Board prior to the meeting:

- **Variance #169:** 2303 Seabrook Island Road (Request to reduce the required setback for ground signs from 6 feet to approximately 2 feet to allow for installation of 2 community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road)

Chairman Sewell noted that the Board would not be conducting a group site visit as a result of the ongoing pandemic. He encouraged Board members to visit the site individually. Due to the location of the variance request along the road, he recommended that members park at the real estate office and walk to the site. He also encouraged members to wear a mask while conducting their site visit.

Ms. Gorski asked if the new signs would be located where the public hearing signs were installed. Zoning Administrator Cronin responded that the signs would be in roughly the same location.

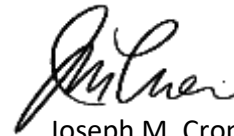
Ms. Paton urged members to be careful while on the side of the road.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

There being no further business, Mr. Fox made a motion to adjourn the meeting. Ms. Gorski seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 4-0 and the meeting was adjourned at 2:47 PM.

Minutes Approved: Pending



Joseph M. Cronin
Zoning Administrator



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 169 – 2303 Seabrook Island Road (SIPOA Gatehouse)
MEETING DATE: November 2, 2020

Variance Application #166	
Applicants:	Seabrook Island Property Owners Association (Owner)
Location:	2303 Seabrook Island Road (SIPOA Gatehouse)
Tax Map Number:	147-00-00-001
Zoning District:	PDD Planned Development District
Purpose:	To reduce the required setback for ground signs from six (6) feet to approximately two (2) feet to allow for installation of two (2) community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road

Overview

The Town has received a variance application from the Seabrook Island Property Owners Association (SIPOA), the owner of Charleston County Tax Map # 147-00-00-001 (hereafter, the “Applicant”). The Applicant is requesting a reduction in the 6-foot setback requirement from the property line for ground signs for the purpose of installing two community message board signs with electronic variable message displays. The property is located at 2303 Seabrook Island Road (SIPOA Gatehouse). A total of two signs are proposed in this location, including one each on both the inbound and outbound lanes adjacent to the Gatehouse.

The DSO requires a minimum setback of 6 feet from the property line for all ground signs. At their closest points, the proposed message board signs will be located approximately 2.1 feet from the nearest property lines.

Code Reference:

- a. **§12.120.10(e).** No ground sign shall be permitted closer than six (6) feet to the property line adjacent to the sign. In case of a natural obstruction, the Zoning Administrator may permit a change in the location of the sign.

The property is currently zoned PDD Planned Development District.

The town’s sign ordinance was amended on September 22, 2020 to create two new class of signs called “community message board signs” and “electronic variable message displays.” Under the

current ordinance, a community message board sign may be permitted to contain an electronic variable message display (such as an LED, LCD, or plasma display) as long as the sign meets all conditions specified in Section 12.60.70.20 of the DSO. With the exception of the setback encroachment, the proposed signs will comply with all other requirements of Article 12 (Signs).

In order to allow for construction of the proposed signs, the Applicant is requesting the following variance from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Ground Signs (Setback)	6 feet (§ 12.120.10(e))	Reduce the required setback for ground signs from 6 feet to approximately 2 feet (4-foot encroachment)

In their application, the Applicants are requesting relief from the setback requirement for ground signs due to the following reasons:

- a) Because of the width of the roadway and curbs on both the inbound and outbound lanes at the gatehouse, the grass portion of the right of way is narrow and doesn't provide sufficient distance to the property lines;
- b) This property is unique due to the narrow wording of the conditions required in Section 12.60.70.20 for variable electronic variable message displays, and other properties in the vicinity do not meet these criteria;
- c) The new message boards are intended to replace the message board that was previously in place prior to construction of the new gatehouse and to provide timely and important information to residents, guests and contractors. Utility services and conduits were installed in 2016, and cannot be relocated due to the many utilities in the area; and
- d) These signs were approved and included as part of the gatehouse renovation in 2016. The requirements for message boards prevent interference with other properties. The message boards are intended for the public good to keep residents and others informed of emergency and other important information.

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 sign renderings, specifications and site-specific plan prepared by the Applicant and reviewed by the Board on November 2, 2020. Any modification to the design, materials, specifications or 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 further review and approval by the Board of Zoning Appeals prior to permitting;
- The signs shall be oriented (or screened) in a way that will limit light spill from the electronic variable message displays onto neighboring properties; and
- The variance shall expire on November 2, 2022 (two years from the date of approval) if the Applicants fail to obtain a building permit 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. 9-12
2	Site Plan	p. 13-14
3	Sign Specifications	p. 15-20
4	Subdivision Plat (1974)	p. 21-22
5	Property Photos	p. 23-27
6	Zoning Map	p. 28-29
7	Aerial Images	p. 30-31
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 32-33
9	Title to Real Estate	p. 34
10	Property Information Card	p. 35-36
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 37-38
12	Public Hearing Notice – List of Neighboring Property Owners	p. 39-40
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 41-42
14	Public Hearing Notice – Post and Courier Legal Ad	p. 43-44
15	Public Hearing Notice – Property Posting	p. 45-47

Other Information		
16	Ordinance 2020-07: Text Amendment Allowing Electronic Signs	p. 48-63

Written Correspondence Regarding the Proposed Variance Request		
17a	Letter from Christine Miniman (October 6, 2020)	p. 64-65
17b	Letter from Breda White (October 6, 2020)	p. 66-67
17c	Letter from Patricia Call (October 6, 2020)	p. 68-70
17d	Letter from Bart Pollard (October 8, 2020)	p. 71-72
17e	Letter from Casey Anderson (October 9, 2020)	p. 73-74
17f	Letter from Joanne Farrell (October 30, 2020)	p. 75-76



ATTACHMENT #1

Variance Application



TOWN OF SEABROOK ISLAND

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

APPLICATION FOR VARIANCE

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island’s Development Standards Ordinance (hereafter, the “DSO”) must submit a written application, along with a \$150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION

Please provide information regarding the property which is subject to the variance request.

Property Address	Rights of way near 2200 Seabrook Island Rd. (Gatehouse)		
Tax Map Number	147000001	Block	Lot
Lot Size (Square Feet)	na		
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	✓	Yes	No

2. APPLICANT(S)

Please provide information regarding the individual(s) who is (are) submitting the variance request.

Applicant Name(s)	SIPOA - Heather Paton
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?	Executive Director

3. PROPERTY OWNER(S)

If the Applicant(s) is (are) **NOT** the property owner(s), please provide information for the property owner(s).

Owner Name(s)	
Owner Mailing Address	
Owner Phone Number	
Owner Email Address	
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.	
Owner Signature(s)	<i>Heather Paton</i>
	Date 9/28/20
	Date

4. 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)	<i>Heather Paton</i>
	Date 9/28/20
	Date

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

Installation of Electronic Message Boards in inbound and outbound rights of way.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s): 12.120(e)

2) DSO Requirement(s): 6' setback from property line

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

Because of the roadway width and 2' curb on both inbound and outbound lanes at the gatehouse, the grass portion of the right of way is narrow and doesn't provide a 6' distance to the property lines.

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

The terms of the ordinance limit the installation of message boards based on location, type of street and speed limit. 16.10.40.10 permits message boards only in a location between Long Bend Dr. and the traffic circle. 12.60.70.20.d(1) permits message boards only in a location where there is a 15mph speed limit. Other properties don't meet these criteria.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

SIPOA message boards are intended to replace the message board that was in place in 2016 prior to gatehouse construction and to provide timely and important information to residents, guests and contractors. Utility services and conduits were installed in 2016, and cannot be relocated due to the many utilities in the area.

4) 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:

These signs were approved and included as part of the gatehouse renovation in 2016. The requirements for message boards prevent interference with other properties. The message boards are intended for the public good to keep residents and others informed of emergency and other important information.

6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- \$150.00 Application Fee**
 - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh 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 & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

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:

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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.

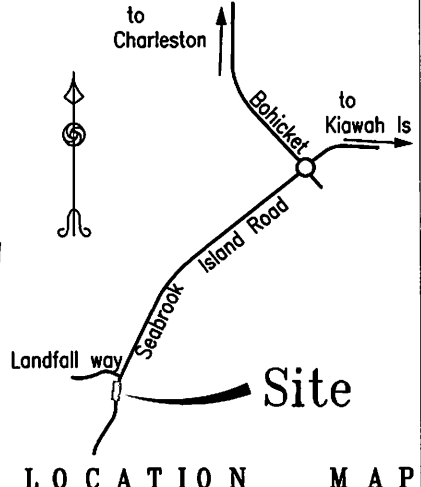


ATTACHMENT #2

Site Plan

PLAT OF SURVEY

Showing a portion of Seabrook Island Road TMS#147-00-00-001, an Existing Road, & Proposed Location of New Sign, Property of Seabrook Island Property Owners Association, located on Seabrook Island, Charleston County, South Carolina. Surveyed at the Request of Seabrook Island POA, Director of Engineering. Sept. 2020

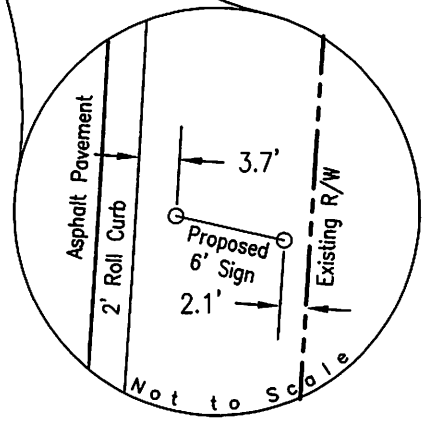
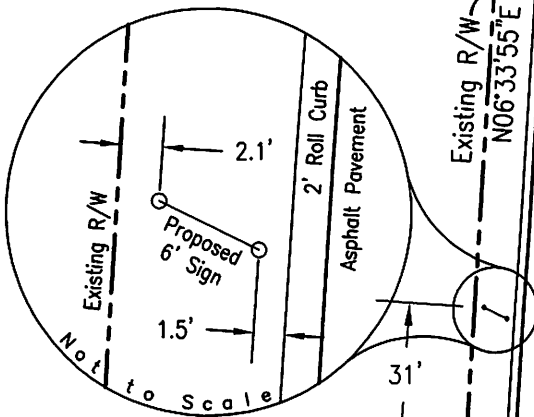


N/F Marshland Trust Inc
TMS# 147-00-00-029

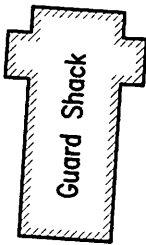
Adjacent Property Line

N/F Charles Towne Place HOA Inc
TMS# 149-01-00-168

N/F The Club at Seabrook Island
TMS# 147-00-00-022



Seabrook Island Road
Property of:
Seabrook Island Property Owners Association
TMS# 147-00-00-001 (100' R/W)



$\Delta=034^{\circ}04'26''$ R=602.67 L=358.41
Ch B=S23°36'10"W Ch L=353.15
Curve #3 as surveyed on
Reference Plat #1

S40°38'21"W
164.18

Adjacent Property Line
#5 Rebar found at intersection
of R/W and southern property
line of Charles Towne Place
HOA Inc property

How High Am I?

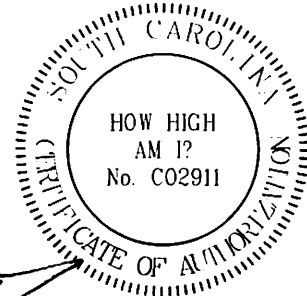
671 Clearview Drive
James Island, SC 29412
(843) 864-9353

Job NO. 20-86
Date 19SEP20
Scale 1"=40'



REFERENCE DOCUMENTS BK & PG

1. E M Seabrook, Jr Inc. June 10, 1974 AD-77
2. Josiah M Williams III Jan. 30, 1985 BD-164
3. Andrew C Gillette Jan. 24, 2000 Ed-825



Handwritten signature: Tom Thelmer



ATTACHMENT #3

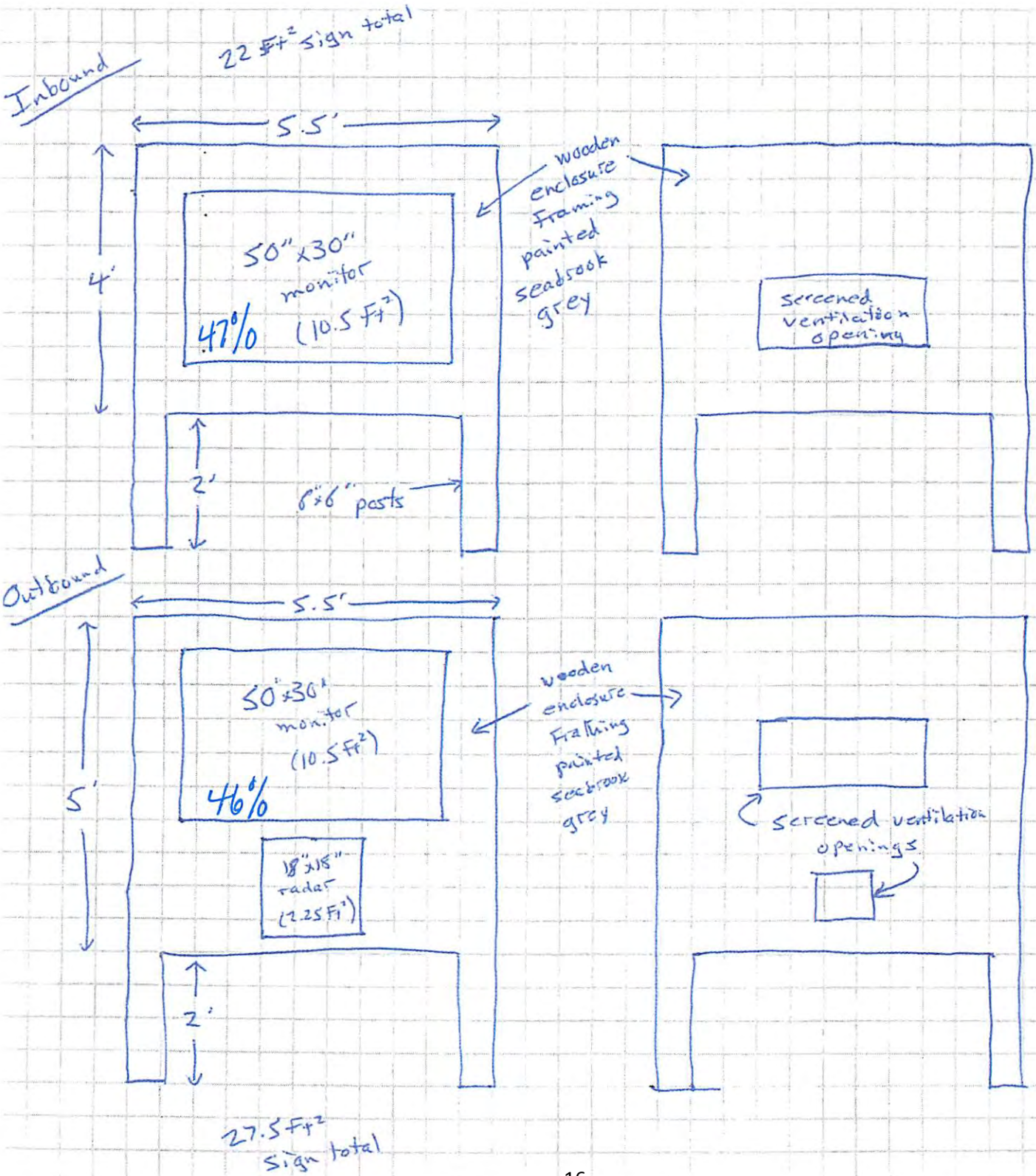
Sign Specifications



VAG[®] Valve and Gate Group

GA Industries, Rodney Hunt, and Fontaine are part of the Valve and Gate Group. Visit us on the web at www.vag-usa.com.

Job _____
 Sheet No. _____ of _____
 Calculated by _____ Date _____
 Checked by _____ Date _____
 Scale _____



SXOBH-55-XTR

55" Outdoor Waterproof Sunlight Readable LCD Monitor/TV



- 2,500 Nits Brightness, and Optically Bonded, For Use in Direct Sunlight
- IP 68/NEMA 6 Fully-Sealed Enclosure
- Full HD Resolution: 1920 x 1080 (1080p/60)
- Maintenance-Free: No Vents, Fans or Filters
- Ambient Light Sensor Adjusts Screen Brightness Automatically
- Anti-Reflective, Impact-Resistant Safety Glass, Rated IK10
- Remote Diagnostics (SNMP Protocol)
- Auto Re-Start After Power Loss
- Built-in TV Tuner
- 12 VDC and 5 VDC Power Outputs
- KeyLock Function
- Made in USA

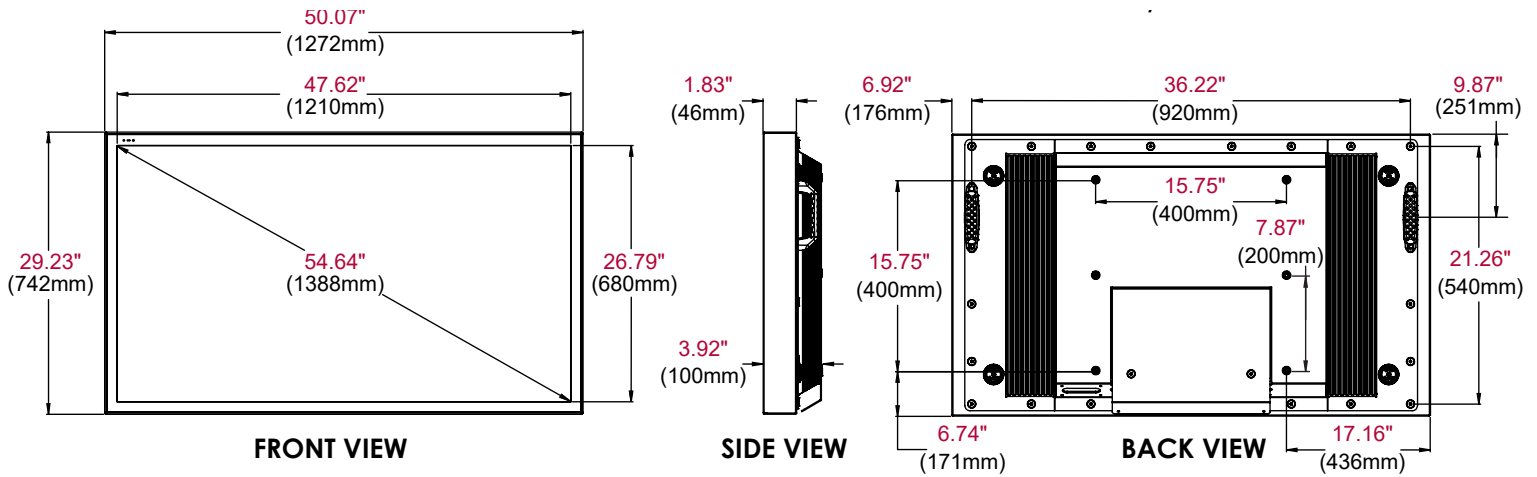
The SXOBH-55-XTR Sunlight Readable Waterproof LCD monitor/TV represents the most advanced technology available today. The Optically Bonded high-brightness (2,500 nits) screen enables users to see clear, sharp video images even with bright sunlight directly on the screen. The Anti-Reflective, UV-protective 5mm safety glass reduces glare and reflections while protecting the screen.

The SXOBH-55-XTR features a fully-sealed, corrosion-resistant enclosure, rated IP68/NEMA 6. There are no air vents, filters or fans as with other monitors, making them completely maintenance-free. They are completely sealed against water, dust, sand, metal shavings and any other airborne particulates. This is the ultimate solution for use outdoors, or in challenging industrial environments.

	Specifications
MODEL	SXOBH-55-XTR
LCD Panel	55" IPS Panel
Display Resolution	1920 x 1080p Full HD
Viewable Area	47.62" (W) x 26.79" (H) (1210 x 680mm)
Display Orientation	Landscape or Portrait Mode
Pixel Pitch	.210 x .630mm
Display Colors	8 Bit, 16.7 Million Colors
Aspect Ratio	16:9
Brightness	2,500 nits
Contrast Ratio	1,300:1
Ambient Light Sensor	Standard
Optical bonding	Standard
Viewing Angle	178° (H) x 178° (V)
Response Time	12ms (Gray to Gray)
Video Inputs	VGA, HDMI (x3), Composite, YPbPr, DisplayPort, Coax, USB
Audio Inputs	VGA Stereo Audio 3.5mm (x1)
Control	Remote Control with IR extender; RS-232 Control
Power Requirement	100 VAC to 240 VAC
Power Consumption	186W
Enclosure / IP Rating	Rugged Corrosion-Resistant Aluminum; IP68/NEMA 6 Waterproof
Protective Glass	5mm Tempered Anti-Reflective Glass (IK10)
Mounting	400mm x 200mm , 400mm x 400mm VESA Hole Pattern
Operating Temperature	-31°F to +140°F (-35°C to +60°C)
Dimensions	50.07" (W) x 29.23" (H) x 3.92"(D) (1272x742x100mm)
Net Weight	133 lb (60kg)
Warranty	2 Years

SXOBH-55-XTR

55" Outdoor Waterproof Sunlight Readable LCD Monitor/TV



Standard Accessories:

- AC Power Cord
- IR Extender
- Remote Control

Available Options:

- Outdoor Sound Bar (SB 88)
- External Media Player Enclosure
- Advanced Replacement Warranty
- Ambient Light Sensor Extender (ALS-E)
- Outdoor Universal Tilt Wall Mount (MB-6500T)
- Outdoor Universal Wind-Rated Tilt Wall Mount (MB-6500 WR)
- Outdoor Articulating Wall Mount (MB-267)
- Wind-Rated Pedestal Mount- 5 Ft. (MB-GPM05)
- Wind-Rated Pedestal Mount- 6 Ft. (MB-GPM06)

PMD 10 & 12

Portable RADAR Displays



These lightweight, highly visible, portable RADAR speed displays enhance driver awareness and are ideal for community relations.

Highly Visible, Full Featured

- Two sizes available: 10" or 12" characters
- Flashing digit violator alert
- Red-Blue light bar violator alert
- White LED strobe violator alert
- Interchangeable MUTCD signs: Your Speed (included); School Zone, Work Zone, and Speed Limit (optional)
- Traffic Data included
- Digital posted speed limit mode

Lightweight and Portable

- Weighing less than 20 pounds, the PMD 10/12 are easily installed and moved by one person
- Rugged aluminium construction
- Easy relocation from site to site
- Secure, lockable mount
- IP56 weather resistant
- EN 12966-1 compliant

Long Run Time

- Rechargeable battery delivers a typical 5 to 7 day run time (depending on traffic density)
- Kustom Signals low power K-band RADAR
- Optional 50W solar panel

Easy Programming

- Simple manual push button and Bluetooth wireless programming included
- Android & PC app make setup easy
- Easy download of traffic data



Highly visible

Lightweight & portable

Saves lives

Configuration and specification subject to change

Kustom Signals Inc. 9652 Loiret Boulevard, Lenexa, KS, 66219, USA.

www.KustomSignals.com

Tel. 800-458-7866

913.492.1703

PMD 10 & 12

Portable RADAR Displays



More than 30% of fatalities are due to excessive speed. Now you have a better tool to save lives. (Source: NHTSA)

Features

- Kustom Signals low power K-band RADAR
- Latest generation high intensity Amber LEDs
- Automatic intensity adjustment to ambient light
- High/Low speed blanking
- Covert data collection selectable
- Variable speed limit display

Specifications

- 12VDC (Lithium-ion battery)
- 50 W solar with 12VDC lead acid battery (optional)
- Input/Output: RS232, Bluetooth
- Regulatory: EN 12966-1:2005+A1:2009

Environmental Data

- Temperature range: -40°F to +140°F (-40°C to +60°C)
- Humidity: up to 100%
- Mechanical protection: P3 (EN 12966-1);
- Environment: IP56 (IEC / EN 60529)

Mechanical Information

- Lockable mount: On the rear side
- Case dimensions: 17.7 x 17.3 x 9.8" / 45 x 44 x 25 cm

Secure Locking Mount



Command Console App



Traffic data



Program calendar



Deploy in any weather



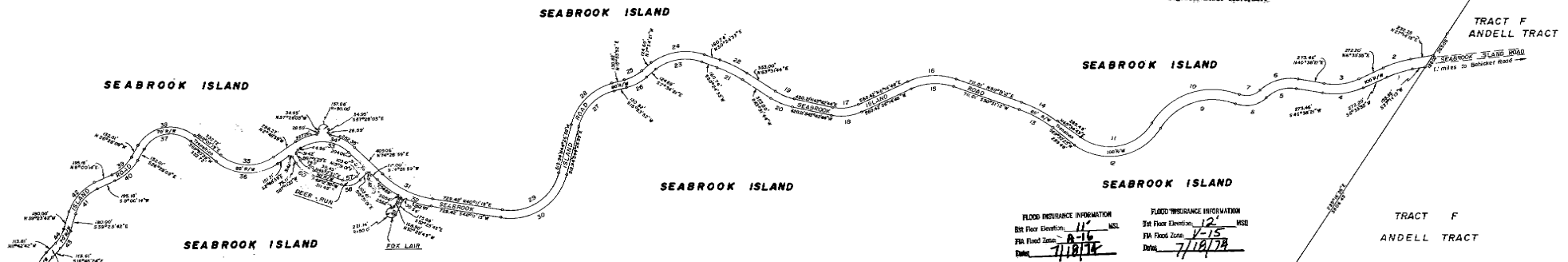
ATTACHMENT #4

Subdivision Plat (1974)

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

Charleston, South Carolina
 Office of Register of Deeds
 This instrument was recorded on July 11, 1974 at 10:00 o'clock in Plat Book 1104, Page 412 and tracing cloth was filed in File No. 1104-412. Under No. 1104-412, Original Plat (1/4" print) delivered to the Register of Deeds on July 11, 1974.

E. M. Seabrook, Jr.
 Registered Professional Surveyor



FLOOD INSURANCE INFORMATION
 BR Flood Elevation: 11' NSL
 FM Flood Zone: A-16
 Date: 7/18/74

FLOOD INSURANCE INFORMATION
 BR Flood Elevation: 12' NSL
 FM Flood Zone: V-15
 Date: 7/18/74

APPROVED FINAL PLAT
E. M. Seabrook, Jr.
 CLERK, CHARLESTON COUNTY COUNCIL

E. M. Seabrook, Jr.
 REGISTERED PROFESSIONAL SURVEYOR
 CHARLESTON COUNTY SURVEYING BOARD

DATE: 7/18/74
 #3546-AA

NOTES:
 1. ALL CORNERS MARKED WITH PILES.
 2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
 3. ALL CORNER RADII ARE 200'
 4. OWNED BY SEABROOK ISLAND COMPANY
 5. AREA: 59.74 ACRES.

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 plat shows the true dimensions of the property, that all necessary approvals have been obtained and the precision is 1/3000.

E. M. Seabrook, Jr.
 CIVIL ENGINEER AND LAND SURVEYOR
 S.C. REG. NO. 378

CURVE	CURVE DATA			CURVE DATA		
	Δ	D	T	Δ	D	T
1	20°40'30"	74.77'	140.88'			
2	20°40'30"	6.67'	125.12'			
3	34°04'26"	9.50'	184.48'			
4	34°04'26"	8.154'	216.32'			
5	34°04'26"	8.908'	185.31'			
6	34°04'26"	12.452'	236.77'			
7	60°48'14"	10.158'	125.23'			
8	60°48'14"	18.737'	191.23'			
9	60°48'14"	9.241'	126.56'			
10	60°48'14"	7.858'	151.48'			
11	95°12'17"	11.458'	148.10'			
12	95°12'17"	9.548'	125.77'			
13	17°02'23"	4.424'	194.01'			
14	17°02'23"	4.167'	206.00'			
15	44°04'24"	8.978'	233.73'			
16	44°04'24"	8.753'	226.27'			
17	37°27'56"	14.261'	136.44'			
18	37°27'56"	11.879'	183.37'			
19	19°48'12"	10.759'	98.102'			
20	19°48'12"	9.346'	108.98'			
21	13°07'13"	4.531'	145.40'			
22	13°07'13"	4.262'	154.80'			
23	37°28'32"	11.426'	177.84'			
24	37°28'32"	9.254'	132.17'			
25	23°28'09"	12.580'	91.69'			
26	23°28'09"	10.988'	108.31'			
27	60°48'14"	11.225'	125.75'			
28	60°48'14"	9.725'	135.43'			
29	60°48'14"	11.225'	125.75'			
30	60°48'14"	9.725'	135.43'			

SEABROOK ISLAND

PLAT OF SEABROOK ISLAND ROAD, DEER RUN
 FOX LAIR AND BEACH COURT



DESCRIPTION	REVISIONS
E. M. SEABROOK, JR., INC. CIVIL ENGINEER & LAND SURVEYOR MT. PLEASANT, SOUTH CAROLINA	
SEABROOK ISLAND CHARLESTON COUNTY, S.C.	
DRAWN BY: T. L. M.	SCALE: 1" = 400'
CHECKED BY: E. M. S.	DATE: JUNE 10, 1974
SHEET 2	OF 2



ATTACHMENT #5

Property Photos





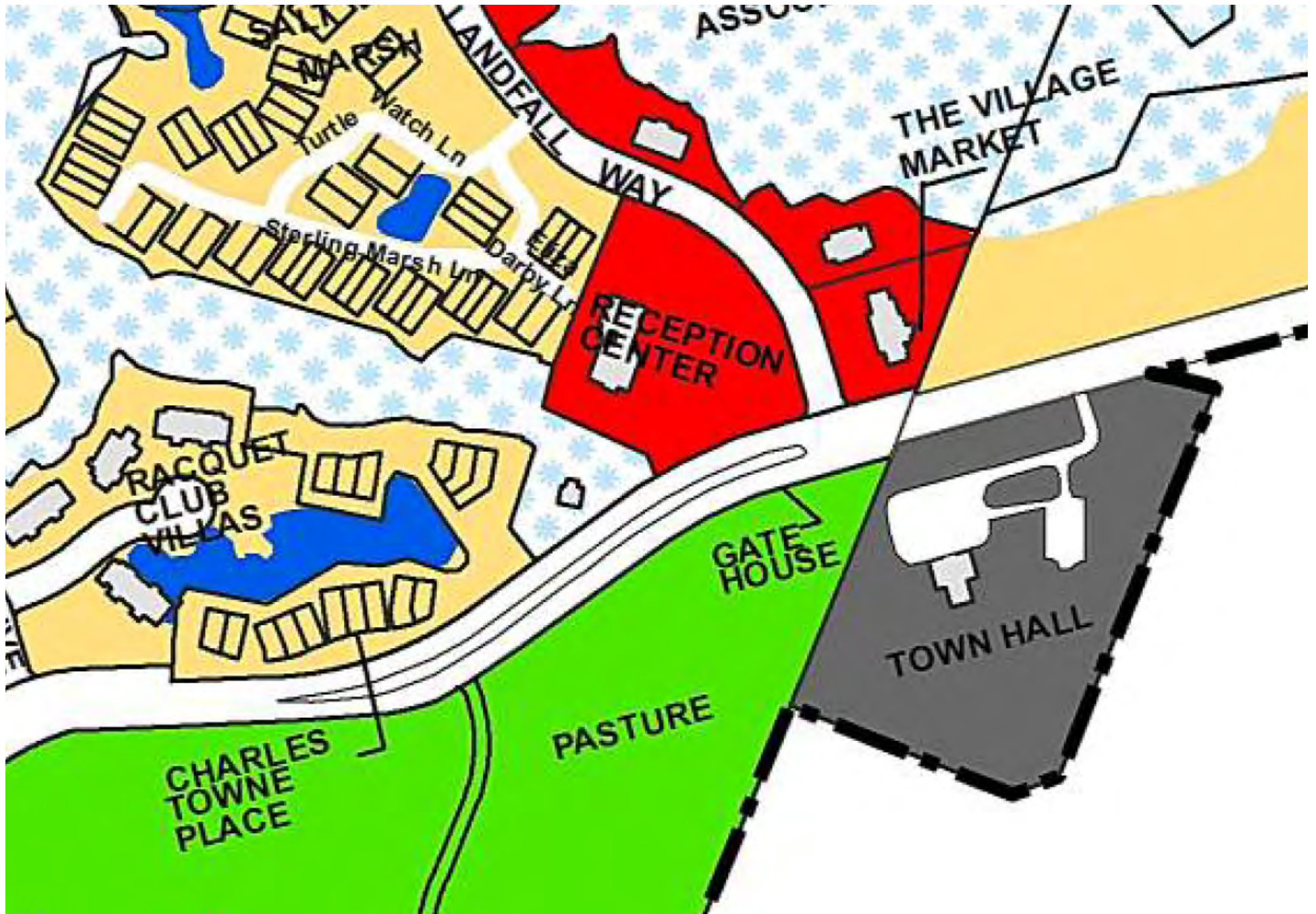






ATTACHMENT #6

Zoning Map





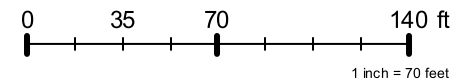
ATTACHMENT #7

Aerial Image



2303 Seabrook Island Road

#



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: 10/30/2020



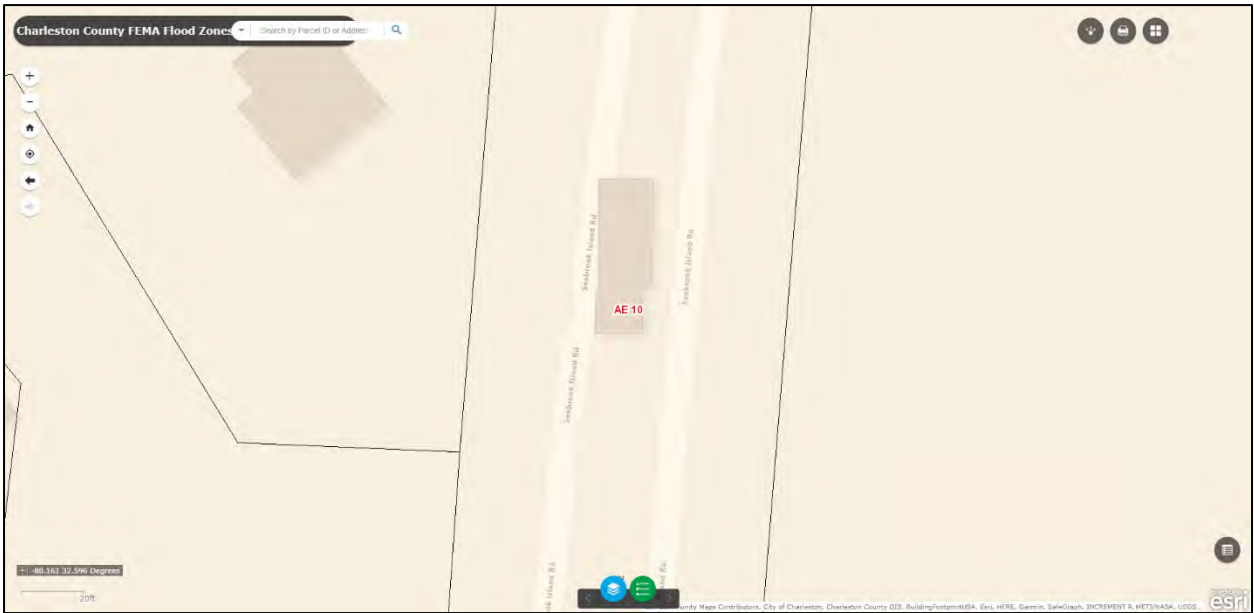
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)

**FEMA Base Flood Elevation (Current)
AE-13**



**FEMA Base Flood Elevation (Effective 01/29/2021)
AE-10**





ATTACHMENT #9

Title to Real Estate

NOT AVAILABLE



ATTACHMENT #10

Property Information Card



[WELCOME](#) [REAL PROPERTY RECORD SEARCH](#) [REAL PROPERTY BILL SEARCH](#) [PERSONAL PROPERTY SEARCH](#)

[MOTOR VEHICLE SEARCH](#) [CHECKOUT](#) [CONTACT US](#)

\$0.00
CHECK OUT

[← RETURN](#) [⌂ SALES](#) [📄 TAX INFO](#) [🏠 ADDITIONAL PROPERTY INFO](#) [🖨️ PRINT](#)

Property Information

Current Owner: SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION 1202 LANDFALL WAY JOHNS ISLAND SC 29455-6335	Property ID	1470000001
	Physical Address	SEABROOK ISLAND RD
	Property Class	742 - HOA-PROP
	Plat Book/Page	/
	Neighborhood	111482 AD82 HOA PROPERTIES
	Deed Acres	126.2000

Legal Description

Subdivision Name -SEABROOK ISLAND Description -SEABROOK ISLAND RD ETC
PlatSuffix AD-77 PolTwp 009

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
E100	242	9/29/1972	CONVERSION CONVERSION	SEABROOK ISLAND PROPERTY OWNERS		Ge	\$0
R100	301	1/1/1972		CONVERSION CONVERSION		Ge	\$0

[← RETURN](#) [⌂ SALES](#) [📄 TAX INFO](#) [🏠 ADDITIONAL PROPERTY INFO](#) [🖨️ PRINT](#)



ATTACHMENT #11

Public Hearing Notice:
Letter to Neighboring Property Owners



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 2303 Seabrook Island Road / SIPOA Gatehouse Area (Variance #169)
DATE: October 1, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **2303 SEABROOK ISLAND ROAD** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO REDUCE THE REQUIRED SETBACK FOR GROUND SIGNS FROM SIX (6) FEET TO APPROXIMATELY TWO (2) FEET TO ALLOW FOR INSTALLATION OF TWO (2) COMMUNITY MESSAGE BOARD SIGNS WITH ELECTRONIC VARIABLE MESSAGE DISPLAYS ON THE INBOUND AND OUTBOUND LANES OF SEABROOK ISLAND ROAD.** A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **VIRTUAL PUBLIC HEARING**, during which time the Board will receive testimony from any individual who wishes to provide a comment regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

PUBLIC HEARING DATE: Mon. November 2, 2020
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Live Stream on Town YouTube Page
<https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Mon. November 2, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/variance-169.html
BY E-MAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
2001 Seabrook Island Road, Seabrook Island, SC 29455

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

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator



ATTACHMENT #12

Public Hearing Notice:
List of Neighboring Property Owners

Variance Notification List

2303 Seabrook Island Road (Gatehouse Signs)

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
Charles Towne Place COS	Charles Towne Place HOA Inc.	3714 Betsy Kerrison Pkwy	Johns Island	SC	29455
2428 Racquet Club Drive	William and Susan Miller	2428 Racquet Club Drive	Seabrook Island	SC	29455
2429 Racquet Club Drive	Candice Haynie	2430 Racquet Club Drive	Seabrook Island	SC	29455
2430 Racquet Club Drive	Charles and Cynthia Schettler	2150 Woodfield Road	Okemos	MI	48864
2431 Racquet Club Drive	Robert and Angela Dietl	8612 Hunters Trail	Warren	OH	44484
2432 Racquet Club Drive	Mary Dugan	2432 Racquet Club Drive	Seabrook Island	SC	29455
2433 Racquet Club Drive	Alan and Jan Genosi	2432 Racquet Club Drive	Seabrook Island	SC	29455
2434 Racquet Club Drive	Margaret Davidson	2432 Racquet Club Drive	Seabrook Island	SC	29455
2435 Racquet Club Drive	Arthur and Dianne Pue	2432 Racquet Club Drive	Seabrook Island	SC	29455
Racquet Club Villas COS	Racquet Club Villa Owners Association Inc.	4925 Lacross Road Suite 112	North Charleston	SC	29406
2313 Seabrook Island Road	Seabrook Island Club (Equestrian Center)	1002 Landfall Way	Seabrook Island	SC	29455
N/A (Marsh)	Marshland Trust Inc.	3657 Robinia Hill Road	Moravia	NY	13118
1002 Landfall Way	Seabrook Island Club (Real Estate Office)	1002 Landfall Way	Seabrook Island	SC	29455
2001 Seabrook Island Road	Town of Seabrook Island	2001 Seabrook Island Road	Seabrook Island	SC	29455
Property Owners Association	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
Regime	Not Applicable				

NA (Duplicate)
 NA (Town)
 NA (Applicant)
 NA (Not in Regime)





ATTACHMENT #13

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

7016 2290 0002 2610 2701

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

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Charles Towne Place HOA Inc
Street and Apt. No., or PO Box No.
3114 Bates Kerrison Plkw
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2716

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To William & Susan Miller
Street and Apt. No., or PO Box No.
2432 Racquet Club Drive
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2725

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Candice Haynie
Street and Apt. No., or PO Box No.
2432 Racquet Club Drive
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2732

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Charles & Cynthia Scheller
Street and Apt. No., or PO Box No.
2132 Woodfield Road
City, State, ZIP+4®
Okanos, MI 48864

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

7016 2290 0002 2610 2749

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Robert & Angela Dietl
Street and Apt. No., or PO Box No.
861 Hunters Trcl
City, State, ZIP+4®
Warren, OH 44484

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

7016 2290 0002 2610 2756

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Mary Dugan
Street and Apt. No., or PO Box No.
2432 Racquet Club Dr
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2763

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Alan & Son Genos
Street and Apt. No., or PO Box No.
2432 Racquet Club Drive
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2770

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Margaret Davidson
Street and Apt. No., or PO Box No.
2432 Racquet Club Drive
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2787

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Arthur & Dionne Rue
Street and Apt. No., or PO Box No.
2432 Racquet Club Dr
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2794

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Racquet Club Villa Owners Association Inc
Street and Apt. No., or PO Box No.
465 S Laccross Road #112
City, State, ZIP+4®
North Charleston, SC 29406

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

7016 2290 0002 2610 2800

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Seabrook Island Club
Street and Apt. No., or PO Box No.
1022 Landkill way
City, State, ZIP+4®
Seabrook Island, SC 29455

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

7016 2290 0002 2610 2817

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Marshland Trust Inc
Street and Apt. No., or PO Box No.
3657 Robinia Hill Road
City, State, ZIP+4®
Moravia, NY 13118

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



ATTACHMENT #14

Public Hearing Notice:
Post & Courier Legal Ad

TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455

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):

10/03/20 Sat PC
10/03/20 Sat CNW

at a cost of **\$170.86**
Account# **108294**
Order# **1899994**
P.O. Number:

Subscribed and sworn to before
me this 5th day
of October
A.D. 2020


advertising clerk



NOTARY PUBLIC, SC
My commission expires

**TOWN OF SEABROOK ISLAND, SC
NOTICE OF PUBLIC HEARING**
The Town of Seabrook Island Board of Zoning Appeals will conduct a Virtual Public Hearing at 2:30 pm on Monday, November 2, 2020. During the meeting, the board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:
Application # 169
APPLICANT:
Seabrook Island Property Owners Association
LOCATION:
2303 Seabrook Island Road (SIPOA Gatehouse)
TAX MAP #:
147-00-00-001
ZONING DISTRICT:
PDD Planned Development District
CODE SECTION:
12.120(e)
VARIANCE(S) REQUESTED:
To reduce the required setback for ground signs from six (6) feet to approximately two (2) feet to allow for installation of two (2) community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road
Documents relating to the variance requests may be viewed on the town's website at www.townofseabrookisland.org.
Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Monday, November 2, 2020, using one of the following options:
ONLINE
www.townofseabrookisland.org
EMAIL
icronin@townofseabrookisland.org
MAIL OR HAND DELIVER
Town of Seabrook Island
Attn: Zoning Administrator
2001 Seabrook Island Road
Seabrook Island, SC 29455
The meeting will be live streamed on the town's YouTube channel at the following address: <https://www.youtube.com/channel/UCiKf87knEApHD1q0kGlaGZg>
For more information, please call (843) 768-9121.
Approved:





ATTACHMENT #15

Public Hearing Notice:
Property Posting

Equestrian Center ←

PUBLIC HEARING

Rezoning Request
✓ Variance Request (100 Variance 12.106.01)
Project: Public Storage and more from lot 6.2.1 lot 6.2.1
with the addition of 2 new units, more land use.

Hearing Date: **Friday 2.28.20** Time: 2:30 PM
Location: Town Hall - 200 Southbrook Island Road
(Greenville, SC)

More Information **Case #**
169





ATTACHMENT #16

Ordinance 2020-07:
Text Amendment Allowing Electronic Signs

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-07

ADOPTED SEPTEMBER 22, 2020

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS ORDINANCE OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA; ARTICLE 12, SIGNS; SO AS TO CREATE NEW CLASSIFICATIONS OF SIGNS TO BE CALLED “COMMUNITY MESSAGE BOARD SIGNS” AND “ELECTRONIC VARIABLE MESSAGE DISPLAYS”; TO PERMIT ELECTRONIC VARIABLE MESSAGE DISPLAYS TO BE AFFIXED TO COMMUNITY MESSAGE BOARD SIGNS UNDER CERTAIN CONDITIONS; AND OTHER MATTERS RELATED THERETO; AND ARTICLE 16; DESIGN AND IMPROVEMENT STANDARDS; SECTION 16.10, SUBDIVISION DESIGN STANDARDS; SUBSECTION 16.10.40, ARTERIAL STREETS; SO AS TO MODIFY THE DESIGNATION OF ARTERIAL STREETS WITHIN THE TOWN; AND OTHER MATTERS RELATED THERETO

WHEREAS, Article 12 of the Development Standards Ordinance of the Town of Seabrook Island (the “DSO”) outlines the general requirements for all signs within the Town of Seabrook Island; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to amend the town’s sign requirements so as to create new classifications of signs to be called “Community Message Board Signs” and “Electronic Variable Message Displays,” and to permit Electronic Variable Message Displays to be affixed to Community Message Board signs under certain conditions; and

WHEREAS, Subsection 16.10.40.10 of the DSO currently designates only “[t]hat portion of Seabrook Island Road (Road S-1875) lying between the end of Town maintenance at Landfall Way and Kiawah Island Parkway” as an “arterial street”; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island desire to extend the designation of an “arterial street” so as to include those portions of Seabrook Island Road lying between Landfall Way and Long Bend Drive; and

WHEREAS, the Seabrook Island Planning Commission reviewed the proposed amendments during a duly called meeting on August 12, 2020, at which time the Planning Commission made a recommendation to the Mayor and Council in favor of approving the proposed amendments; and

WHEREAS, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting on September 22, 2020; and

WHEREAS, the Mayor and Council believe it is fitting and proper to amend the Development Standards Ordinance to achieve the objectives referenced above;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

SECTION 1. Amending Article 12 of the Development Standards Ordinance.

The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 12, Signs; is hereby amended to read as follows:

ARTICLE 12. - SIGNS

Sec. 12.10. - Definitions.

Unless otherwise expressly stated, the following terms, for the purpose of this Article, shall have the meanings herein indicated:

- (a) *Approved Combustible Material.* Wood or material less combustible than wood and located at a safe distance from electrical equipment. The term "noncombustible material" means any material which will not ignite or actively support combustion in a surrounding temperature of twelve hundred degrees (1,200) Fahrenheit during an exposure of five (5) minutes.
- (b) *Business Sign.* Any sign which directs attention to a business, industry, profession, entertainment or service that is conducted, maintained, sold or offered on the premises where the sign is located.
- (c) *Decorative Trim.* The molding, battens, capping, nailing strips or representations in cutout or irregular form which are attached to the sign.
- (d) *Electronic Variable Message Display.* A sign or portion thereof containing a screen, panel or other area upon which alphanumeric characters, graphics or symbols are projected by illuminating devices including, but not limited to, light emitting diodes (LEDs), backlighted liquid crystal display (LCDs), plasma display panels (PDPs), fiber optics or light bulbs.
- (e) *Erect.* To build, construct, attach, hand, place, suspend or affix, and shall also include the painting of wall signs. It shall not mean or include repairs.
- (f) *Illuminated Sign.* Any sign which has characters, letters, figures, designs or outlines illuminated or motivated by electricity.
- (g) *Location.* Any lot, premises, building wall or any structure whatsoever upon which a sign is erected, constructed, painted or maintained. Two (2) street fronts shall be deemed two (2) locations.
- (h) *Person.* Any agent, lessee, individual, person, firm, partnership, association, corporation, company or organization of any kind.
- (i) *Sign.* Every sign, ground, pole, wall or roof sign, electronic variable message display, illuminated sign, projecting sign, temporary sign, portable sign, marquee sign, awning, canopy, exterior clock or thermometer, and shall include any announcement, declaration, demonstration, display, illustration, device, insignia or symbol used to identify and promote the interest of any person, business, corporation or group, when the same is placed in view of the general public.

- (j) *Sign Area.* The total area made available by a sign for the purpose of displaying the advertising message, excluding decorative trim.

Sec. 12.20. - General Provisions.

No sign shall be erected or maintained in the Town of Seabrook Island except in conformity with the provisions of this Article.

Sec. 12.30. - Exempt Signs.

§ 12.30.10. *Street Signs.* Street signs for traffic, direction and names in all areas of the Town shall be exempt from the provisions of this article.

§ 12.30.20. *Government Signs.* Any signs or legal notices which are installed by the Town or any duly authorized agency or department of the State of South Carolina or United States government are exempt from the provisions of this article.

Sec. 12.40. - Applicability of Other Ordinances.

The erection of all signs shall be subject to all applicable Town ordinances. Whenever a conflict exists, the most restrictive requirement shall control.

Sec. 12.50. - Prohibited Signs.

Except as specifically allowed by sections 12.60.110 and 12.60.70.20, no flashing, rotating or animated signs or devices shall be erected, constructed or maintained nor shall any such signs or devices be installed on, within or behind any window, door, building, façade or store front so as to be visible to the general public. This requirement shall apply to all existing as well as new uses. No neon, day glow or similar hue will be permitted to be installed on, within or behind any window, door, building façade or store front so as to be visible from outside the establishment.

Sec. 12.60. - Allowable Signs.

§ 12.60.10. *Real estate signs.* Real estate signs, not exceeding five (5) square feet in area, which advertise the sale, rental or lease of only the premises upon which the signs are located and where allowed by subdivision covenants.

§ 12.60.20. *Identification Signs.*

§ 12.60.20.10. Identification signs not over twenty (20) square feet in area each for public, charitable or religious institutions when such signs are located on the premises of the institutions.

§ 12.60.20.20. All new single-family construction projects shall have a sign that, at a minimum, names the general contractor performing such work. Signs denoting the owner of the project, architect, and general contractor, when placed upon work under construction, shall be limited to one (1) sign each per location.

- (a) Such signs shall not exceed sixteen (16) square feet in area per sign.
- (b) Placement of the sign is to be on the street frontage only and is to be located not less than one (1) foot nor more than ten (10) feet from the property line.
- (c) The sign shall be fabricated to the specifications on file with the Zoning Administrator, and shall be comprised of two (2) - four (4) inch by four (4) inch treated wood posts, with eased edges at the top, on each end of the sign.
- (d) The display area of the sign will be comprised of a plywood sheet measuring forty-eight (48) inches by thirty (30) inches by three-quarters ($\frac{3}{4}$) inches, treated with acrylic paint.
- (e) All building permits and other approvals shall be placed on the rear of the sign, and shall not be discernable from an area used by the general public.
- (f) The job site sign shall be removed from the premises prior to requesting final review and inspection of the premises.

§ 12.60.30. *[Reserved.]*

§ 12.60.40. *Memorial Signs.* Memorial signs or tablets, names of buildings, and dates of erection, cut into masonry or noncombustible material not to exceed two (2) square feet in area.

§ 12.60.50. *Directional Signs.* Directions, phone, public conveniences, areas of public interest, and similar public facility signs not exceeding six (6) square feet in area for a ground sign or two (2) square feet in area for any other type of public sign.

§ 12.60.60. *Political Signs.* Political signs not to exceed five (5) square feet are allowed subject to the following:

- (a) Such signs may only be erected on private property with the consent of the owner(s); and
- (b) Such signs shall not block or impede the site lines of anyone utilizing any roadway or path within the Town or impact public health and safety; and
- (c) No political signs shall be allowed on any property or right of way owned, operated, maintained or under the jurisdictional control of the Town; and
- (d) No such sign shall be placed in a location which is otherwise prohibited by any Town law, ordinance or regulation.

§ 12.60.70. *Community Signs.*

§ 12.60.70.10. *Community Identification Signs.* Community identification signs which display the name of the community or development upon which they are placed are allowed at strategic, highly visible locations along the primary access routes to or through the Town. Community identification signs shall not advertise anything more than the areas or communities upon which they are located, and shall be consistent with the general character and appearance of other community identification signs found in the Town. All community identification signs shall meet the requirements for Ground Signs, as outlined in section 12.120.10

§ 12.60.70.20. *Community Message Board Signs.* Community message board signs which are intended to convey messages of a non-commercial nature may be located at the primary entry and exit points to any approved Planned Development District, as set forth in Article 6 of this ordinance. Community message board signs shall be subject to the following conditions:

- (a) The maximum number of community message board signs permitted at the primary entry and exit points shall be:
 - (1) one (1) if the community message board sign is double sided; or
 - (2) two (2) if both community message board signs are single sided.
- (b) Community message board signs are permitted in addition to all other permitted sign types and shall not be counted toward the maximum number of signs allowed on the premises.
- (c) All community message board signs shall meet the requirements for ground signs, as outlined in section 12.120.10, unless expressly modified herein.
- (d) A community message board sign may contain an electronic variable message display, subject to the following conditions:
 - (1) The community message board sign to which the electronic variable message display is affixed must be located on property immediately adjacent to an arterial street, as that term is defined in section 16.10.40.10 of this ordinance, and the posted speed limit of the arterial street shall not exceed fifteen (15) miles per hour in the vicinity of the sign. The community message board sign shall be located at least six (6) feet from the arterial street right-of-way; provided, however, if the right-of-way for the arterial street (or portion thereof) is privately owned, the community message board sign may be located within the street right-of-way as long as the location of the sign will not block visibility or create a safety hazard to motorists, bicyclists or pedestrians.
 - (2) The community message board sign upon which the electronic variable message display is affixed shall be constructed of the same materials required by section 12.110.10.20. The electronic variable

message display shall be fully enclosed by, or encased within, the community message board sign so that only the screen, panel or other area upon which a message may be projected shall be visible from the street.

- (3) The total area of the electronic variable message display shall not exceed fifty percent (50%) of the overall sign area of the community message board sign to which it is affixed.
- (4) The electronic variable message display must remain static at all times, except when transitioning between messages. Messages shall not transition at intervals of less than eight (8) seconds. All message transitions shall be instantaneous; scrolling, blinking, flashing, rotation, animation and/or movement of any kind shall be prohibited. The requirements of this paragraph shall not apply to time, temperature or radar speed displays of less than five (5) square feet in area. The Zoning Administrator shall have the authority to modify or suspend the requirements of this paragraph during any state of emergency which has been declared pursuant to section 2-27 of the Town Code when he or she determines that the transition of messages at intervals of less than eight (8) seconds is in the interest of public health and safety.
- (5) The electronic variable message display shall exhibit low intensity, night dimming lighting. All alphanumeric text, graphics and symbols shall be red, white, yellow or amber in color on a plain black background.
- (6) The electronic variable message display shall be oriented so as to minimize its visibility from neighboring residences. The Zoning Administrator shall have the authority to require additional landscaping, screening or buffering when deemed necessary to prohibit light spill onto neighboring residential properties.

§ 12.60.80. *Commercial Area Signs.* Each commercial area of the Town may erect signs which identify and direct customers to the businesses, goods and services available in that area. The signs shall be of approved size and color as allowed by this chapter.

§ 12.60.90. *Layout/Map Signs.* Each commercial area of the Town may erect a layout or map of the area which identifies and directs customers to the businesses, goods and services available within that area.

§ 12.60.100. *Vending Machine Signs.* Vending machine signs are to be only those signs that are incorporated in their manufacture. Internally illuminated signs or signs that contain a visible light source are prohibited.

§ 12.60.110. *Door Entry Signs.* Each place of business within the Town may utilize a door entry for sign for each public entry door. Door signs shall not contain any information

other than the name of the business, its address, hours of operation, and marketing information of the business. Entry signs may not exceed twenty-five (25) percent in area of the door or adjacent window. Illuminated signs may be permitted as "open" signs, but shall not be visible to residential areas.

Each place of business may have one hanging sign over each door entry above the walkway listing the name of the business only. The size may not exceed four (4) feet long by eight (8) inches wide.

§ 12.60.120. *Food Service Establishment Signs.* A food service establishment may place one (1) sign not exceeded twelve (12) square feet on or near each entry door to the establishment. Such sign must comply with the requirements of section 12.110 of this ordinance. *EXHIBIT 1.* Such sign may only contain the name, address, hours, operations, menus (food and wine), and pertinent marketing information of the business.

§ 12.60.130. *Temporary Signs.* Temporary signs may be permitted by the Zoning Administrator for a period of three (3) months or less when the application indicates the proposed life of the sign. Temporary signs must be maintained in as new condition during the entire period of display.

§ 12.60.140. *Boat Sales/Charter/Rental Signs.*

Boat Sales Signs: "FOR SALE" signs may be affixed to the boats for sale in the marina. The sign may not exceed three (3) square feet and must be of professional quality material as approved by the Zoning Administrator. The sign shall be positioned at the dockside location on the boat. (*EXHIBIT 2 & 3*)

Boat Sales/Charter Burgee (Flag): "For Sale," "Charter" burgee (flag) may be affixed to the boats for sale in the marina. The sign shall be positioned at the dockside location on the boat. The sign may not exceed six (6) square feet and must be of professional quality material as approved by the Zoning Administrator. (*EXHIBIT 2 & 3*)

Boat Rental Signs: Boat Rental Signs may be placed in the front console of the boats for rent. The signs may not exceed 12 inches by 24 inches and must be of professional quality with background and lettering that complies with the requirements of this ordinance. Such signs are limited to one (1) sign per boat. (*EXHIBIT 10*)

§ 12.60.150. *Take Away Flier Boxes.*

Charter Sales/Boat Rental Fliers: "Take Away" boxes for charter and boat rental information may be affixed to the post at the entrance of A-Dock. The boxes may not exceed 8.5 x 11" and must be made of clear plexiglass with hinged covers. (*EXHIBIT 4*)

Service Establishment Fliers: "Take Away" boxes may be affixed next to the entrance door of service establishments. The boxes may not exceed 8.5 inches by 11 inches and must be made of clear Plexiglas with hinged covers. (*EXHIBIT 5*)

§ 12.60.160. *Real Estate Display sign at Real Estate Office.*

Real Estate Property For Sale Signs: Signs depicting homes/property for sale may be positioned in the inside of the primary two (2) windows adjacent to the entrance door. The signs may not exceed six (6) square feet each and must be of professional quality as approved by the Zoning Administrator. (EXHIBIT 6)

§ 12.60.170. *[Reserved.]*

§ 12.60.180. *Promotional/Marketing Signs.*

Promotional/Marketing Signs may be located in the main breezeway of the marina. All merchants may submit one sign to be displayed in one of the three (3) sign frames. These sign frames, not to exceed twelve (12) square feet each, represent the three (3) categories of merchants (i.e. restaurants, shopping, and services).

Each place of business is also permitted the use of one A/sandwich board marketing sign to display promotional information pertinent to their business. This sign/board may not exceed 2 × 3 feet, cannot impede regular foot traffic near entrances or through walkways, and must be stored at the close of business hours at an interior location.

§ 12.60.190. *Reserved Parking.*

Reserved Parking Signs for specific merchants may be placed in no more than two (2) parking spaces per merchant during times of over capacity and special events. The sign shall be no higher than 31 inches above the grade of the sidewalk and in the form of an 18-inch by 12-inch sign attached to 4-inch by 4-inch treated wood timber and supported by same material. The sign and the mounting post shall be painted to match the color of the building in front of which it is placed. Lettering of the sign shall be white and the sign material shall meet the requirements of this ordinance. (EXHIBIT 9)

§ 12.60.200. *Awning Signs.*

A sign may be placed on awnings in areas zoned for commercial use only as set forth in this section. All lettering may not be greater than ten (10) inches in height and may only be printed on the vertical, non-sloping area of the awning.

Sec. 12.70. - Permits Required.

It is unlawful for any person to erect, repair, alter, relocate or display within the Town of Seabrook Island, any sign or other advertising device as defined in this article without first obtaining a sign permit from the Zoning Administrator and paying all fees as required by this chapter. Permits shall not be required for ordinary repair and maintenance of a sign. Such ordinary repair and maintenance includes changing of light bulbs, painting (provided the sign's legend is not changed), and other minor work which does not involve structural or color changes.

Sec. 12.80. - Permit Applications.

Applications for sign permits shall be filed with the Zoning Administrator. Applications shall include the following, in addition to information required by the Town:

- (a) A working drawing of the proposed sign, showing all colors to be used, shall be submitted at the time of application, and no work shall proceed until a sign permit has been approved.
- (b) A plan drawing showing fonts and sizes of letters; and specifications for the sign, including material to be used and details of construction; and methods of attachment of the sign applied for to the building or to the ground. Similar information, as appropriate, is to be submitted with awning permit applications.
- (c) If the applicant is not the owner of the building, structure or land upon which or on which the sign is to be erected, written consent from the owner shall be filed with the application.
- (d) An illustration of the proposed sign and a color photograph(s) of the area and, if applicable, the building facade upon which the proposed sign is to be erected shall be submitted with each sign application, showing in detail the physical conditions within the sign area, as well as the facades of any adjoining buildings.
- (e) In instances when the proposed sign will be freestanding (ie. not attached to any existing building or structure) a site plan showing the proposed location of the sign; setback measurements from the proposed sign to all property lines, street rights-of-way and edges of pavement; location and description of all existing structures, easements and utilities; and any other proposed improvements or modifications, including, but not limited to, landscaping, buffering and screening; shall be filed with the application.

Sec. 12.90. - Permit Fees.

Every applicant, before being granted a permit hereunder, shall pay to the Town a fee as required by the Town's adopted fee schedule for each sign.

Sec. 12.100. - Approval.

All signs must be approved by the Zoning Administrator before a permit may be issued. The following procedures shall apply to all applications for the placement of signs within the Town:

§ 12.100.10. An applicant shall file all information and specifications required by this article along with the applicable fee with the Zoning Administrator. The Zoning Administrator shall review the application to determine its technical compliance with this article.

§ 12.100.20. At all times, the Zoning Administrator shall determine the appropriateness of a proposed sign by utilizing the following criteria:

- (a) Whether the sign is appropriate in size, shape and scale for its location;
- (b) Whether the sign detracts from or otherwise affects the harmonious appearance and development of the Town and/or the commercial area;
- (c) Whether the sign in any manner affects public health or safety; and
- (d) Whether the sign properly reflects the aesthetic theme of the community as a whole.

§ 12.100.30. Upon compliance by an applicant with the terms of this chapter and the requirements of the Zoning Administrator, the Zoning Administrator shall issue all necessary permits.

§ 12.100.40. Identification. The Zoning Administrator is granted the discretion to make as a condition of the issuance of a sign permit, the requirement that each sign erected, constructed or maintained shall be plainly and permanently marked with the name of the person erecting, constructing or maintaining such sign.

§ 12.100.50. Any person aggrieved by the decision of the Zoning Administrator may file an appeal in accord with the provisions of section 19.40 of this Ordinance.

Sec. 12.110. - General Requirements.

§ 12.110.10. *Construction.*

§ 12.110.10.10. *Wind loads.* All signs exposed to wind pressure must be so constructed as to withstand a minimum wind pressure of not less than thirty (30) pounds per square foot area or the minimum wind load requirements of the Standard Building Code whichever is greater.

§ 12.110.10.20. *Materials.* All permanent signs shall be constructed of treated wood, cedar or redwood, either sandblasted or routed or aluminum painted to resemble the appearance of the approved woods. Any other material having the appearance of wood that satisfies the terms of the article may also be used with the written consent of the Zoning Administrator. Electronic variable message displays may be permitted only on community message board signs, subject to the requirements of section 12.60.70.20. Where an electronic variable message display is included, glass, plexiglass or similar materials of a transparent nature may be used to encase the electronic display.

§ 12.110.20. *Design.*

§ 12.110.20.10. *Lettering.* All lettering shall be proportioned in size to the size of the sign erected, except in the case of window and entry door signs, whose letters shall not, under any circumstances, exceed five (5) inches in height.

§ 12.110.20.20. *Tinting.* No neon, day glow or similar tint will be permitted on any sign, nor shall a sign be permitted to display colors which may be confusing to emergency equipment operators. Company logos may be used provided the Zoning Administrator determines their use is in accordance with the provisions of section 12.100.20 of this ordinance.

§ 12.110.30. *Placement.* No sign shall be erected, maintained or constructed so as to obstruct any fire passage, egress window, door or other required opening.

§ 12.110.40. *Maintenance.* The owner of any sign as defined and regulated by this chapter shall properly maintain such sign. All signs, together with their framing, supports, braces, guys and anchors shall be kept in repair and proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times, free from paint scaling or breaks, tears and defacing.

Sec. 12.120. - Requirements for Specific Sign Types.

§ 12.120.10. *Ground Signs.*

- (a) Ground signs shall include any sign supported by one (1) or more uprights upon the ground with or without braces and not attached to any building or structure.
- (b) Ground signs may be erected to a height not to exceed eight (8) feet above the average grade of the ground level at the base of the uprights.
- (c) Every ground sign having an area in excess of twelve (12) square feet shall have an open space of not less than two (2) feet between the lower edge of such sign and the average grade of the ground level at the base of the uprights and shall be landscaped. The Zoning Administrator may waive the two (2) foot open space requirement for any community message board sign which contains an electronic variable message display if the applicant can demonstrate to the satisfaction of the Zoning Administrator that a solid base is necessary to sustain the additional weight of the electronic variable message display.
- (d) Ground signs in excess of twelve (12) square feet may only be lighted by landscaped up lighting with a proper reflective shield. This requirement shall not apply to any electronic variable message display which is duly permitted pursuant to the requirements of section 12.60.70.20.
- (e) No ground sign shall be permitted closer than six (6) feet to the property line adjacent to the sign. In case of a natural obstruction, the Zoning Administrator may permit a change in the location of the sign.
- (f) Ground signs shall be securely built, constructed, and erected upon two (2) posts or standards which shall be adequately anchored to the ground.
- (g) Only one (1) ground sign shall be permitted for each building location or premises, per public street frontage. Community message board signs which are duly

permitted pursuant to section 12.60.70.20 shall not be counted toward the maximum number of ground signs allowed on the premises.

- (h) A ground sign shall not exceed forty-eight (48) square feet in area on any one (1) side, and shall not exceed twelve (12) feet in one (1) dimension.

§ 12.120.20. Wall Signs.

- (a) Any outdoor sign recessed or affixed in any manner to any wall of a building or to any structure, except roofs, shall be considered a wall sign. Signs shall not be painted directly onto the outside face of any building, part of a building or wall without the permission of the property owner.
- (b) No sign or supporting framing shall project above the eave or above the roofline of the building.
- (c) In shopping complexes with individual stores that exceed one hundred (100) lineal feet or front façade, a wall sign may be erected, but shall not exceed fifty (50) square feet in size and may be painted on the roof.

Sec. 12.130. - Existing Signs and Compliance.

§ 12.130.10. All existing signs erected prior to the date when this ordinance becomes effective shall comply with and be subject to all of the provisions of this article with respect to annual inspections, maintenance and safety, and all replacements or reconstructions of such existing signs shall comply with this chapter.

§ 12.130.20. All nonconforming signs currently displayed shall be authorized to remain in place until such time as it shall require maintenance, repair, or replacement, or for a period of one (1) year, whichever occurs sooner.

Sec. 12.140. - Unlawful Signs.

§ 12.140.10. Any outdoor sign erected, constructed or maintained subsequent to the adoption of this ordinance or date, not in compliance with the provisions of this chapter shall be considered an unlawful sign.

§ 12.140.20. The Zoning Administrator shall notify by mail, the person who maintains any such unlawful sign, to correct specified violations or omissions so as to comply with this chapter or remove such sign within ten (10) days from the date of such notice, in default of which the Zoning Administrator may remove such sign or make the sign comply with this chapter at the expense of such person.

Sec. 12.150. - Unsafe Outdoor Signs.

§ 12.150.10. Should, in the opinion of the Zoning Administrator, any outdoor sign be or become insecure or in danger of falling or otherwise become dangerous or unsafe, the person owning or maintaining the same shall, upon written notice from the Zoning

Administrator, forthwith secure the same in a manner approved by the Zoning Administrator in conformity with the provisions of this chapter or cause the same to be removed.

§ 12.150.20. Should the sign owner fail to remove an unsafe sign as ordered or, whenever in the opinion of the Zoning Administrator, a violation of this chapter exists which requires immediate action to abate a direct hazard or immediate danger to the health and safety of the occupants of a building or of the public, the Zoning Administrator may, without prior notice, take such direct action as is necessary to abate the hazard or danger.

Sec. 12.160. - Recovery of Expenses.

Expenses incurred pursuant to section 12.150 of this article shall be paid by the owner of the sign or by the owner of the property should the sign owner refuse to pay. Town Council may institute a suit in the name of the Town to recover such expenses against any person liable for such expenses or may cause such expenses to be charged and assessed against the property as a lien.

SECTION 2. Amending Subsection 16.10.40 of the Development Standards Ordinance.

The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.40, Arterial Streets; is hereby amended to read as follows:

§ 16.10.40. Arterial Streets.

§ 16.10.40.10. Designation. That portion of Seabrook Island Road (Road S-1875), lying between its intersection with Long Bend Drive and the roundabout located at its intersection with Betsy Kerrison Parkway, Kiawah Island Parkway and Village Green Lane, is hereby designated as an arterial street.

§ 16.10.40.20. Design. For arterial streets, the use of divided highways, with turning lanes, is preferred. Pursuant to section 16.10.40.30, the use of divided highways may warrant additional points of access provided that the safe and uncongested flow of vehicles is maintained.

§ 16.10.40.30. Limited Accessibility. It shall be the policy of the Town to minimize the number of new points of access to arterial streets. The Town encourages the use of feeder streets and neighborhood road networks in order to minimize the number of roads and driveways intersecting with arterial streets.

- (a) For purposes of this section, points of vehicular access shall be defined to include streets intersecting with (i.e., providing ingress to and egress from) an arterial street, driveways, and any other curb cut
- (b) To the extent feasible, properties abutting arterial streets shall not have direct access to such arterial streets, but shall be provided with street frontage on interior, collector roads.

- (c) To the extent feasible, tract property abutting an arterial street shall be provided with one (1) point of vehicular access to the tract. Subdivision of property subsequent to the effective date of this section shall not entitle the owner(s) of subdivided property to direct access to arterial streets if alternative access through interior roads is either available or feasible.
- (d) To the extent feasible, vehicular access to arterial streets shall be limited to no more than one (1) point of access per every half mile when the proposed access point is located within or adjacent to a public right-of-way.

§ 16.10.40.40. Alternatives. In determining feasibility of alternative points of access to any given property, the criteria set forth Article 20 for consideration of a PD in this Ordinance shall apply.

§ 16.10.40.50. Studies and improvements required. For every new or modified road which intersects an arterial street that is located within or adjacent to a public right-of-way, the Town may require the owner or developer to take any or all of the following actions before an encroachment permit is issued pursuant to Article 13:

- (a) Conduct and submit to the Town a traffic flow and volume study, to the Town's specifications;
- (b) Conduct and submit to the Town a drainage study, to the Town's specifications, to identify any drainage modifications, structures or improvements needed in the arterial street drainage system to accommodate flows from the new road/development;
- (c) If warranted by the traffic study, widen the arterial street to construct turning lane(s) to/from the new or modified road, to the Town's specifications; or alternatively, make payment to the Town to defray the entire cost of the Town's construction of such improvements;
- (d) Place signs and/or signals on the arterial street right-of-way, as determined by the Town and to the Town's specifications, to facilitate the safe and unimpeded flow of traffic; or alternatively, make payment to the Town to defray the entire cost of placing such signs and/or signals as deemed necessary by the Town;
- (e) If warranted by the drainage study, place or modify drainage control structures or improvements in the arterial street right-of-way, as determined by the Town and to the Town's specifications, to handle any increased demand on the roadway drainage system that may be caused by the new road; or alternatively, make payment to the Town to defray the entire cost of such drainage improvements as deemed necessary by the Town.

SECTION 3. 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 4. Conflicting Ordinances Repealed.

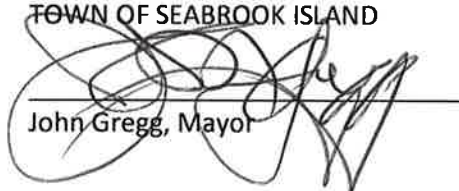
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Effective Date.

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

SIGNED AND SEALED this 24th day of September, 2020, having been duly adopted by the Town Council for the Town of Seabrook Island on the 22nd day of September, 2020.

First Reading: August 25, 2020
Public Hearing: September 22, 2020
Second Reading: September 22, 2020

TOWN OF SEABROOK ISLAND


John Gregg, Mayor

ATTEST



Faye Allbritton, Town Clerk



ATTACHMENT #17-A

Letter from Christine Miniman
(October 6, 2020)

Joe Cronin

From: Christine Miniman <christineminiman@gmail.com>
Sent: Tuesday, October 6, 2020 4:59 PM
To: Joe Cronin
Subject: Message Boards at Gatehouse

I am opposed to the requested variance. Between Tidelines, Club News, and SIPOA notices, I believe there are sufficient means of communication. Also, I think a message board lacks the class to which Seabrook previously aspired.

Christine L. Miniman

Sent from Chris Miniman's iPhone



ATTACHMENT #17-B

Letter from Breda White
(October 6, 2020)

Joe Cronin

From: no-reply@weebly.com
Sent: Tuesday, October 6, 2020 5:34 PM
To: Joe Cronin
Subject: New Form Entry: Public Comments - Variance #169

You've just received a new submission to your [Public Comments - Variance #169](#).

[Mark as Spam](#)

Submitted Information:

Name

Breda White

Address

2952 Captain Sams Rd.

Email Address

Onebwhite@aol.com

Do you support the approval of Variance #169?

No - Opposed

Comment

This would be an eyesore to the community. The one just past the roundabout is tacky enough. Half the letters aren't working.



ATTACHMENT #17-C

Letter from Patricia Call
(October 6, 2020)

Joe Cronin

From: Joe Cronin
Sent: Wednesday, October 7, 2020 9:38 AM
To: seabrkcail@aol.com
Subject: RE: New Form Entry: Public Comments - Variance #169
Attachments: 2303 Seabrook Island Road - Application.pdf; 2303 Seabrook Island Road - Monitor Specifications.pdf; 2303 Seabrook Island Road - Radar Display Specifications.pdf

Ms. Call,

Thank you for your questions. I have attached a copy of SIPOA's variance application, which includes details about the proposed dimensions, materials, colors and specifications. The electronic displays will be enclosed in a wooden frame which will be painted Seabrook Grey.

The sign on the inbound land is proposed to be 6 feet tall x 5.5 feet wide. The sign face will be 4 feet tall x 5.5 feet wide (22 square feet). The electronic display will be 50" wide x 30" tall. The sign on the outbound lane is proposed to be 7 feet tall x 5.5 feet wide. The sign face will be 5 feet tall x 5.5 feet wide (27.5 square feet). The electronic display on the second sign will also be 50" wide x 30" tall. The outbound sign will also include an 18" x 18" radar display beneath the electronic display.

The sign face for both signs is proposed to be elevated 2 feet above the ground.

No landscaping plan has been included with the variance application.

Joseph M. Cronin

Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455
Office: (843) 768-5321
Cell: (843) 637-9832
www.townofseabrookisland.org

From: no-reply@weebly.com <no-reply@weebly.com>
Sent: Tuesday, October 6, 2020 4:12 PM
To: Joe Cronin <jcronin@townofseabrookisland.org>
Subject: New Form Entry: Public Comments - Variance #169

You've just received a new submission to your [Public Comments - Variance #169](#).

[Mark as Spam](#)

Submitted Information:

Name

Patricia Call

Address

2216 Rolling Dune Road

Email Address

seabrkcail@aol.com

Comment

what would be the design of these signs?

what size would they be?

how far off the ground would they be?

would there be plantings around them?



ATTACHMENT #17-D

Letter from Bart Pollard
(October 8, 2020)

Joe Cronin

From: no-reply@weebly.com
Sent: Thursday, October 8, 2020 11:57 AM
To: Joe Cronin
Subject: New Form Entry: Public Comments - Variance #169

You've just received a new submission to your [Public Comments - Variance #169](#).

[Mark as Spam](#)

Submitted Information:

Name

Bart Pollard

Address

2818 Old Drake Drive, Seabrook Island

Email Address

Bp6@bellsouth.net

Do you support the approval of Variance #169?

No - Opposed

Comment

Lets keep it a private residential community. We all know where we can get information when we need or want it. Not in our Face Please!! Keep the setback rules, eliminate signage.



ATTACHMENT #17-E

Letter from Casey Anderson
(October 9, 2020)

Joe Cronin

From: no-reply@weebly.com
Sent: Friday, October 9, 2020 11:07 AM
To: Joe Cronin
Subject: New Form Entry: Public Comments - Variance #169

You've just received a new submission to your [Public Comments - Variance #169](#).
[Mark as Spam](#)

Submitted Information:

Name

casey anderson

Address

5 dune crest

Email Address

caseysellscharleston@gmail.com

Do you support the approval of Variance #169?

No - Opposed

Comment

There should be no electronic signs for Seabrook Island. It doesn't fit in with the character of the island.



ATTACHMENT #17-F

Letter from Joanne Farrell
(October 30, 2020)

Joe Cronin

From: Joanne Farrell <jmf1210@aol.com>
Sent: Friday, October 30, 2020 6:11 AM
To: Joe Cronin
Subject: Variance for sign

I want to express that I feel the sign would be a detriment to the natural beauty of Seabrook. As you drive along towards the gate, you can feel the worries/ stress lifting by watching the pure natural beauty. The last thing we'd need is a neon sign.

Kind regards

Joanne Farrell-3076 marshgate

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