

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

August 9, 2023 – 1:30PM

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



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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. **Regular Meeting: July 12, 2023** *[pages 2 – 5]*

OLD BUSINESS ITEMS

There are no old business items

NEW BUSINESS ITEMS

1. **Temporary Use Permit: St. Christopher Camp & Conference Center** *[pages 6 – 17]*

A request from the St. Christopher Camp & Conference Center to extend the previously approved temporary use permit for a 46' x 8.5' temporary kitchen trailer and 40' x 8' temporary freezer trailer at 4552 St. Christopher Lane

2. **Rezoning Request: 2125 Royal Pine Drive** *[pages 18 – 33]*

An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

3. **Rezoning Request: 2156 Royal Pine Drive** *[pages 34 – 49]*

An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information/discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

July 12, 2023

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



MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch

Absent: None.

Staff: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Asst. Town Administrator)

Guests: Paul Ford (Reveer Group), Michael Schuler, Todd Richardson, Jennifer Bihel, Fowler Del Porto, Thomas Purcell

Chair Ullner called the meeting to order at 1:30PM.

APPROVAL OF MINUTES

1. Regular Meeting: June 14, 2023

Mr. Newton moved to approve the previous meeting minutes of June 14th; Mr. Billian seconded. All voted in favor.

The previous meeting minutes of June 14, 2023, were approved.

OLD BUSINESS ITEMS

None.

NEW BUSINESS ITEMS

1. **Annexation & Rezoning Request: 4484 Betsy Kerrison Parkway**

- a. An ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway
- b. An Ordinance adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project
 - Applicant Presentation (Up to 30 Minutes)
 - Receipt of Public Comments (Up to 30 Minutes)

Prior to the applicant and public comments, Zoning Administrator Newman summarized the staff report for the request for annexation and if Town Council approves the annexation into the Town of Seabrook Island, and the request to rezone the zoning designation from Agricultural (AGR) to Mixed-Use (MU).

Michael Schuler, Applicant: Owner, and Todd Richardson, Applicant: Landscape Architect with Synchronicity, presented their request for annexation and if the parcel is annexed into the Town of Seabrook Island to change the zoning designation from Agricultural (AGR) to Mixed-Use (MU).

Chair Ullner noted prior to the public comments the Planning Commission received 544 comments prior to the meeting as of July 11th at 12:00PM. These comments have been shared with all members of the Planning Commission and members of Council. All these comments are part of the public record and may be subject to release under the Requirements of the South Carolina Freedom of Information Act.

The Public comments were as follows.

- Ava Kleinman, 1400 Nancy Island Drive, Seabrook Island, commented in opposition to the proposed request.
- Ted Flerlage, 3062 Baywood Drive, Seabrook Island, commented in opposition to the proposed request.
- John Reock, 1969 Marsh Oak Ln, commented in favor of the proposed request.
- Paul McLaughlin, 3061 Baywood Dr, commented in opposition to the proposed request.
- Robby Maynor, Coastal Conservation League Program Director of Communities & Transportation, commented in opposition to the proposed request.
- Susan McLaughlin, 3061 Baywood Drive, commented in opposition to the proposed request.
- Jackie Helline, 1925 Marsh Oak Ln, commented in favor of the proposed request.
- Tim Helline, 1925 Marsh Oak Ln, commented in favor of the proposed request.
- Collin Farah, Kiawah Island Green Space Conservancy, commented in opposition to the proposed request.
- Elizabeth Lagana, 2645 Jenkins Point Rd, commented in opposition to the proposed request.

Chair Ullner closed the public comment portion of the meeting at 3:00PM.

The commission inquired to the applicant about the status of the Bohicket Marina if it would be updated in relation to this proposed project.

The commission inquired to the applicant about the occupancy of the buildings in relation to the traffic study submitted during peak times of traffic in the area.

The commission inquired to the applicant about the internal connection between Bohicket Marina to the proposed plan and where it is outlined.

The commission inquired to the applicant about a deacceleration turn lane on Betsy Kerrison Parkway into the proposed 75-foot buffer.

The commission inquired to the applicant about the width of the internal road if it will be the same width of Andell Bluff Road.

The commission inquired to the applicant parking on the access road in front of the hotel units would be restricted in the proposed plan.

The commission inquired to the applicant what the project entry will be located on Betsy Kerrison Parkway and work its way to Andell Bluff.

The commission inquired to the applicant where the utilities and fueling would be located at the pierhead and located at the site or Bohicket Marina, and inquired if this site will be utilized as a Marina.

The commission inquired to the applicant if they see this project to be considered one development with Bohicket Marina or two separate projects.

The commission commented on the number of requests submitted to be considered when reviewing the process.

The commission asked Town Administrator Cronin to summarize the next steps after the Planning Commission meeting.

Mr. Billian moved to recommend approval of an ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway; Ms. Welch seconded. A vote was taken as follows:

Ayes: Billian, Hund, Welch, Ullner
Nays: Newton

The recommendation to approve an ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway passed.

Mr. Hund moved to recommend approval of an ordinance adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project, subject to the proposed development conditions and conceptual site plan included in the applicants' submittal, and subject to the following additional conditions: 1) revisit trip generation assumptions in the TIA to reflect maximum project impact, specifically, if the maximum number of trips (based on building occupancy) were to take place during the peak traffic hours; 2) explore the feasibility of providing a right-turn deceleration lane at the project entry from Betsy Kerrison Parkway; 3) confirm the design and feasibility of the internal road connection to Andell Bluff Boulevard; and 4) require final site plan approval by the Planning Commission prior to the issuance of development permits; Ms. Welch seconded. A vote was taken as follows:

Ayes: Billian, Hund, Welch, Ullner
Nays: Newton

The recommendation to approve an adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project with the proposed amendments passed.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Ms. Welch moved to adjourn the meeting; Mr. Billian seconded. All voted in favor.

The meeting adjourned at 3:31PM.

Date: July 12th, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Temporary Use Permit: Camp St. Christopher Temporary Kitchen & Freezer
MEETING DATE: August 9, 2023

The Planning Commission is asked to review a temporary use permit request from St. Christopher Camp & Conference Center to place a 46' x 8.5' temporary kitchen trailer and a 40' x 8' temporary freezer trailer on site while the existing kitchen building is under repair from fire damage that occurred on December 17, 2021. The temporary kitchen trailer will be located at the Camp St. Christopher property located at 4552 St. Christopher Lane.

These structures were previously reviewed/approved by the Planning Commission on January 6, 2022, at a special called meeting. That approval was for a period of 90 days and since that time the Applicants have been receiving 60-day extensions from the Zoning Administrator.

In their narrative, the Applicant states that after reviewing the insurance offer related to the fire, local ordinances, and FEMA flood regulations it has become apparent that a rebuild of the kitchen building that costs over 49% of the value of the existing structure would require the building to be elevated above the flood plain. The Applicants are currently in cost analysis with the insurance company, and there has not been a clear agreement about the cost of the reconstruction. As a result of this the Applicants are at a standstill in their efforts to repair or rebuild the kitchen building.

The applicant has requested that the temporary use permit be granted for a period of ninety (90) days. A copy of the applicant's application materials and the previously approved site plan are included for review.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the request, with the following condition:

- The Applicant may request no more than two (2) 60-day extensions from the Zoning Administrator

Respectfully submitted,

Tyler Newman
Zoning Administrator



TOWN OF SEABROOK ISLAND

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

Temporary Use Permit Application

1. PROPERTY INFORMATION				
Property Address	St. Christopher Camp and Conference Center, 2810 Seabrook Island Road			
Tax Map Number		Block #		Lot #
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Zoning Permit Application.	
Applicant Name(s)	The Rev. Laura Rezac
Applicant Address	1208 Sea Aire Drive, Charleston SC 29412
Applicant Phone Number	828-388-1535 (cell), 843-768-0429 (office)
Applicant Email Address	lrezac@stchristopher.org
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	The Rev. Laura Rezac is the Executive Director, appointed by the Episcopal Bishop of South Carolina.

3. PROPERTY OWNER INFORMATION	
If the Applicant(s) is (are) <u>NOT</u> the Property Owner(s), please provide information for the Property Owner(s).	
Property Owner Name(s)	The Episcopal Church
Property Owner Address	98 Wentworth Street, Charleston SC 29401
Property Owner Phone Number	843-768-0429
Property Owner Email Address	The Rev. Laura Rezac, Executive Director: lrezac@stchristopher.org

4. EVENT COMPANY INFORMATION	
Please provide information regarding the Event Company, if applicable.	
Event Company Name	St. Christopher Camp and Conference Center
Event Company Address	2810 Seabrook Island
Event Company Phone Number	843-768-0429
Event Company Email Address	lrezac@stchristopher.org

5. Please provide a brief description of the request (event dates/times, how parking will be handled, are there any temporary structures, etc.)
Please see the attached narrative.

6. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)	<i>Laura Rezac</i>	Date	6/27/23
		Date	

OFFICE USE ONLY						
Date Received		Status		Permit #		Issue Date



Dear members of the Seabrook Island Town Council,

Please find a narrative below prepared by Simons Young, Principal Architect engaged by St. Christopher. After consultation with Tyler Newman, we revised our request to a ninety day permit rather than a sixty day permit. The change has been noted in red below.

My firm became involved in the dining hall review work in early 2023 when the Episcopal Church obtained ownership of the property. At that time the previous owner had made an insurance claim for the dining hall that burned on December 17, 2021. When my firm reviewed the insurance offer and local ordinance and FEMA regulations, it became apparent that a rebuild that costs over 49% of the value of the existing structure would require for the building to be elevated above the flood plain. We are currently in cost analysis with the insurance company, and there has not been a clear agreement about the cost of the reconstruction. As a result repair or rebuild documents for the building cannot be completed. The Episcopal Diocese has worked to obtain true cost estimates from a local construction company.

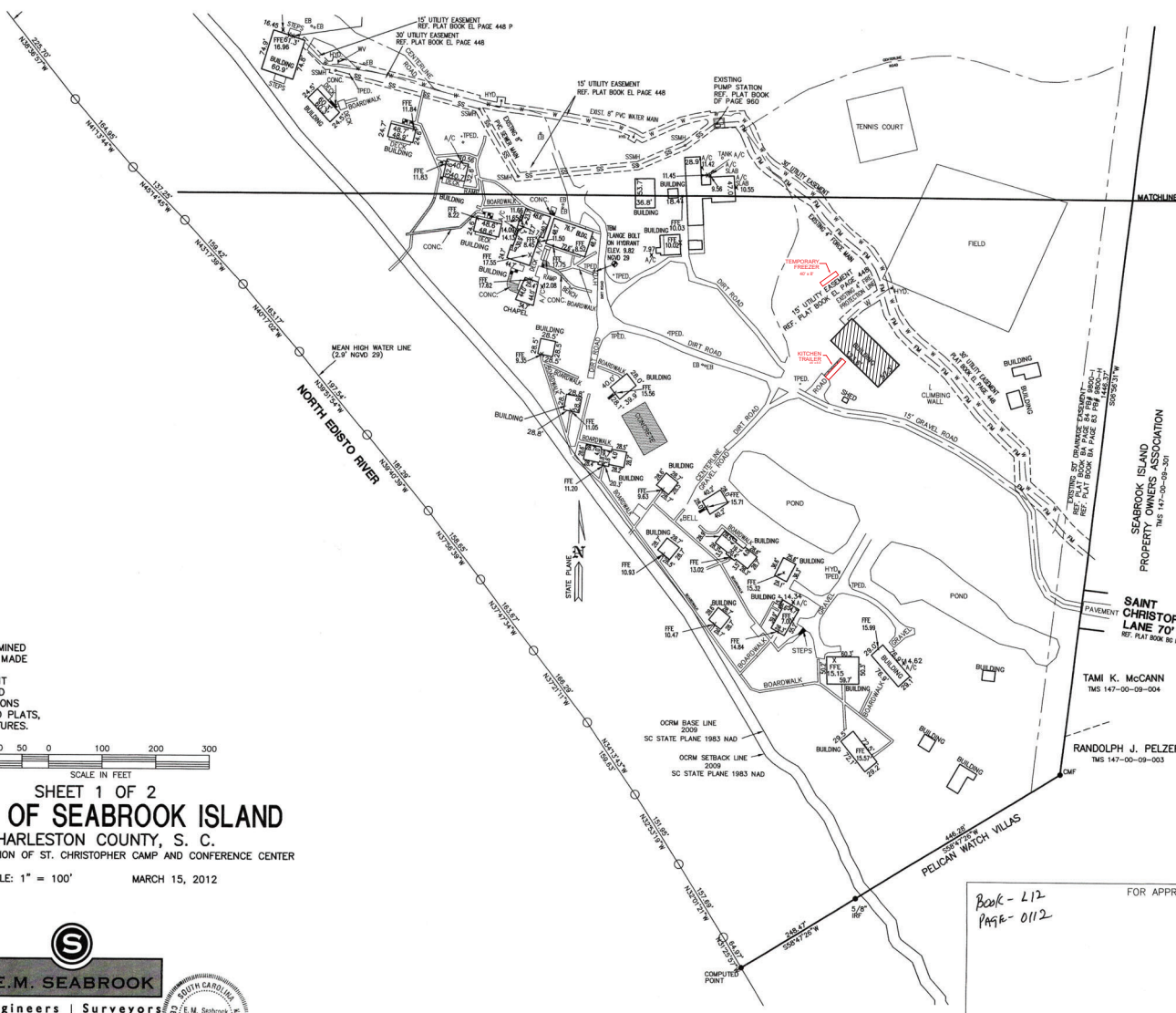
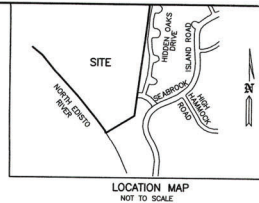
*During this phase of discovery and cost estimating, Camp St. Christopher has worked to establish a temporary dining hall in an existing multi-use building. This has a temporary kitchen and a temporary freezer installed in the locations noted in red on the attached survey. This request is to extend the permits for **ninety** days past August 9 (until **November 7, 2023**), in order to support the mission of the conference center and camp at St. Christopher. Parking will not be affected.*

Thank you for your gracious consideration of this permit application. St. Christopher is committed to working assiduously to resolve our dining hall situation, and our staff and guests are grateful for your assistance during this time. I am happy to answer further questions if any arise.

Sincerely,

Laura Rezac +

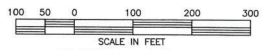
The Rev. Laura Rezac, Executive Director



- REFERENCES:**
1. PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 6, 1970 TITLED "PLAT OF A 208.4 ACRE PORTION OF SEABROOK ISLAND SITUATE IN CHARLESTON COUNTY, SOUTH CAROLINA"
 2. PLAT BY E. M. SEABROOK, JR., INC. DATED JUNE 11, 1974, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK AD PAGE 97, PBM 3548-LL
 3. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 30, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 35
 4. PLAT BY E. M. SEABROOK, JR., INC. DATED OCT. 14, 1985, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BC PAGE 23, PBM 8800-EE
 5. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 83, PBM 8800-H
 6. PLAT BY GIFFORD, NIELSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK BA PAGE 84, PBM 8800-I
 7. PLAT BY MOSES & THOMAS DATED MARCH 2, 1983, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK CL PAGE 179
 8. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 16, 2008, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK OF PAGE 960
 9. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 17, 2008, RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK EL PAGE 448

- NOTES:**
1. AREA DETERMINED BY COORDINATES
 2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 45010C 0700 J DATED NOVEMBER 17, 2004. THE PORTION OF CAMP SAINT CHRISTOPHER SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 15)
 3. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS SUBSIDENTIAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY.
 4. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING MONUMENTATION AND DOES NOT CONSTITUTE A TITLE SEARCH.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND FACILITIES OR STRUCTURES THAT MAY AFFECT THE USE OR THE DEVELOPMENT OF THIS SITE. UNDERGROUND LINES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND MAY VARY FROM LOCATIONS SHOWN. LOCATIONS OF EASEMENTS SHOWN ARE BASED ON OLD PLATS, DEEDS, DOCUMENTS AND LOCATION OF ABOVE GROUND STRUCTURES.



SHEET 1 OF 2
TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY, S. C.
 SURVEY OF A PORTION OF ST. CHRISTOPHER CAMP AND CONFERENCE CENTER

SCALE: 1" = 100' MARCH 15, 2012

- LEGEND**
- A/C AIR CONDITIONER PLATFORM UNLESS OTHERWISE NOTED
 - CONC. CONCRETE FOUNDATION
 - CP CEMENT PIPE FOUND
 - IFP IRON PIPE FOUND
 - IRF IRON REBAR FOUND
 - IRS IRON REBAR SET
 - HYD. HYDRANT
 - PEDEST. PEDESTAL
 - SSM. SANITARY SEWER MANHOLE
 - TPED. TELEPHONE PEDESTAL
 - WV WATER VALVE
 - X10.55 EXISTING ELEVATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Lewis E. Seabrook 4/16/12

LEWIS E. SEABROOK
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. REG. NO. 02860
 P. O. BOX 98
 Mt. Pleasant, S. C. 29465
 (843) 884-4498

E. M. SEABROOK
 Engineers | Surveyors
 1081 Johnnie Dodds Blvd.
 Post Office Box 96
 Mount Pleasant, SC 29465
 Phone (843) 884-4498
 www.emseabrook.com



NGVD 29

APPROVED AS SHOWN BY THE SURVEYOR

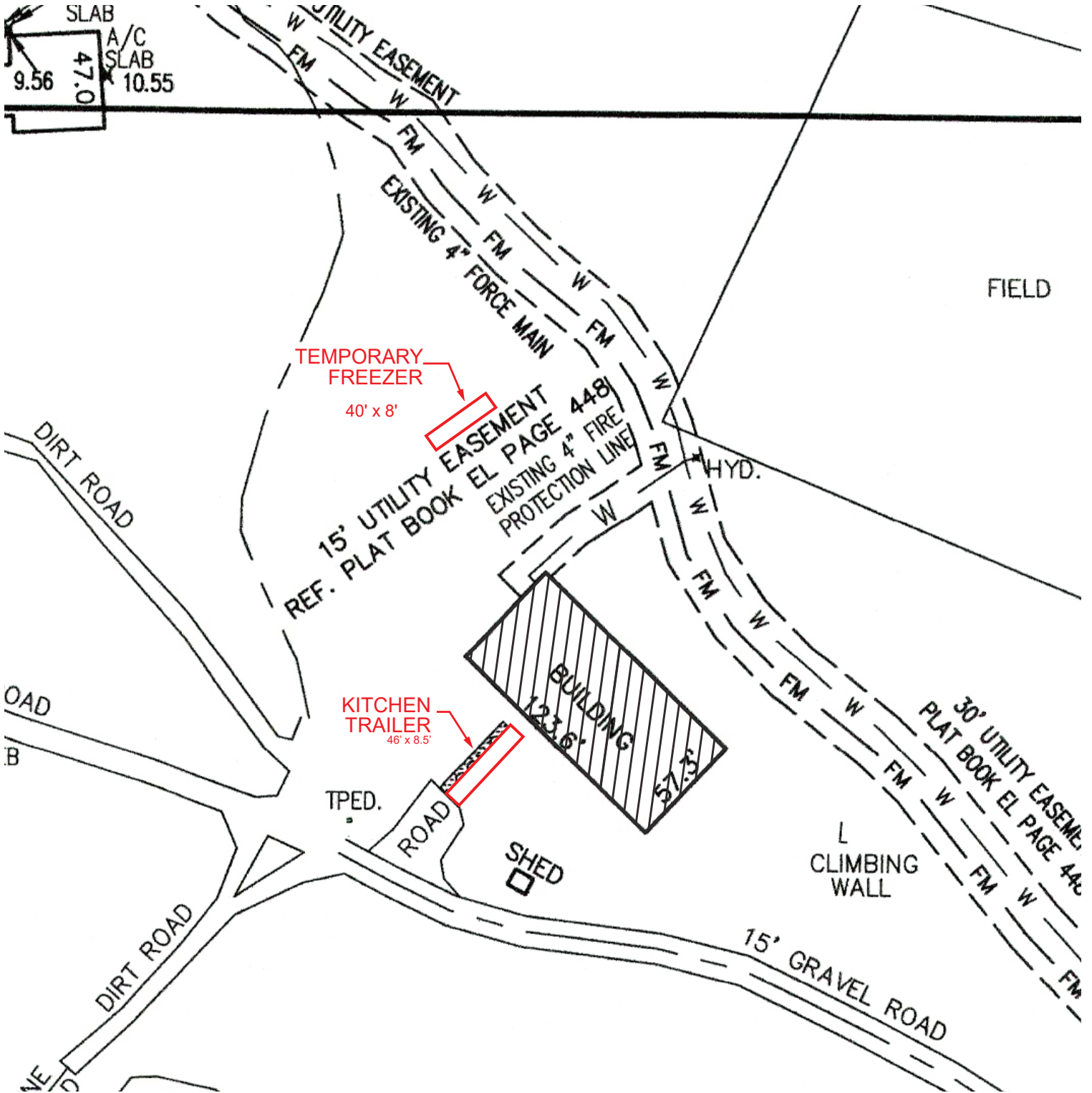
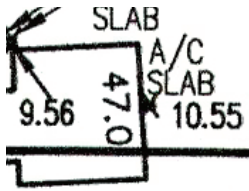
Lewis E. Seabrook 4/26/12

NO AMENDMENTS WITHOUT WRITTEN CONSENT OF THE SURVEYOR AND ENGINEER. APPROVAL FROM THE TOWN OF SEABROOK ISLAND.

FOR APPROVAL STAMPS

Book - L12
 Page - 0112

01113-02-0107E



TEMPORARY FREEZER
40' x 8'

KITCHEN TRAILER
46' x 8.5'

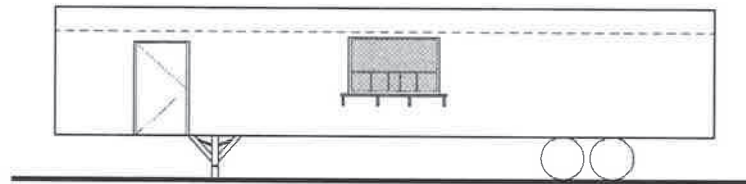
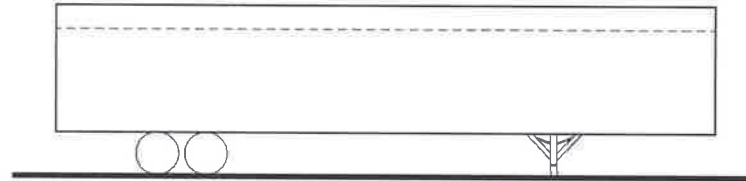
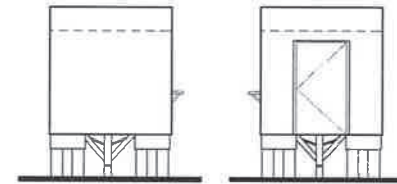
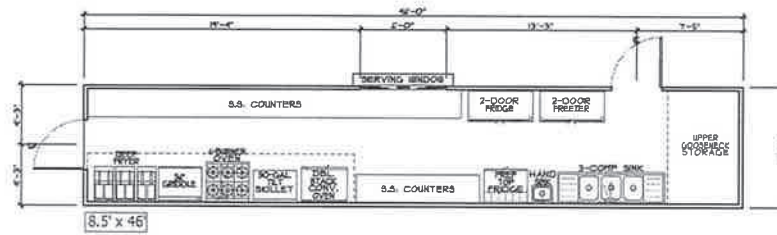




EQUIPMENT SCHEDULE			
REF.	MANUFACTURER	MODEL	DESCRIPTION
01			3-COMP. SINK
02			FOOD PREP. SINK
03			ICE MACHINE
04			S.S. HAND SINK
05			12" SAND. PREP. FRIDGE
06			4-COMP. STEAM TABLE
07			NOF SINK
08			S.S. RINSE SINK
09			DOUBLE RACK DISHWASHER
10			METAL SHELVING (8"X40")
11			S.S. TABLE (2"X16")
12			WATER HEATER
13			S.S. HAND SINK w/ SPLASH GUARD
14			ELECTRICAL SUB-PANEL
15			REACH-IN REFRIG.
16			S.S. SERVING COUNTER
17			SANDWICH PREP O/ FREEZER
18			4-BURNER RANGE / OVEN
19			24" CHAR BROILER
20			34" GRIDDLE
21			40# FRYER
22			34" SANDWICH PREP O/ REFRIG.
23			FIRE SUPPRESSION SYSTEM
24			10'-4" TYPE I S.S. HOOD
25			WALK IN REFR. AND FREEZER
26			22'-0" TYPE I S.S. HOOD
27			34" GRIDDLE
28			34" TILT SKILLET
29			CONVE. OVEN
30			DLB STACK CONVECTION OVEN
31			23 40# FRYERS 15" EA.
32			3 COMP. SINK
33			S.S. HAND SINK
34			RENOVA TANKLESS WATER HEATER
35			25 A ELECTRICAL PANEL
36			RENOVA WATER HEATER / 50 GAL TANK
37			NSP S.S. COUNTER
38			4-BURNER RANGE/CHEF'S BASE
39			34" SALAMANDER BROILER O/ RANGE

INTERIOR FINISHES

- WALLS: ANODIZED ALUMINUM SMOOTH MIRROR FINISH
- FLOOR: 1/2" THK ALUMINUM DIAMOND PLATE w/ INTEGRAL 3/8" RADUS BASE w/ RAUP BALL
- CEILING: WHITE BAKED SMOOTH ALUMINUM



EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

- 01 XXX
- 02 XXX

MOBILE KITCHEN RENTAL - KITCHEN #10

ASSOCIATED DESIGN AND ENGINEERING INC.



NO.	DATE	DESCRIPTION

A2-1
JOB NO. C40008
DATE 10/22/2020

MICHAEL L. JUNG, S.E. 69396
15501 MOORE P.E. 69392
JAMES O. JUNG, C.E. 69269
ASSOCIATED DESIGN AND ENGINEERING INC.
951 WEST CROWWELL AVE. SUITE 108 | FRESNO, CA 93711 | OFFICE 559.451.2999 | FAX: 559.451.2076 | <http://adefinc.com>

**SPECIFICATION
FOR
40' × 8' × 9'6" TYPE
MGSS REEFER CONTAINER
(FLEX BOX)**

INSULATION: POLYURETHANE

FLOOR RAIL: ALUMINUM

SIDE & ROOF PANEL: MGSS

DOOR PANEL: MGSS

SIDE & DOOR LINING: SUS 304

ROOF LINING: ALUMINUM

BASE & END FRAME: CORTEN A

SUBFLOOR: CORTEN A

SPEC. NO.:	S-S4H-05-923A
DRAWING NO.:	S4H-05GD-923A
MODEL NO.:	
ISSUE DATE:	2012-09-29
REVISED DATE:	

SCOPE

This specification covers design, construction, materials, testing, inspection and performance requirements for 40'x8'x9'6" type refrigerated containers, manufactured by:

The containers specified herein are manufactured under sufficient quality control, which will be approved by one of following authorized classification societies:

- A.B.S.: American Bureau of Shipping (U.S.A.)
- B. V.: Bureau Veritas (France)
- G. L.: Germanischer Lloyd (Germany)
- C.C.S.: China Classification Society (P.R.C.)
- K. R.: Korean of Shipping (Korea)
- L. R.: Lloyd's Register (Britain)

2. DIMENSIONS & RATINGS

2.1 Dimensions (Installed with reefer unit)

Dimension	External (mm / inch)		Internal (mm / inch)	
Length	12,192	0/-10 (40' 0/-25/64")	11,590	0/-15 (38'- 19/64" 0/-19/32")
Width	2,438	0/- 5 (8' 0/ -3/16")	2,294	0/-10 (7'-6 5/16" 0/-25/64")
Height	2,896	0/- 5 (9'-6" 0/ -3/16")	2,554	0/-10 (8'-4 35/64" 0/-25/64")

2.2 Internal capacity 67.4 m³ (2,380 Cu.ft)

2.3 Door opening dimensions

Width	2,290	0/-5mm (7'-6 5/32" 0/-3/16")
Height	2,569	0/-5mm (8'-5 9/64" 0/-3/16")
Cargo access height	2,446	0/-5mm (8' 19/64" 0/-3/16")

2.4 Gooseneck tunnel

Length	3,174mm
Width	1,029mm (+3/0)
Height	120mm (0/-3)

2.5 Ratings

Max. Gross Weight	34,000kg (74,960LB)
Tare Weight (excl.Unit)	4,210kg (9,280LB)
Tare Weight (incl. Unit: 540kg) (Tolerance ±2%)	4,750kg (10,470LB)
Max. Payload	29,250kg (64,490LB)

2.6 Insulation

Item	Thickness	Core Density
Roof	80mm	40kg/cu.m
Side walls	60mm	45-50kg/cu.m
Door panels	76mm	45-50kg/cu.m
Floor	76/110mm	45-50kg/cu.m

* Thickness: excluding the thickness of outer and inner claddings.

** Density: the average density not less than -5%.

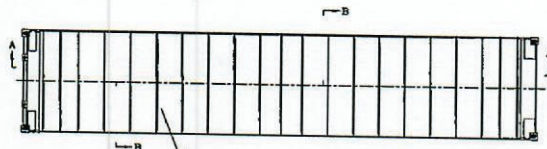
2.7 Heat leakage value

$U_{max} = 45 \text{ kcal / deg.c.hr. at the mean wall temperature } 293\text{K} (20 \text{ }^\circ\text{C})$

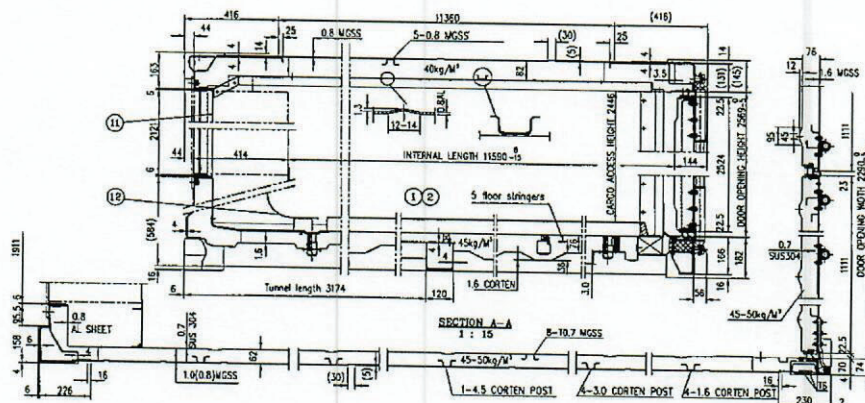
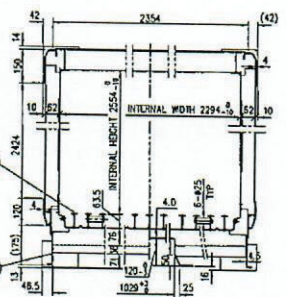
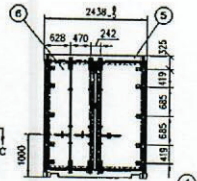
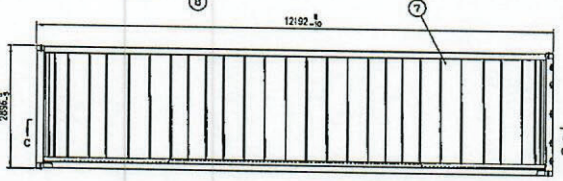
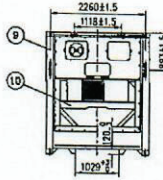
2.8 Air leakage value

$Q = 6\text{m}^3/\text{hr. (incl. reefer unit max. } 0.5\text{m}^3/\text{h) measured at } 250\pm 10\text{Pa.}$

CLASSIFICATION		DIMENSION	
EXTERNAL	LENGTH	12192	38' 10"
	WIDTH	2438	8' 0"
	HEIGHT	2695	9' 0"
INTERNAL	LENGTH	11590	35' 10 1/4"
	WIDTH	2294	7' 6 1/2"
DOOR	WIDTH	2290	7' 5 3/4"
	HEIGHT	2569	8' 5 1/4"
CARGO ACCESS HEIGHT (UNDER LOAD LINE)		2446	8' 10 1/4"
INTERNAL CUBIC CAPACITY		67.4 CU.M	2380 CU.FT



MAX GROSS WEIGHT	34,000 KGS	74,960 LBS
TAPE WEIGHT	EXCLUDING UNIT	4,210 KGS
	INCLUDING UNIT (LIMIT 540KG)	4,750 KGS
MAX PAYLOAD	29,250 KGS	64,450 LBS
STAGING TEST LOAD	9,720 KGS	214,290 LBS
FLOOR STRENGTH	2,760 KGS	16,000 LBS



Note: The tare weight should be confirmed according to the actual weight of the refrigeration unit.

ITEM	DESCRIPTION	DWG No.	MATERIAL	QTY
13	Working arrangement	S4H-0544-923A		1
12	Unit Bang	S4H-01UC-888K		1
11	Front & Rear lining	S4H-056L-923A		1
10	Refr. unit	Cyber		1
9	Front frame assembly	S4H-05FT-923A		1
8	Roof assembly	S4H-05RA-923A		1
7	Side wall assembly	S4H-05SA-923A		1
6	Door assembly	S4H-05DA-923A		1
5	Rear frame assembly	S4H-05RF-923A		1
4	Floor assembly	S4H-05FA-923A		1
3	Base frame assembly	S4H-05BF-888K		1
2	Rear panel assembly (R)	S4H-05CA-888K		1
1	Rear panel assembly (L)	S4H-05CA-888K		1

PLEASE NOTE: THIS FILE IS CONFIDENTIAL AND PRIVILEGED. THE FILE SHOULD NOT BE COPIED, FORWARDED OR USED FOR ANY PURPOSE OR DISCLOSED THE CONTENTS TO ANY PERSON WITHOUT WRITTEN PERMISSION.

ISSUE	DATE	DESIGNED	CHECKED	APPROVED	DATE	BY	NO.	SHEET	OF	SUBS

DATE	FLXJX BOX	SCALE	I:OO	QTY	1
2012.10.11					
DWG NO: S4H-05GD-923A					
SHEET 1 OF 1 SUBS					



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Rezoning Request for 2125 Royal Pine Drive
MEETING DATE: August 9, 2023

The Planning Commission is asked to review and provide a recommendation on a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

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

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

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

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

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

Staff Recommendation

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', is written over a horizontal line.

Tyler Newman
Zoning Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2023-08

ADOPTED _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 149-06-00-016, CONTAINING APPROXIMATELY 0.27 +/- ACRES LOCATED AT 2125 ROYAL PINE DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.

WHEREAS, on or about July 25, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #90 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on August 9, 2023, at which time the Planning Commission made a recommendation to the Mayor and Council that the rezoning request is in the best interest of the Town of Seabrook Island and is consistent with the Town's Comprehensive Plan; and

WHEREAS, a public hearing was held on the above referenced rezoning application on September 26, 2023, as required by law;

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

SECTION 1. Zoning Map Amendment. The Official Zoning District Map of the Town of Seabrook Island is hereby amended to change the zoning designation for Charleston County Tax Map Number 149-06-00-016, containing approximately 0.27 +/- acres located at 2125 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) district. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

SECTION 2. Severability. If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 3. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2023.

First Reading: September 26, 2023
Public Hearing: September 26, 2023
Second Reading: October 24, 2023

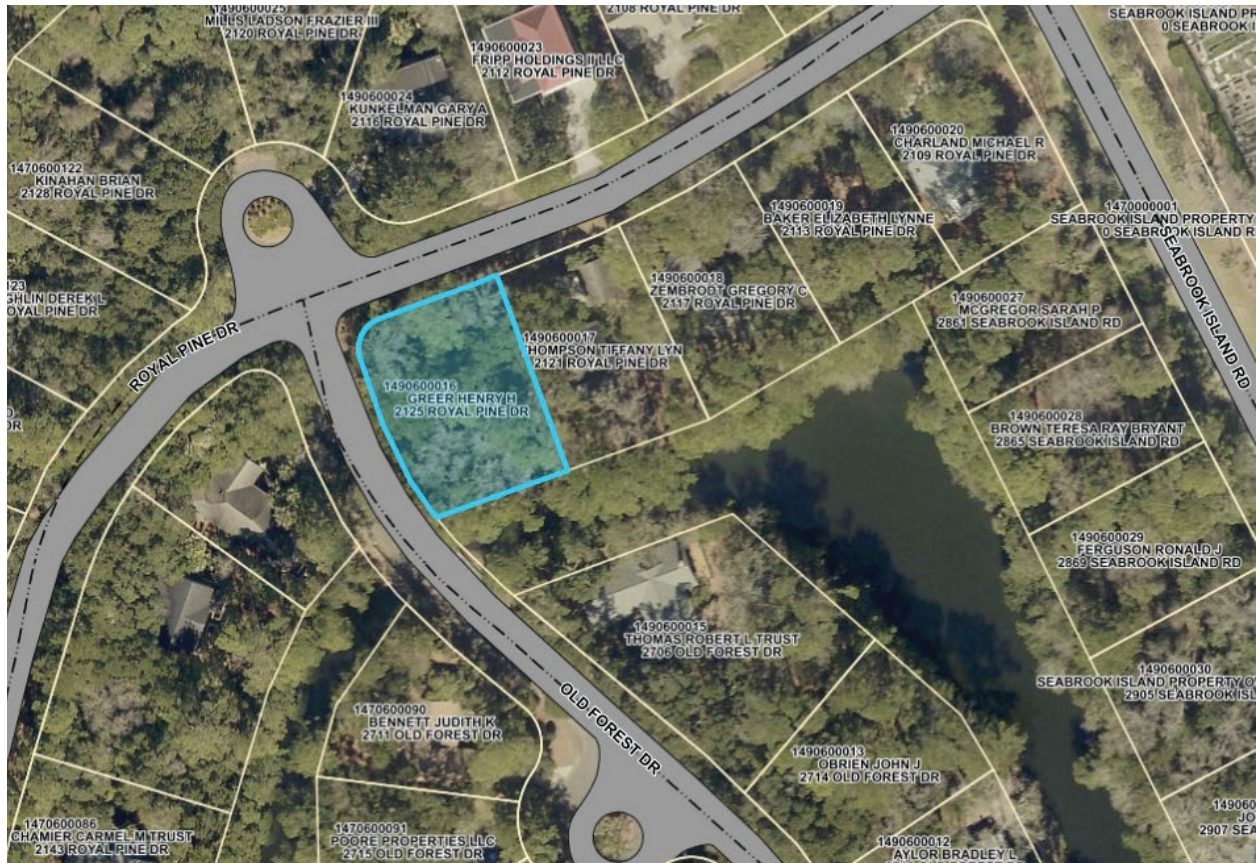
TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Katharine E. Watkins, Town Clerk

EXHIBIT A



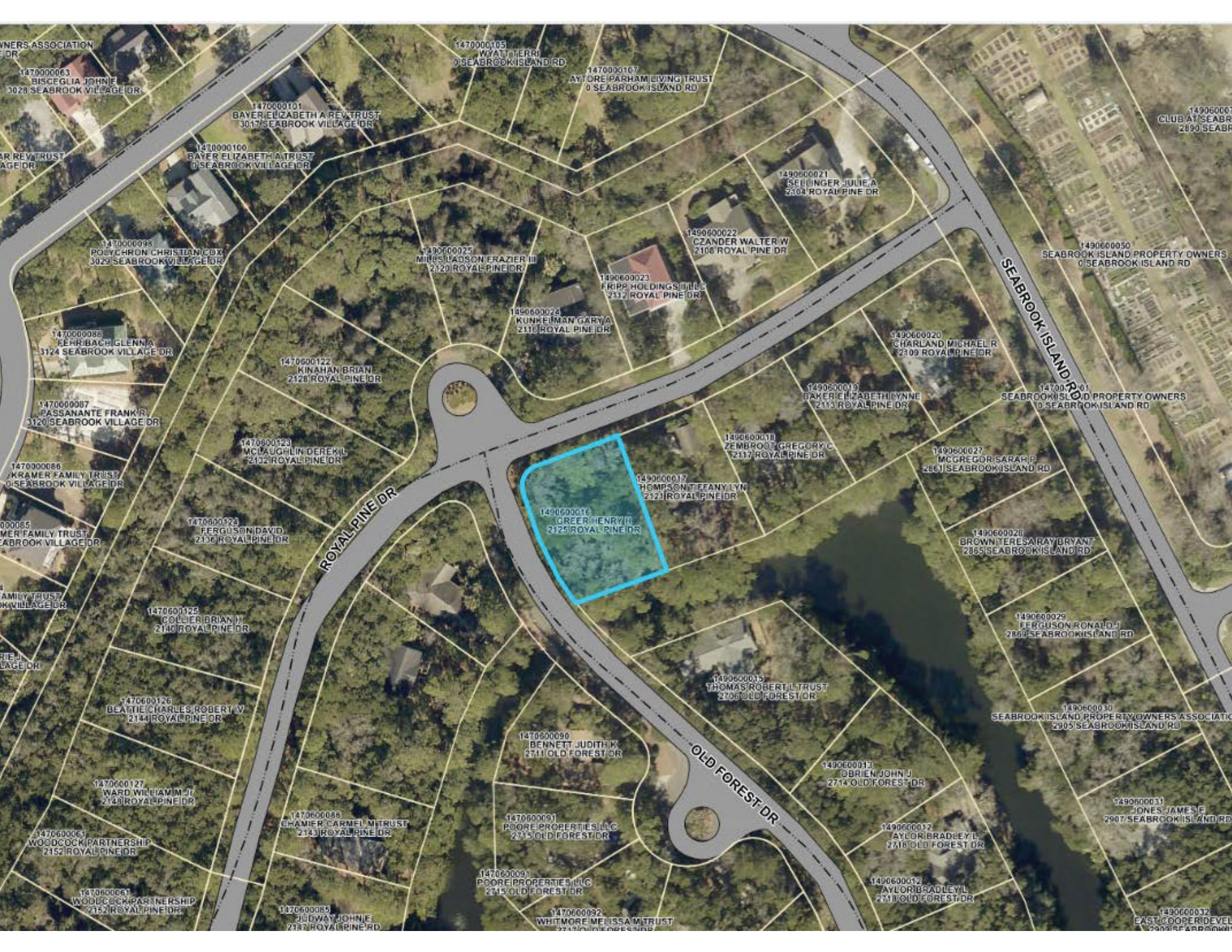
TMS #: 149-06-00-016

ADDRESS: 2125 Royal Pine Drive

ACREAGE: 0.27 (+/-)

CURRENT ZONING: Moderate Lot Single-Family (R-SF2)

PROPOSED ZONING: Conservation (CP)



1470000063
BISCEGLIA JOHNIE
3028 SEABROOK VILLAGE DR

1470000101
BAYER ELIZABETH A REV TRUST
3017 SEABROOK VILLAGE DR

1470000100
BAYER ELIZABETH A TRUST
0 SEABROOK VILLAGE DR

1470000093
POLYCHRON CHRISTIAN COX
3023 SEABROOK VILLAGE DR

1490600025
MIRRELLADSON FRAZIER III
2120 ROYAL PINE DR

1490600022
SZANDER WALTER W
2106 ROYAL PINE DR

1490600023
FRIPP HOLDINGS I LLC
2112 ROYAL PINE DR

1490600024
KUNKEIMAN GARY A
2110 ROYAL PINE DR

1490600020
CHARLAND MICHAEL R
2109 ROYAL PINE DR

1470600122
KINAHAN BRIAN
2128 ROYAL PINE DR

1490600019
BAKER ELIZABETH LYNNE
2113 ROYAL PINE DR

1490600050
SEABROOK ISLAND PROPERTY OWNERS
0 SEABROOK ISLAND RD

1470000087
PASSANANTE FRANK R
3120 SEABROOK VILLAGE DR

1470600123
MCPAUGHLIN DEREK L
2132 ROYAL PINE DR

1490600018
ZEMBRODT GREGORY C
2117 ROYAL PINE DR

1490600027
MCGREGOR SARAH P
2861 SEABROOK ISLAND RD

1470000086
KRAMER FAMILY TRUST
0 SEABROOK VILLAGE DR

1490600017
HOMPSON J FEANY LYN
2121 ROYAL PINE DR

1470600124
FERGUSON DAVID
2106 ROYAL PINE DR

1490600016
GREER HENRY II
2125 ROYAL PINE DR

1490600028
BROWN TERESA RAY BRYAN
2863 SEABROOK ISLAND RD

1470000085
KRAMER FAMILY TRUST
0 SEABROOK VILLAGE DR

1470600125
COLLIER BRIAN W
2140 ROYAL PINE DR

1490600015
THOMAS ROBERT L TRUST
2706 OLD FOREST DR

1490600029
FERGUSON RONALD J
2860 SEABROOK ISLAND RD

1470000084
KRAMER FAMILY TRUST
0 SEABROOK VILLAGE DR

1470600126
BEATTIE CHARLES ROBERT W
2144 ROYAL PINE DR

1470600090
BENNETT JUDITH K
2711 OLD FOREST DR

1490600013
O'BRIEN JOHN J
2714 OLD FOREST DR

1470000083
KRAMER FAMILY TRUST
0 SEABROOK VILLAGE DR

1470600127
WARD WILLIAM M JR
2143 ROYAL PINE DR

1470600086
CHAMIER CARMEL M TRUST
2143 ROYAL PINE DR

1470600091
POORE PROPERTIES LLC
2715 OLD FOREST DR

1490600012
AYLOR BRADLEY L
2718 OLD FOREST DR

1470600061
WOODCOCK PARTNERSHIP
2152 ROYAL PINE DR

1470600091
POORE PROPERTIES LLC
2715 OLD FOREST DR

1490600012
AYLOR BRADLEY L
2718 OLD FOREST DR

1470600061
WOODCOCK PARTNERSHIP
2152 ROYAL PINE DR

1470600085
JUDWAY JOHNIE
2137 ROYAL PINE DR

1470600092
WHITMORE MELISSA M TRUST
2717 OLD FOREST DR

1490600031
JONES JAMES E
2907 SEABROOK ISLAND RD

1490600030
SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
2905 SEABROOK ISLAND RD

1490600032
EAST COOPER DEVELOPMENT
2909 SEABROOK ISLAND RD



TOWN OF SEABROOK ISLAND

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

Rezoning Application

USE THIS FORM FOR: Requests to rezone property within the Town limits of Seabrook Island (Also known as a "Map Amendment")

1. PROPERTY INFORMATION			
Property Address(es)	2125 Royal Pine Dr.		
Tax Map Number(s)	1490600016	Block #	40
		Lot #	43
Current Zoning	R-SF2	Proposed Zoning	Conservation (CP)
Current Use(s)	vacant lot	Proposed Use(s)	vacant lot
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Lot Area (Acres or Ft ²)	11967.41	High Ground (Acres or Ft ²)	11967.41

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.	
Applicant Name(s)	SIPOA
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?	


3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input type="checkbox"/> HOA/Regime <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other
Property Owner Name(s)	SIPOA
Property Owner Address	1202 Landfall Way
Property Owner Phone Number	843.768.0061
Property Owner Email Address	hpaton@sipoa.org

4. OVERVIEW OF REQUEST	
Please provide a brief overview of the rezoning request.	
Parcel donated to SIPOA by SIGSC on July 25, 2023. Change zoning from R-SF2 to CP-Conservation.	

5. CERTIFICATION	
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)	
Applicant Signature	<i>deborah pata</i> Date 7/25/2023
Owner Signature(s)	Date
(If different from Applicant)	Date

OFFICE USE ONLY						
Date Received		Case #		Ordinance #		Adopted

6. ACKNOWLEDGEMENT

Zoning Administrator Signature	Date
- OR -	
Notary Certification (If not signed in the presence of the Zoning Administrator)	Notary's Official Seal
State of <u>South Carolina</u> ; County of <u>Charleston</u>	
One this <u>25</u> day of <u>July</u> 20 <u>23</u> , before me personally appeared the above signers who provided satisfactory evidence of his/her/their identification to be the person whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that he/she/they have executed the foregoing instrument by his/her/their signature(s) above.	
Sworn to (or affirmed) and subscribed before me this <u>25</u> day of <u>July</u> 20 <u>23</u> .	
 Official Signature of Notary	
My commission expires: <u>01/13/2027</u>	



7. APPLICATION MATERIALS

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

Required for ALL applications:

- Completed and signed Rezoning Application Form (Paper Required; PDF Optional)**
 - o Please submit one completed paper application.
 - o The application form must be signed by ALL property owners. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. All signatures must be original.
 - o The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
 - o Application fees may be paid by cash, check, or money order (payable to "Town of Seabrook Island"). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property, the current or most recent use, the proposed zoning designation of the property, the intended use of the property upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)**
- Property survey (Paper or PDF Required)**
- A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or PDF Required)**
- Deed of record (Paper or PDF Required)**
- Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)**
- Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)**

8. FEE SCHEDULE

Zoning Designation for Annexed Property	Fee Amount
Conservation (CP)	No Charge
All Zoning Designations Except CP and MU	\$250.00
Mixed Use (MU)	\$1,250.00 + \$10.00 Per Acre

Narrative regarding zone change request and Planning Commission considerations per DSO

This property is an undeveloped single family residential parcel that was donated to the Seabrook Island Greenspace Conservancy in 2023. The property was subsequently quit-claimed to SIPOA on 07/25/23 with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.
2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (illustration attached).
3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.
4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.
11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAs, natural resource areas, and OPEN SPACES in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.
12. **Whether the proposed zoning district will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.
13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.
14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.
15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.
16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.
17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

Assessor's Map is attached.

All adjacent parcels are single family residential.

#2125

4/0/43



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 S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEGEND

- RBF = REBAR (FOUND)
- OTF = OPEN TOP PIPE (FOUND)
- CTF = CRIMP TOP PIPE (FOUND)
- CP = CALCULATED POINT
- [E] = ELECTRIC TRANSFORMER
- [WV] = WATER VALVE
- [S] = STOP SIGN
- [C] = CABLE TV
- [P] = TELEPHONE PEDESTAL

ROYAL PINE DRIVE (50' R/W)

OLD FOREST DRIVE (50' R/W)

LOT 42

LOT 43
11967.41 Sq. Feet
0.27 Acres

POND

S 73°13'36" W 60.46'
 A=13.15'
 R=923.05'
 D=0°48'59"
 T=6.58'
 N 72°21'52" E
 CH=13.15'

A=31.42'
 R=20.00'
 D=90°00'00"
 T=20.00'
 S 28°08'28" W
 CH=28.28'

A=60.92'
 R=195.75'
 D=1749°55"
 T=30.71'
 S 25°55'16" E
 CH=60.68'

5/8" RBF (WITNESS IRON)
 IS 8.52' EAST OF PROPERTY LINE
 AND 9.24' NORTH OF ACTUAL CORNER
 S 14°22'32" E 9.24' TO ACTUAL CORNER

NOTES

1. REF.: PLAT BOOK AN, PAGE 76
DEED BOOK 1178, PAGE 674
2. PROPERTY OWNED BY:
SEABROOK ISLAND GREEN SPACE CONSERVANCY
3. T.M.S. NO. 149-06-00-016
4. THE ADDRESS IS: 2125 ROYAL PINE DRIVE
SEABROOK ISLAND, SC 29455.
5. LOT AREA = 11,967.41 SqFt (0.27 Ac)
6. THE PROPERTY APPEARS TO BE LOCATED
IN FLOOD ZONE AE-10 AS SHOWN ON
MAP 45019C 0785 K, DATED JAN.29,2021.
7. SEE REFERENCE PLAT FOR ALL OTHER
GENERAL NOTES AND ANY SPECIAL NOTES.

PLAT

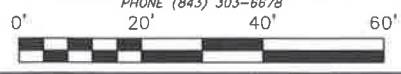
LOT 43
BLOCK 40

THE TOWN OF SEABROOK ISLAND

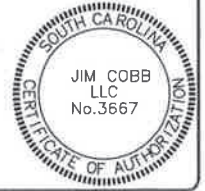
DATE: JULY 6, 2023
SCALE: 1"=20'
CHARLESTON COUNTY
SOUTH CAROLINA

JIM COBB L.L.C.
LAND SURVEYING

420 PRIESTLY ST. CHARLESTON, SC 29412
PHONE (843) 303-6678



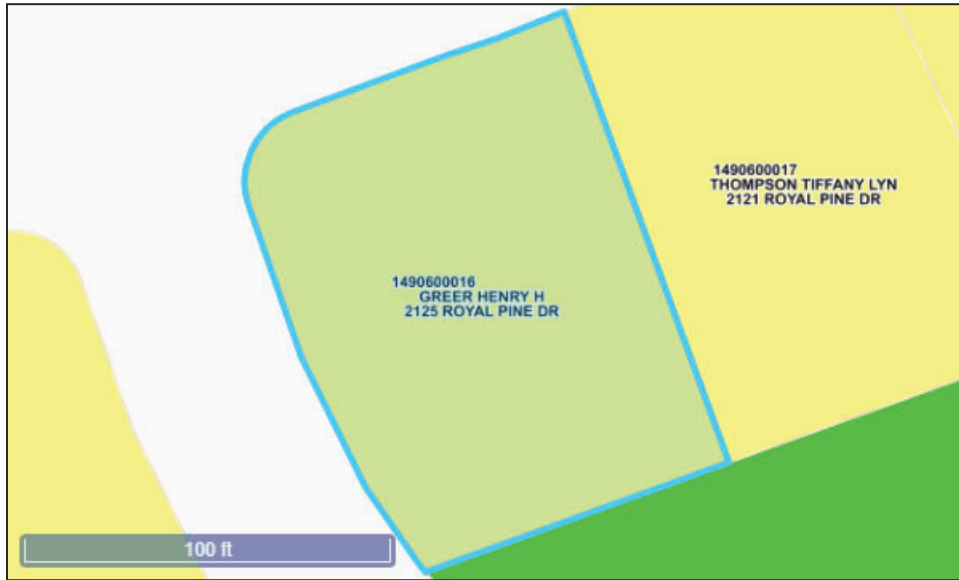
2125 Royal Pine Dr.dwg



Town of Seabrook Island

Property Zoning Report

26 Jul 2023



Parcels

Parcel ID: 1490600016
Owner: GREER HENRY H GREER LAUREL K
Owner Street Address: 3630 LOGGERHEAD CT
Owner City State ZIP Code: SEABROOK ISLAND, SC 29455
Parcel Street Address: 2125 ROYAL PINE DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	12,532.51sf (0.29acres)

2125 40/43

After recording, please return to:

Buist Byars & Taylor, LLC
130 Gardeners Circle, PMB #138
Johns Island, SC 29455
File No. 3624.0019

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**QUIT CLAIM DEED
(Title Not Examined)**

KNOW ALL MEN BY THESE PRESENTS, that **Seabrook Island Green Space Conservancy, Inc.** (“Grantor”), for and in consideration of the sum of **FIVE AND NO/100 DOLLARS (\$5.00)**, being the true and complete consideration, to it in hand paid at and before the sealing of these presents by **Seabrook Island Property Owners Association, a South Carolina Corporation** (“Grantee”), in the State aforesaid, the receipt of which is hereby acknowledged, have, remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said **Seabrook Island Property Owners Association** all of its interest in and to the following described property, to-wit (the “Premises” or the “Property”):

SEE EXHIBIT “A” ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

SUBJECT to all covenants, conditions, restrictions, limitations, obligations, encumbrances, easements and rights of way of record affecting subject property.

BEING the same property conveyed to the Grantor by deed from Henry H. Greer and Laurel K. Greer recorded June 13, 2023 in Book 1185 at page 002 in the Recording Office for Charleston County, South Carolina.

TMS No.: 149-06-00-016

Address of Grantee: 1202 Landfall Way

Seabrook Island, SC 29455

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

TO HAVE AND TO HOLD, all and singular, the Premises unto said **Seabrook Island Property Owners Association**, its successors and assigns, forever.


WITNESS its hand and seal this 25th day of July, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Seabrook Island Green Space Conservancy,
Inc.



Witness #1



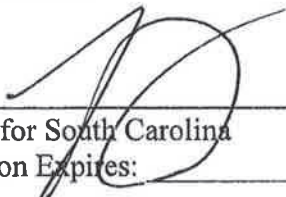
BY: Carl Voelker
ITS: Vice President and Chair of Acquisitions



Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, this 25th day of July, 2023,
by Seabrook Island Green Space Conservancy, Inc., by Carl Voelker, its Vice President and
Chair of Acquisitions.



Notary Public for South Carolina (SEAL)
My Commission Expires: _____

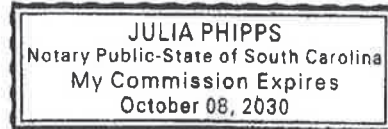


Exhibit "A"

ALL that certain lot, piece or parcel of land, together with any improvements thereon, situate, lying and being on Seabrook Island, Charleston County, South Carolina, known and designated as Lot 43, Block 40, on a plat by E. M. Seabrook, Jr., C. E. and L.S., dated September 22, 1978, recorded in the RMC Office for Charleston County in Plat Book AN at page 76.

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

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal runs; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property or any part thereof and their respective heirs, successors, and assigns.

"Green Space" is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection of any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

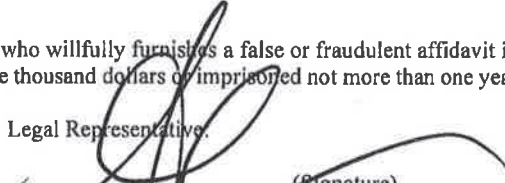
1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 2125 Royal Pine Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 149-06-00-016 and was transferred by **Seabrook Island Green Space Conservancy, Inc.** to **Seabrook Island Property Owners Association** on July 25, 2023.
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) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (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 \$ _____.
 - (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: _____ 0.00
 - (b) Place the amount listed in item 5 above here: _____
 - (If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: _____ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Legal Representative

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:

(Signature)
Huist Byars & Taylor, LLC

Sworn to before me this 25th
day of July, 2023.

Notary Public for South Carolina
My Commission Expires: _____






MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Rezoning Request for 2156 Royal Pine Drive
MEETING DATE: August 9, 2023

The Planning Commission is asked to review and provide a recommendation on a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive. The applicant is seeking to rezone the property from the Moderate Lot Single-Family (R-SF2) District to the Conservation (CP) District.

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

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

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

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

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

Staff Recommendation

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', is written over a horizontal line.

Tyler Newman
Zoning Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2023-09

ADOPTED _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF SEABROOK ISLAND SO AS TO CHANGE THE ZONING DESIGNATION FOR CHARLESTON COUNTY TAX MAP NUMBER 147-06-00-062, CONTAINING APPROXIMATELY 0.317 +/- ACRES LOCATED AT 2156 ROYAL PINE DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.

WHEREAS, on or about July 25, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #91 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to the Conservation (CP) district; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on August 9, 2023, at which time the Planning Commission made a recommendation to the Mayor and Council that the rezoning request is in the best interest of the Town of Seabrook Island and is consistent with the Town's Comprehensive Plan; and

WHEREAS, a public hearing was held on the above referenced rezoning application on September 26, 2023, as required by law;

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

SECTION 1. Zoning Map Amendment. The Official Zoning District Map of the Town of Seabrook Island is hereby amended to change the zoning designation for Charleston County Tax Map Number 147-06-00-062, containing approximately 0.317 +/- acres located at 2156 Royal Pine Drive, from the Moderate Lot Single-Family (R-SF2) district to Conservation (CP) district. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

SECTION 2. Severability. If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 3. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2023, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2023.

First Reading: September 26, 2023
Public Hearing: September 26, 2023
Second Reading: October 24, 2023

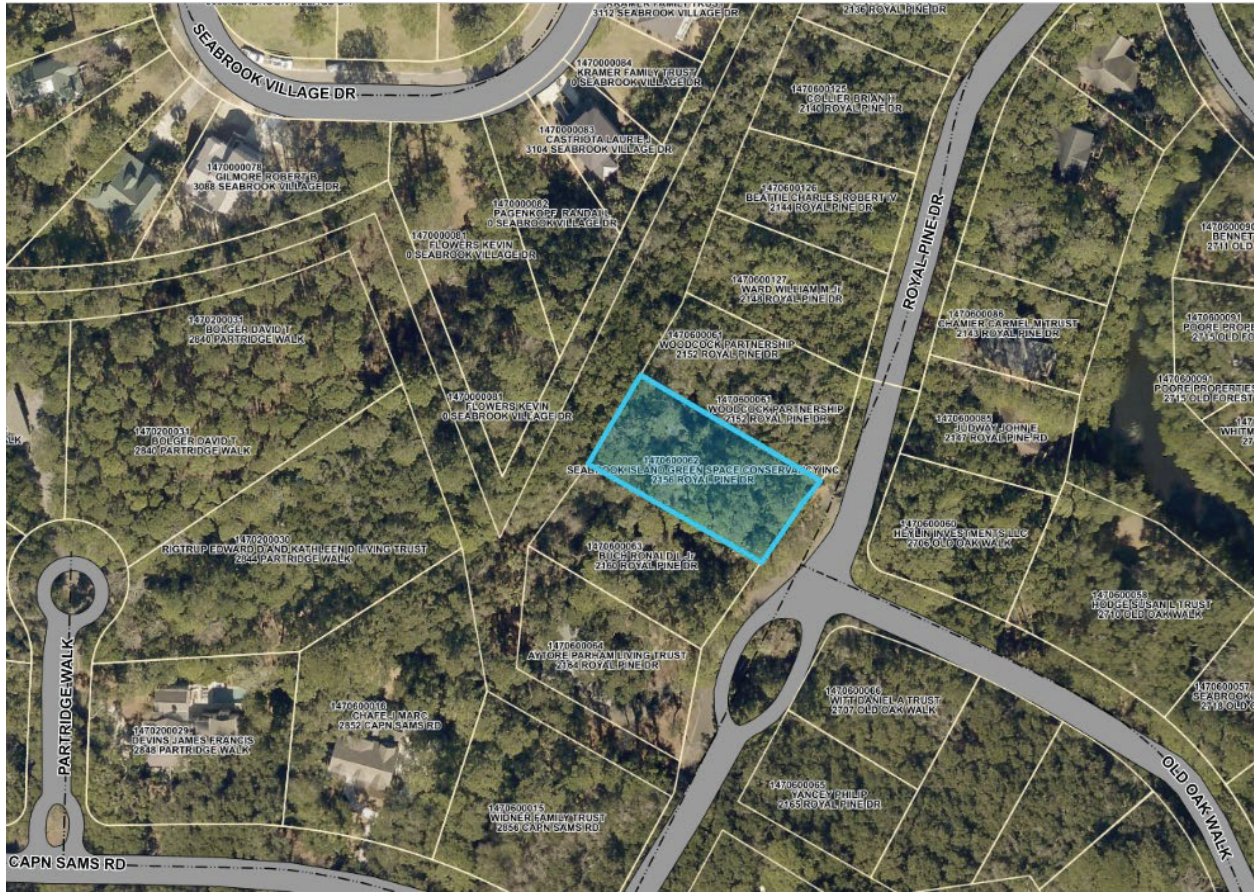
TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Katharine E. Watkins, Town Clerk

EXHIBIT A



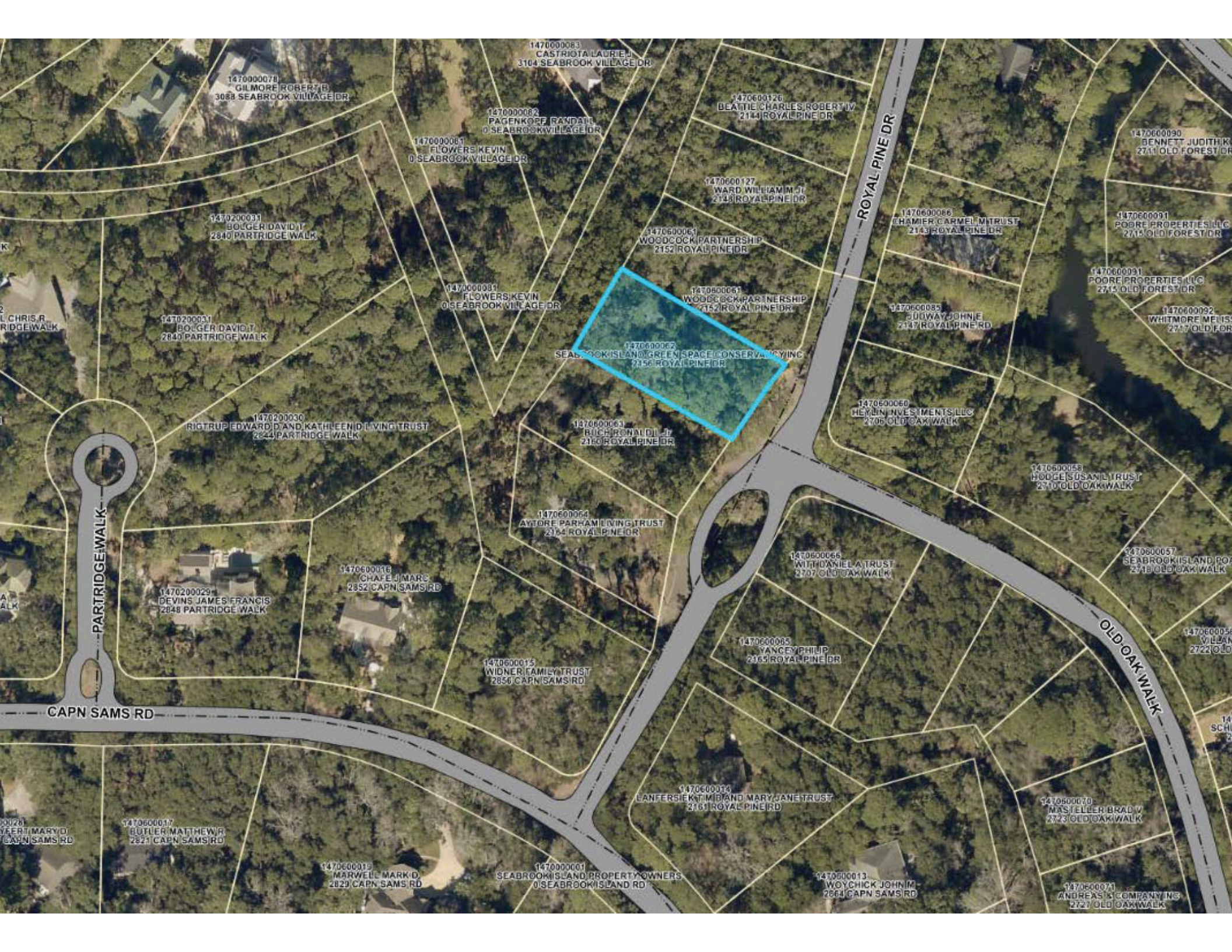
TMS #: 147-06-00-062

ADDRESS: 2156 Royal Pine Drive

ACREAGE: 0.317 (+/-)

CURRENT ZONING: Moderate Lot Single-Family (R-SF2)

PROPOSED ZONING: Conservation (CP)



147000083
CASTRIGTA LAUREL J
3104 SEABROOK VILLAGE DR

147000078
GILMORE ROBERT B
3088 SEABROOK VILLAGE DR

147000082
PAGENKOFF RANDALL
0 SEABROOK VILLAGE DR

1470600126
BEATTIE CHARLES ROBERT IV
2144 ROYAL PINE DR

147000081
FLOWERS KEVIN
0 SEABROOK VILLAGE DR

1470600127
WARD WILLIAM J
2148 ROYAL PINE DR

1470600090
BENNETT JUDITH K
2711 OLD FOREST DR

1470200031
BOLGER DAVID T
2840 PARTRIDGE WALK

1470600061
WOODCOCK PARTNERSHIP
2152 ROYAL PINE DR

1470600096
HAMIER CARMEL M TRUST
2143 ROYAL PINE DR

1470600091
POORE PROPERTIES LLC
2716 OLD FOREST DR

1470200031
BOLGER DAVID T
2840 PARTRIDGE WALK

147000081
FLOWERS KEVIN
0 SEABROOK VILLAGE DR

1470600061
WOODCOCK PARTNERSHIP
2152 ROYAL PINE DR

1470600085
DUNAWAY JOHNIE
2137 ROYAL PINE DR

1470600091
POORE PROPERTIES LLC
2716 OLD FOREST DR

1470600092
WHITMORE MELISSA
2717 OLD FOREST DR

1470200030
RIGTRUP EDWARD D AND KATHLEEN D LIVING TRUST
2844 PARTRIDGE WALK

1470600063
RUCH RONALDI JR
2160 ROYAL PINE DR

1470600060
HEYLIN INVESTMENTS LLC
2706 OLD OAK WALK

1470600058
HODGE SUSAN L TRUST
2710 OLD OAK WALK

1470200029
DEVINS JAMES FRANCIS
2848 PARTRIDGE WALK

1470600018
CHAPE J MARC
2852 CAPN SAMS RD

1470600066
WITT DANIEL A TRUST
2707 OLD OAK WALK

1470600057
SEABROOK ISLAND ROYAL PINE DR
2719 OLD OAK WALK

1470600064
AYDRE PARHAM LIVING TRUST
2164 ROYAL PINE DR

1470600083
YANCEY PHILIP
2163 ROYAL PINE DR

1470600056
WILLIAMS
2722 OLD OAK WALK

1470600015
WIDNER FAMILY TRUST
2856 CAPN SAMS RD

1470600013
LANFERSIEK TIM B AND MARY JANE TRUST
2181 ROYAL PINE DR

1470600070
MASTELLER BRAD W
2723 OLD OAK WALK

CAPN SAMS RD

PARTRIDGE WALK

ROYAL PINE DR

OLD OAK WALK

1470600017
BUTLER MATTHEW R
2821 CAPN SAMS RD

1470600019
MARWELL MARK D
2829 CAPN SAMS RD

1470000001
SEABROOK ISLAND PROPERTY OWNERS
0 SEABROOK ISLAND DR

1470600013
WOYCHICK JOHN M
2664 CAPN SAMS RD

1470600071
ANDREAS COMPANY INC
2727 OLD OAK WALK



TOWN OF SEABROOK ISLAND

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

Rezoning Application

USE THIS FORM FOR: Requests to rezone property within the Town limits of Seabrook Island (Also known as a "Map Amendment")

1. PROPERTY INFORMATION			
Property Address(es)	2156 Royal Pine Dr.		
Tax Map Number(s)	147060062	Block #	44
		Lot #	03
Current Zoning	R-SF2	Proposed Zoning	Conservation (CP)
Current Use(s)	vacant lot	Proposed Use(s)	vacant lot
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property subject to an OCRM critical line? (eg. Marshfront or Beachfront Lots)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Lot Area (Acres or Ft ²)	.317 acres 13,805 sq.ft.	High Ground (Acres or Ft ²)	.317 acres 13,805 sq.ft.s

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Rezoning Application.	
Applicant Name(s)	SIPOA
Applicant Address	1202 Landfall Way
Applicant Phone Number	843.768.0061
Applicant Email Address	hpaton@sipoa.org
If the Applicant(s) is (are) not the Property Owner(s), what is the Applicant(s)'s relationship to the Property Owner(s)?	

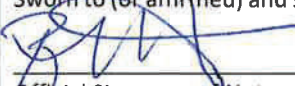

3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input type="checkbox"/> HOA/Regime <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other
Property Owner Name(s)	SIPOA
Property Owner Address	1202 Landfall Way
Property Owner Phone Number	843.768.0061
Property Owner Email Address	hpaton@sipoa.org

4. OVERVIEW OF REQUEST	
Please provide a brief overview of the rezoning request.	
Parcel donated to SIPOA by SIGSC on June 26, 2023. Change zoning from R-SF2 to CP-Conservation.	

5. CERTIFICATION	
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge. This form must be signed in the presence of the Zoning Administrator OR signatures must be notarized. (See Section 6)	
Applicant Signature	<i>[Signature]</i> Date <u>7/25/2023</u>
Owner Signature(s) (If different from Applicant)	Date
	Date

OFFICE USE ONLY						
Date Received		Case #		Ordinance #		Adopted

6. ACKNOWLEDGEMENT

Zoning Administrator Signature	Date
- OR -	
Notary Certification (If not signed in the presence of the Zoning Administrator)	Notary's Official Seal
State of <u>South Carolina</u> ; County of <u>Charleston</u> One this <u>25</u> day of <u>July</u> 20 <u>23</u> , before me personally appeared the above signers who provided satisfactory evidence of his/her/their identification to be the person whose name(s) is (are) subscribed to this instrument and he/she/they acknowledged that he/she/they have executed the foregoing instrument by his/her/their signature(s) above. Sworn to (or affirmed) and subscribed before me this <u>25</u> day of <u>July</u> 20 <u>23</u> .  Official Signature of Notary My commission expires: <u>01/13/2027</u>	

7. APPLICATION MATERIALS

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

Required for ALL applications:

- Completed and signed Rezoning Application Form (Paper Required; PDF Optional)**
 - o Please submit one completed paper application.
 - o The application form must be signed by ALL property owners. Properties which are owned by an association, corporation, partnership, trust or similar entity may be signed by an individual with the authority to sign on behalf of the entity. All signatures must be original.
 - o The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
 - o Application fees may be paid by cash, check, or money order (payable to "Town of Seabrook Island"). Credit card payments will be accepted if paid in-person at Seabrook Island Town Hall.
- A narrative that explains the reason(s) for the rezoning request, the existing zoning designation of the property, the current or most recent use, the proposed zoning designation of the property, the intended use of the property upon rezoning, and how the request meets the criteria outlined in DSO Section 19.3.B (Paper or PDF Required)**
- Property survey (Paper or PDF Required)**
- A map or description detailing the existing zoning designation and land uses of all adjacent properties. (Paper or PDF Required)**
- Deed of record (Paper or PDF Required)**
- Traffic impact analysis (if deemed applicable by the Zoning Administrator). (Paper or PDF Required)**
- Any other information deemed relevant by the Zoning Administrator. (Paper or PDF Required)**

8. FEE SCHEDULE

Zoning Designation for Annexed Property	Fee Amount
Conservation (CP)	No Charge
All Zoning Designations Except CP and MU	\$250.00
Mixed Use (MU)	\$1,250.00 + \$10.00 Per Acre

Narrative regarding zone change request and Planning Commission considerations per DSO

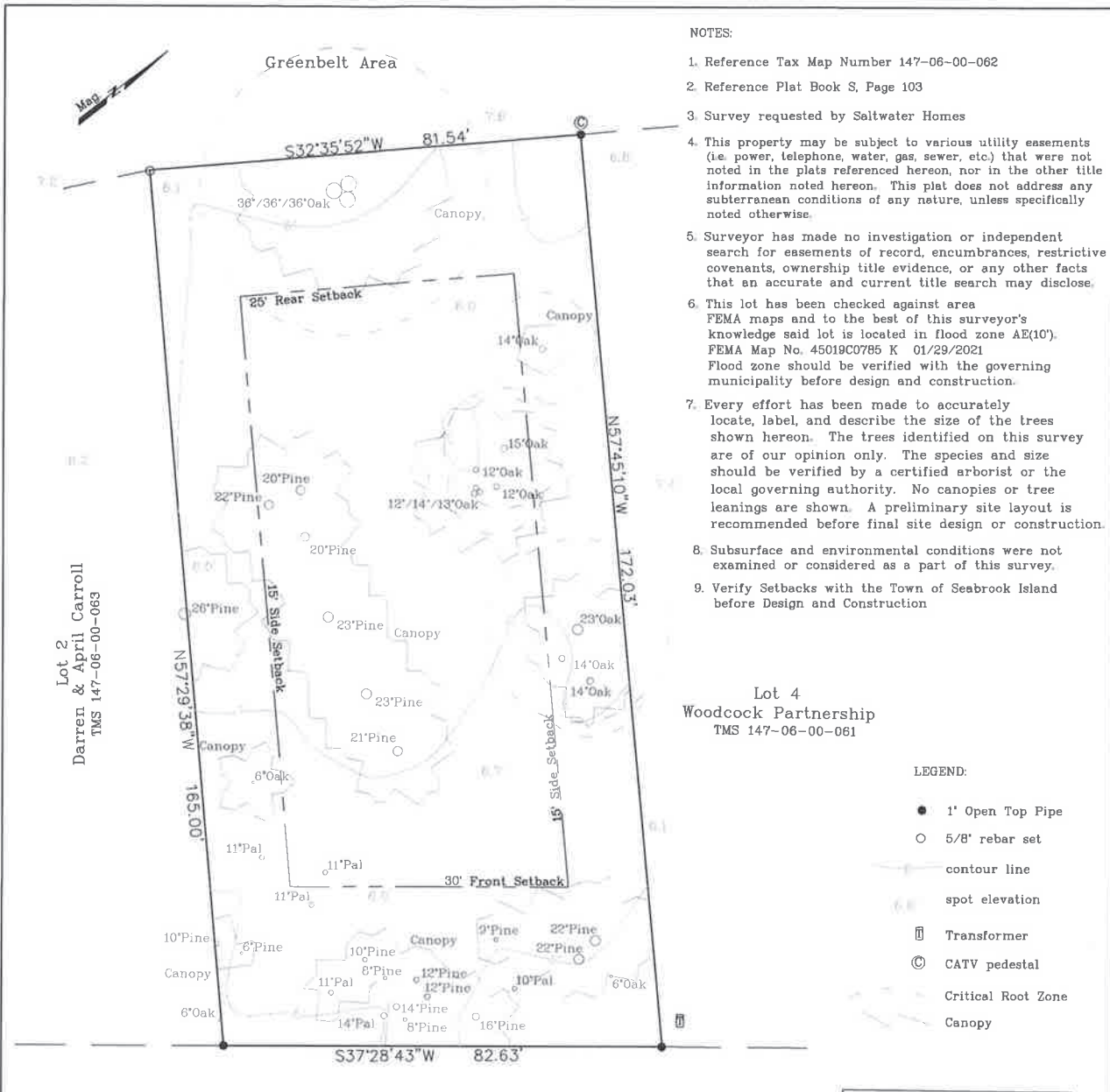
This property is an undeveloped single family residential parcel that was donated to the Seabrook Island Greenspace Conservancy in 2023. The property was subsequently quit-claimed to SIPOA on 06/26/23 with conservation deed restrictions. The future use of the property is as undeveloped property perpetually preserved as Greenspace. This request is to change the zoning designation to conservation.

1. **Whether the proposed rezoning is consistent with the goals, policies, and future land use recommendations of the TOWN's COMPREHENSIVE PLAN;** The request to preserve a parcel as conserved space is consistent with the plan.
2. **Whether the intended use of the property is consistent with the intent and purpose of the district to which the property is proposed to be rezoned;** There are other conserved parcels in the nearby area. (illustration attached).
3. **Whether there are, have been, or are anticipated to be (pursuant to the COMPREHENSIVE PLAN) changing conditions in the surrounding area that would make approval of the proposed rezoning appropriate;** There are no anticipated changes in area conditions.
4. **Whether the range and intensity of uses allowed in the proposed zoning district will be compatible with permitted uses and intensities in the surrounding area;** The proposed use is compatible with the surrounding area. The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
5. **Whether adequate utilities, transportation, drainage, and other public or private infrastructure exist, or can reasonably be made available, to serve the range and intensity of uses allowed in the proposed zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
6. **Whether the range and intensity of uses allowed in the proposed zoning district will exceed the structural capacity of existing soils, and whether the allowable uses can be accommodated within the proposed zoning district without the excessive use of fill;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
7. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of stormwater runoff, overburden existing storm drainage infrastructure, or adversely impact surface water quality, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
8. **Whether the range and intensity of uses allowed in the proposed zoning district will substantially increase the volume of vehicular and pedestrian traffic, or will adversely impact vehicular and pedestrian safety, when compared to the range and intensity of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.
9. **Whether the current zoning district prohibits or unreasonably restricts all economically beneficial use of the property, provided the hardship was not self-imposed by action of the property owner,** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace.

10. **Whether the proposed rezoning will encourage commercial uses in areas designated for such activities in the COMPREHENSIVE PLAN;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. There is no commercial use anticipated.
11. **Whether the proposed rezoning will encourage the preservation of conservation lands, CRITICAL AREAs, natural resource areas, and OPEN SPACES in areas designated for such activities in the COMPREHENSIVE PLAN;** Yes. The property is being rezoned to conservation and the property will be perpetually preserved as green/open space.
12. **Whether the proposed zoning district will adversely impact the enjoyment of natural and scenic features by neighboring property owners or the public at large by allowing DEVELOPMENT of a certain size, scale, bulk, height, or type that is substantially out of character with the surrounding area;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. No development will be permitted.
13. **Whether the proposed rezoning will threaten the continued presence or integrity of archaeological or historic sites or features;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. The site will remain undisturbed.
14. **Whether the range and intensity of uses allowed in the proposed zoning district will adversely impact air and water quality, natural features, sensitive lands, vegetation, or wildlife habitat, when compared to the range and intensity of uses allowed in the current zoning district;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace and has no adverse impact on air and water quality, natural features, vegetation or wildlife habitat.
15. **Whether the range and intensity of uses allowed in the proposed zoning district will place a disproportionate burden upon, or otherwise exceed the capacity of, existing community facilities, when compared to the range of uses allowed in the current zoning district;** NA The property is being rezoned to conservation and the property will be perpetually preserved as greenspace creating no burden on facilities.
16. **Whether future DEVELOPMENT on the property, if rezoned, will be accessible to essential public services, including, but not limited to, police, fire, emergency medical services; and sanitation;** The property is being rezoned to conservation and the property will be perpetually preserved as greenspace. Public services are not required.
17. Such other factors as may be deemed appropriate by the PLANNING COMMISSION or TOWN

Assessor's Map is attached.

All adjacent parcels are single family residential.



NOTES:

1. Reference Tax Map Number 147-06-00-062
2. Reference Plat Book S, Page 103
3. Survey requested by Saltwater Homes
4. This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plats referenced hereon, nor in the other title information noted hereon. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone AE(10). FEMA Map No. 45019C0785 K 01/29/2021 Flood zone should be verified with the governing municipality before design and construction.
7. Every effort has been made to accurately locate, label, and describe the size of the trees shown hereon. The trees identified on this survey are of our opinion only. The species and size should be verified by a certified arborist or the local governing authority. No canopies or tree leanings are shown. A preliminary site layout is recommended before final site design or construction.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey.
9. Verify Setbacks with the Town of Seabrook Island before Design and Construction

Lot 2
Darren & April Carroll
TMS 147-06-00-063

Lot 4
Woodcock Partnership
TMS 147-06-00-061

LEGEND:

- 1' Open Top Pipe
- 5/8" rebar set
- contour line
- spot elevation
- ⊞ Transformer
- ⊙ CATV pedestal
- ▭ Critical Root Zone
- ☁ Canopy

Project Elevation Datum
NAVD 1988

Royal Pine Drive (R/W Varies)

Intersection of Old Oak Walk
Temporary Benchmark
Large Magnetic Nail
Elev.=5.7'

Lot Total Area
13,805 Square Feet
0.317 Acres

Tree and Topographic Survey
Lot 3, Block 44
2156 Royal Pine Drive
Located
Town of Seabrook Island
Charleston County, South Carolina

FIELD DATE: January 12, 2021 SCALE 1"= 20'
DRAWING DATE: February 8, 2021



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



2551 ASHLEY RIVER ROAD
CHARLESTON, SC 29414
PHONE(843)571-5191
FAX(843)571-7447
PalmettoLandSurveying@gmail.com

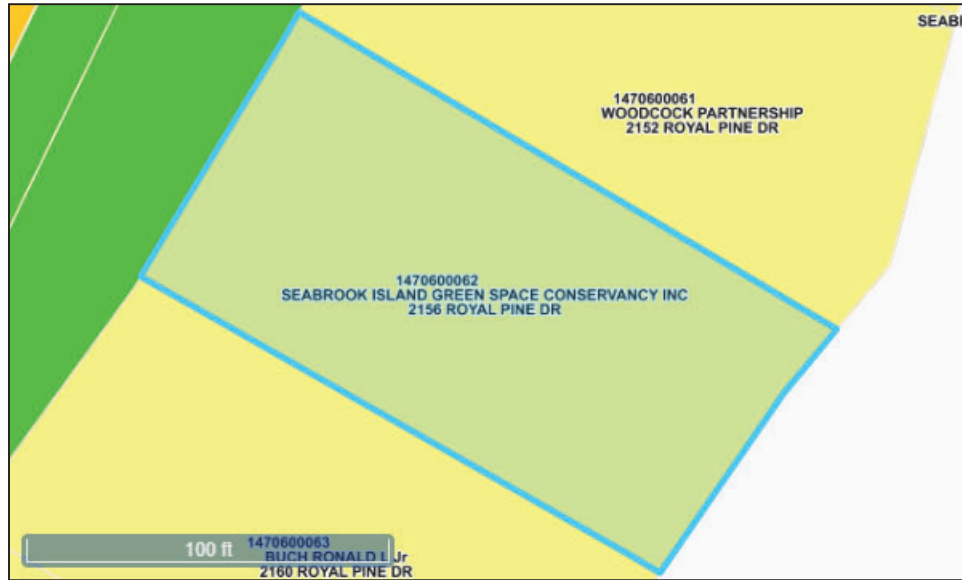


James G. Pennington, P.I.S. No. 10291
Palmetto Land Surveying, Inc.
2551 Ashley River Road
Charleston, S.C. 29414 571-5191

Town of Seabrook Island

Property Zoning Report

26 Jul 2023



Parcels

Parcel ID: 1470600062
Owner: SEABROOK ISLAND GREEN SPACE CONSERVANCY INC
Owner Street Address: 185
Owner City State ZIP Code: JOHNS ISLAND, SC 29457
Parcel Street Address: 2156 ROYAL PINE DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	14,019.95sf (0.32acres)

After recording, please return to:

Buist Byars & Taylor, LLC
130 Gardeners Circle, PMB #138
Johns Island, SC 29455
File No. 3624.0018

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**QUIT CLAIM DEED
(Title Not Examined)**

KNOW ALL MEN BY THESE PRESENTS, that **Seabrook Island Green Space Conservancy, Inc.** ("Grantor"), for and in consideration of the sum of **FIVE AND NO/100 DOLLARS** (\$5.00), being the true and complete consideration, to it in hand paid at and before the sealing of these presents by **Seabrook Island Property Owners Association, a South Carolina Corporation** ("Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, have, remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said **Seabrook Island Property Owners Association** all of its interest in and to the following described property, to-wit (the "Premises" or the "Property"):

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

SUBJECT to all covenants, conditions, restrictions, limitations, obligations, encumbrances, easements and rights of way of record affecting subject property.

TMS No.: 147-06-00-062

Address of Grantee: 1202 Landfall Way

Seabrook Island, SC 29455

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


TO HAVE AND TO HOLD, all and singular, the Premises unto said **Seabrook Island Property Owners Association**, its successors and assigns, forever.

WITNESS its hand and seal this 26th day of June, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Seabrook Island Green Space Conservancy,
Inc.

Witness #1


BY: Carl Voelker
ITS: Vice President and Chair of Acquisitions

Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

The foregoing instrument was acknowledged before me, this 26th day of June, 2023, by Seabrook Island Green Space Conservancy, Inc., by Carl Voelker, its Vice President and Chair of Acquisitions.



Notary Public for South Carolina (SEAL)
My Commission Expires: _____

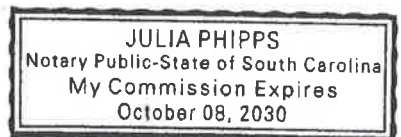


Exhibit "A"

All of that certain tract of land situate, lying and being on Seabrook Island, in the County of Charleston, State of South Carolina, and being known and designated as all of Lot 3, Block 44, on a plat by E. M. Seabrook, Jr., dated May 23, 1978, recorded in Plat Book S, page 103, and as further shown on a plat by E. M. Seabrook, Jr., dated November 21, 1978, recorded in Plat Book AM, page 11, in the office of the RMC for Charleston County, S.C., which plats are by reference incorporated herein.

Said property shall be held, transferred, sold and conveyed subject to the restriction that, except as may otherwise be provided herein, its use shall be limited to use as a Green Space (as defined herein), with no construction of any kind whatsoever permitted, provided however that removal of dead trees or dead animals is permitted and maintenance and improvements in the Seabrook Island storm water drainage system is authorized. In no event shall said property be used as an area for parking vehicles; domestic animal runs; boat, vehicle, or equipment storage; or any other use inconsistent with preserving the natural environment of said property. This restriction shall run with the property and be binding on all parties having any right, title or interest in said property or any part thereof and their respective heirs, successors, and assigns.

"Green Space" is defined as that gift of land or perpetual conservation easement which cannot be subdivided, sold or otherwise disposed of under conditions which would permit its use for erection of any structure whatsoever. Land and/or a perpetual conservation easement purchased by or donated to Grantor, its predecessor, or its successors, is required to remain in its natural state (i.e. - for the protection of flora, fauna, open spaces, and scenic vistas) and may be used only as agreed to by Grantor and the donor. Either the Grantor or the Grantee may remove dead or dying trees or animals from land and/or conservation easements as part of its management responsibilities.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 2156 Royal Pine Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-06-00-062 and was transferred by **Seabrook Island Green Space Conservancy, Inc.** to **Seabrook Island Property Owners Association** on June 26, 2023.
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) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (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 ___

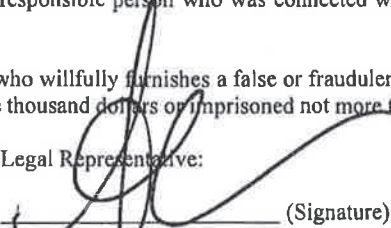
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit):
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____
 - (b) ___ The fee is computed on the fair market 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:	0.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	_____
(c) Subtract line 6(b) from Line 6(a) and place result here:	0.00

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

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

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:


Bisist, Byars & Taylor, LLC (Signature)

Sworn to before me this 26th
day of June, 2023.

Notary Public for South Carolina
My Commission Expires: _____

JULIA PHIPPS
Notary Public-State of South Carolina
My Commission Expires
October 08, 2030