

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

August 11, 2021 – 1:30 PM



Virtual Meeting (Zoom)

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

Participate in the Virtual Meeting: Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:** [Access Zoom Meeting](#)
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 841 7848 0771 **Passcode:** 008197

Submit a Written Comment: Individuals who wish to submit a comment in advance of the meeting may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **Email:** jcronin@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: June 9, 2021

[Pages 2–3]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. Rezoning Request: 2517 Pelican Perch

[Pages 4–16]

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 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

ITEMS FOR INFORMATION / DISCUSSION

1. DSO "Open House" Meeting – August 23, 2021, 2:00 PM to 4:00 PM

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

June 9, 2021 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Stan Ullner, Wayne Billian, Jim Newton, Joe Cronin (Town Administrator)

Absent: Ken Otstot (Chair), Sharon Welch

Guests: Katrina Burrell (SIPOA)

Vice Chairman Ullner called the meeting to order at 1:33 PM. Due to the absence of the Chair, Dr. Ullner served as Acting Chair. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **Regular Meeting: May 12, 2021:** Mr. Newton made a motion to approve the minutes from the May 12, 2021, meeting as submitted. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 3-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Rezoning Request: 1817 Landfall Way:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from MF Multi-Family Residential to AGC Agricultural-Conservation. He stated that the property has been acquired by the Seabrook Island Greenspace Conservancy for conservation purposes and transferred to SIPOA for ownership and maintenance. Staff recommended in favor of approving the rezoning request. Mr. Billian made a motion to recommend in favor of approving the rezoning request. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0.
2. **Text Amendment: Permit Time Limits:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on a proposed amendment to the town's Development Standards Ordinance relating

to permit time limits. Town Administrator Cronin stated that the primary purpose of this request is to make the town's ordinance consistent with adopted building codes, as well as the policies and procedures of the Charleston County Building Inspection Services Department, which administers and enforces permitting and inspection services within the town limits on behalf of the town. The statewide code states:

“Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

Town Administrator Cronin stated that if the text amendment is adopted, a permit would become invalid if work is not commenced within 180 days of issuance. Once work has commenced, the permit would become invalid if more than 180 days pass between inspections. The current policy that allows only one year in which to complete construction would also be repealed.

Mr. Billian made a motion to recommend in favor of approving the text amendment. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information.

There being no further business, Vice Chairman Ullner asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0, and the meeting was adjourned at 1:56 PM.

Minutes Approved:



Joseph M. Cronin
Town Administrator



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Rezoning Request for 2517 Pelican Perch
MEETING DATE: August 11, 2021

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 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch. The applicant is seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

The property, which is currently vacant, is surrounded on three sides by parcels zoned SR Single-Family Residential. A portion of the the property backs up to a marsh critical area, 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 AGC district are limited to the following:

- (a) Open air recreation uses including swimming areas, fishing, beaches, boat ramp, dock, pier, lifeguard station, restrooms, boardwalks and natural preserve.
- (b) Bulkhead and erosion control devices.

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

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the rezoning request.

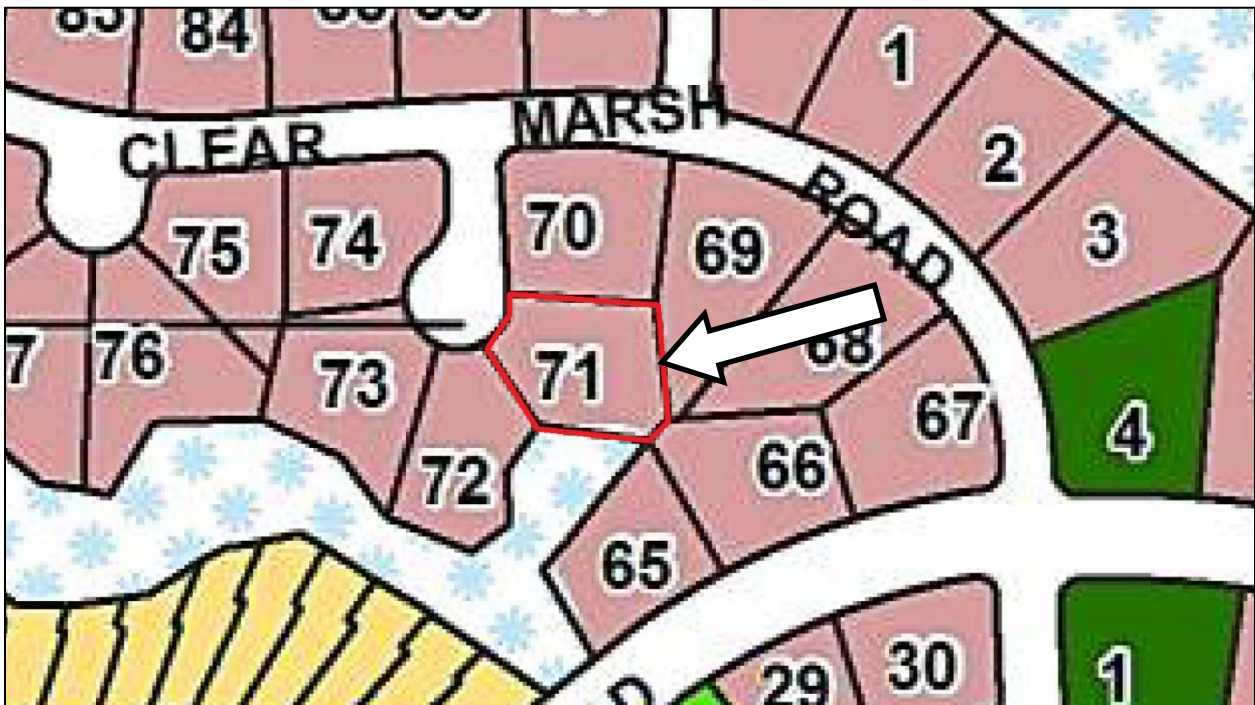
Respectfully submitted,


Joseph M. Cronin
Town Administrator

Aerial Image



Zoning Map



TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2021-07

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 147-01-00-062, CONTAINING APPROXIMATELY 0.37 +/- ACRES LOCATED AT 2517 PELICAN PERCH, FROM THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT

WHEREAS, on or about July 26, 2021, the Seabrook Island Property Owners Association filed Rezoning Application #87 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District; and

WHEREAS, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on August 11, 2021, 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 24, 2021, 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 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. A map of the property subject to this rezoning ordinance is attached hereto as Exhibit A.

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

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

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

SIGNED AND SEALED this ____ day of _____, 2021, having been duly adopted by the Town Council for the Town of Seabrook Island on the ____ day of _____, 2021.

First Reading: August 24, 2021
Public Hearing: September 28, 2021
Second Reading: September 28, 2021

TOWN OF SEABROOK ISLAND

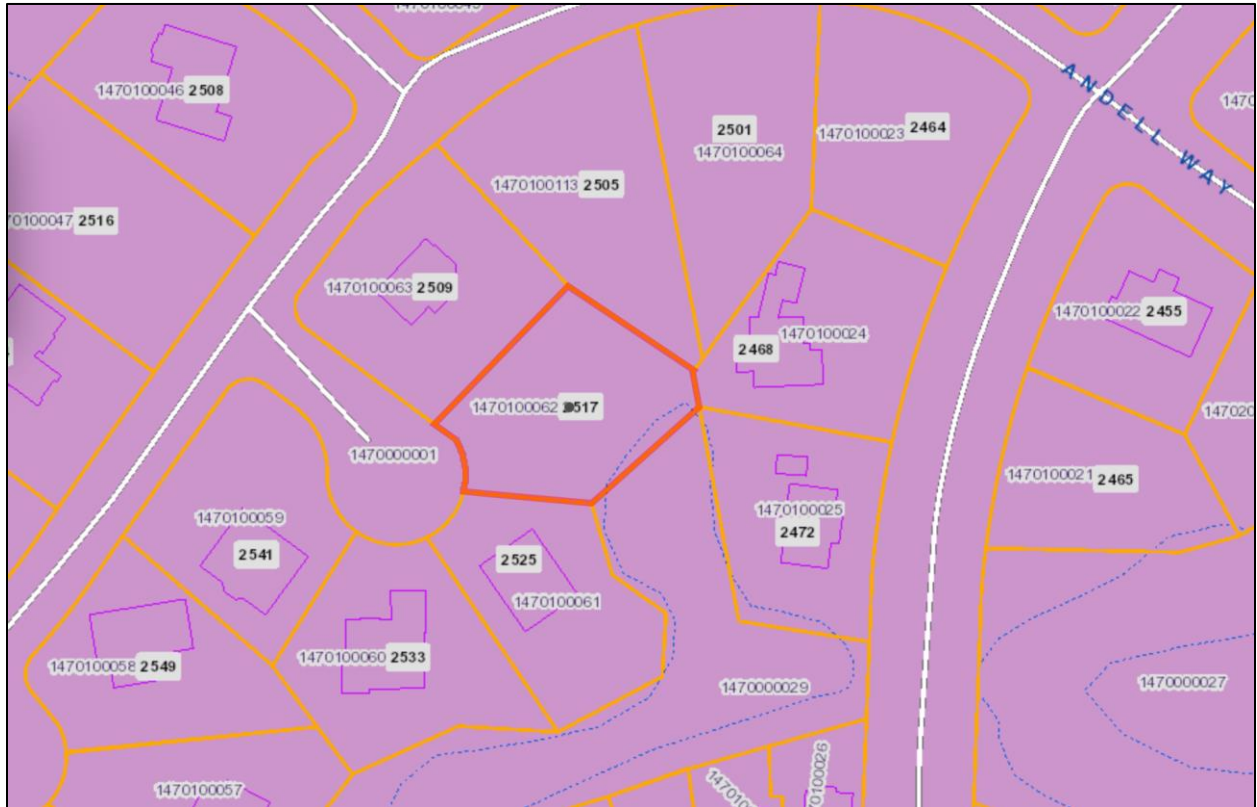
John Gregg, Mayor

ATTEST

Katharine E. Watkins, Town Clerk

EXHIBIT A

Property Map
Charleston County Tax Map Number 147-01-00-062



Town of Seabrook Island
Zoning Change Application

Application #: 87

Property Information

Date: 7/26/2021

Present Zoning: Single Family Residential

Proposed Zoning: Conservation Agricultural

Tax Map No's: 147-01-00-062

Prop Address: 2517 Pelican Perch

City/St/Zip: Seabrook Island SC 29455

Deed Rec Book/Pg/Date: 0979 219 4/7/2021

Plat Rec Book/Pg/Date: AJ 144 10/20/1977

Applicant: Seabrook Island POA

HPhone/BPhone:

Address: 1202 Landfall Way

City/St/Zip: Seabrook Island SC 29455

Owner: Seabrook Island POA

HPhone/BPhone:

Address: 1202 Landfall Way

City/St/Zip: Seabrook Island SC 29455

Representative : Heather Paton

HPhone/BPhone:

Address: 1202 Landfall Way

City/St/Zip: Seabrook Island SC 29455

Fee: \$0.00 Paid:

Check #/Cash: NC

Copy of Approved Recorded Plat showing present boundaries of property to be rezoned and a fee of \$150.00 plus \$10.00 per acre.

Fees for Planned Unit Development Vary.

Signature of Owner(s)/Date

Signature of Applicant/Date and or Rep if different from the owner.

TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND ROAD
SEABROOK ISLAND, SC 29455
Phone (843) 768-9121 Fax (843) 768-9830

REZONING APPLICATION NO. _____

DATE

87
7/21/21

PROPERTY INFORMATION:

1. Present Zoning SF12
2. Proposed Zoning Cons/Ag
3. Tax Map Number (s) 147-01-00-062
4. Address 2517 Pelican Perch
5. Lot Dimensions - 37
6. Deed Recorded: Book _____ Page _____ Date _____
7. Plat Recorded: Book _____ Page _____ Date _____

APPLICANT/OWNER/REPRESENTATIVE:

8. Applicant SIPA
Address 1202 Landfall Way
Phone No. (Home) 843-768-0061 (Business) _____
9. Owner(s) (if different from applicant) _____
Address _____
Phone No. (Home) _____ (Business) _____
10. Representative (if different from applicant) Heather Patm
11. I (We) certify that _____ is my (our) authorized representative for this zoning change.

Signature of Owner(s)/Date

Heather Patm

Signature of Applicant/Date
and/or representative if different from owner

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

Parcel was accepted by SIPA on 7/19/21

REFERENCE:
 PLAT BY: E.M. SEABROOK, JR.
 DATED: NOVEMBER 16, 1977
 BOOK: AJ PAGE: 144
 1000 SQ. FT.
 148 AND NO. 147-01-00-002
 NO. 2517 PELICAN PERCH
 Requested by: SHERRY LEDER

TOTAL LOT AREA:
 17,864.9 Sq. Feet
 0.41 Acres

NO.	SP. SPECIES	DBH	HT.	COND.
1	14" PAL	14.0	12.0	100
2	14" PAL	14.0	12.0	100
3	14" PAL	14.0	12.0	100
4	14" PAL	14.0	12.0	100
5	14" PAL	14.0	12.0	100
6	14" PAL	14.0	12.0	100
7	14" PAL	14.0	12.0	100
8	14" PAL	14.0	12.0	100
9	14" PAL	14.0	12.0	100
10	14" PAL	14.0	12.0	100
11	14" PAL	14.0	12.0	100
12	14" PAL	14.0	12.0	100
13	14" PAL	14.0	12.0	100
14	14" PAL	14.0	12.0	100
15	14" PAL	14.0	12.0	100
16	14" PAL	14.0	12.0	100
17	14" PAL	14.0	12.0	100
18	14" PAL	14.0	12.0	100
19	14" PAL	14.0	12.0	100
20	14" PAL	14.0	12.0	100
21	14" PAL	14.0	12.0	100
22	14" PAL	14.0	12.0	100
23	14" PAL	14.0	12.0	100
24	14" PAL	14.0	12.0	100
25	14" PAL	14.0	12.0	100
26	14" PAL	14.0	12.0	100
27	14" PAL	14.0	12.0	100
28	14" PAL	14.0	12.0	100
29	14" PAL	14.0	12.0	100
30	14" PAL	14.0	12.0	100
31	14" PAL	14.0	12.0	100
32	14" PAL	14.0	12.0	100
33	14" PAL	14.0	12.0	100
34	14" PAL	14.0	12.0	100
35	14" PAL	14.0	12.0	100
36	14" PAL	14.0	12.0	100
37	14" PAL	14.0	12.0	100
38	14" PAL	14.0	12.0	100
39	14" PAL	14.0	12.0	100
40	14" PAL	14.0	12.0	100
41	14" PAL	14.0	12.0	100
42	14" PAL	14.0	12.0	100
43	14" PAL	14.0	12.0	100
44	14" PAL	14.0	12.0	100
45	14" PAL	14.0	12.0	100
46	14" PAL	14.0	12.0	100
47	14" PAL	14.0	12.0	100
48	14" PAL	14.0	12.0	100
49	14" PAL	14.0	12.0	100
50	14" PAL	14.0	12.0	100
51	14" PAL	14.0	12.0	100
52	14" PAL	14.0	12.0	100
53	14" PAL	14.0	12.0	100
54	14" PAL	14.0	12.0	100
55	14" PAL	14.0	12.0	100
56	14" PAL	14.0	12.0	100
57	14" PAL	14.0	12.0	100
58	14" PAL	14.0	12.0	100
59	14" PAL	14.0	12.0	100
60	14" PAL	14.0	12.0	100
61	14" PAL	14.0	12.0	100
62	14" PAL	14.0	12.0	100
63	14" PAL	14.0	12.0	100
64	14" PAL	14.0	12.0	100
65	14" PAL	14.0	12.0	100
66	14" PAL	14.0	12.0	100
67	14" PAL	14.0	12.0	100
68	14" PAL	14.0	12.0	100
69	14" PAL	14.0	12.0	100
70	14" PAL	14.0	12.0	100
71	14" PAL	14.0	12.0	100
72	14" PAL	14.0	12.0	100
73	14" PAL	14.0	12.0	100
74	14" PAL	14.0	12.0	100
75	14" PAL	14.0	12.0	100
76	14" PAL	14.0	12.0	100
77	14" PAL	14.0	12.0	100
78	14" PAL	14.0	12.0	100
79	14" PAL	14.0	12.0	100
80	14" PAL	14.0	12.0	100
81	14" PAL	14.0	12.0	100
82	14" PAL	14.0	12.0	100
83	14" PAL	14.0	12.0	100
84	14" PAL	14.0	12.0	100
85	14" PAL	14.0	12.0	100
86	14" PAL	14.0	12.0	100
87	14" PAL	14.0	12.0	100
88	14" PAL	14.0	12.0	100
89	14" PAL	14.0	12.0	100
90	14" PAL	14.0	12.0	100
91	14" PAL	14.0	12.0	100
92	14" PAL	14.0	12.0	100
93	14" PAL	14.0	12.0	100
94	14" PAL	14.0	12.0	100
95	14" PAL	14.0	12.0	100
96	14" PAL	14.0	12.0	100
97	14" PAL	14.0	12.0	100
98	14" PAL	14.0	12.0	100
99	14" PAL	14.0	12.0	100
100	14" PAL	14.0	12.0	100

NOTES:
 BOUNDARIES SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM AND ARE
 AREA DETERMINED BY COORDINATE METHOD.
 ELEVATIONS ARE BASED ON NAVD 79 DATUM.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY INsofar AS NECESSARY TO THE COMPLETION OF THE BOUNDARY OF THE PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE POINTED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 TREES LABELED CENTRAL TYPES WITH DIAMETER (D) SHOWN IN INCHES. AN ANGLE OR LANDSCAPE ANGLE(S) SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DATA ARE WANTED.
 THE REFERRED SETBACKS MAY BE RECONSTRUCTED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURE, INC. FROM THE ARCHITECTURAL REVIEW BOARD. THE BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK DISTANCES AND/OR TO EXPAND THE "SUBLEGALLY" AREA.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS SUBSTANTIAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 NO LIABILITY OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE, THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION OR OTHER HAZARDOUS CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL. 13) AS PER FEMA FLOOD MAPS (FEMA NO. 4506C-CV1) DATED NOVEMBER 17, 2004. COMMUNITY NO. 450556.
 * SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

SURVEYOR'S CERTIFICATION

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Statutes of Practice Manual for Surveying in South Carolina, and except of records the requirements for a Professional Survey as defined in said Statutes, and that the said records are correct and true to the best of my belief.
 KEVIN M. SCHWACKE, SR., PLS.
 1875 FLEMING AVE. #100
 CHARLESTON, SOUTH CAROLINA 29405-2077
 REGISTERED LAND SURVEYOR
 201465
 STATE OF SOUTH CAROLINA



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT OF ENVIRONMENTAL CONTROL PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY CONSIDERING THE PERMIT AUTHORITY OF SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL CONTROL, THE STATE DOES NOT ASSERT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
 The official line shown on this plat is valid for five years from the date of this signature, subject to the customary language shown.

TMS No. 147-01-00-024
 LOT 66 BLOCK 5
 REBECCA H. WILL

MARSH AREA:
 85.5 Sq. Feet

TMS No. 147-01-00-025
 LOT 65 BLOCK 5
 GILLOM ARNOLD PROPERTIES

MARSH AREA:
 754.9 Sq. Feet
 0.02 Acres

HIGHLAND AREA:
 16,128.4 Sq. Feet
 0.37 Acres

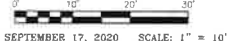
MARSH AREA:
 918.1 Sq. Feet
 0.02 Acres

TMS No. 147-01-00-053
 LOT 72 BLOCK 5
 KAREN NUTTALL

TMS No. 147-00-00-026
 MARSH
 MARSHLAND TRUST, INC.

- LEGEND:
- (W) OLD FOUND
 - (C) CLEAN CUT
 - (E) ELECTRIC SIGN
 - (S) STUMP SIGN MARKER
 - (P) TELEPHONE PEDIestal
 - (E) 8'0" ELEVATION (NAVD 79)
 - (P) 10" PAL (DBH) PALMETTO TREE
- TREE CANOPY

TREE AND TOPOGRAPHIC SURVEY
 LOT 71 BLOCK 5
 SEABROOK ISLAND SUBDIVISION
 TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: SEPTEMBER 17, 2020 SCALE: 1" = 10'

2517 Pelican Perch

PREPARED BY:
Buist, Byars & Taylor, LLC
130 Gardener's Circle
PMB# 138
Johns Island, SC 29455
File No. 1558.0022

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Christopher O. Johnson, Margaret Jane Johnson, and Richard Voight Nuttall, III** (collectively "Grantors"), in the State aforesaid, for/and in consideration of the sum of ONE DOLLAR (\$1.00), to us in hand paid at and before the sealing of these Presents by **Seabrook Island Green Space Conservancy, Inc.**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said **Seabrook Island Green Space Conservancy, Inc., a South Carolina Corporation**, the following described property, to-wit:

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

TMS Number: 147-01-00-062

Address of Grantee(s): 130 Gardner Circle, PMB 521

Johns Island, SC 29455

This is the same property conveyed to Grantor by deed from Jeffrey M. Leikin and Sherry C. Leikin dated February 3, 2021 and recorded April 7, 2021 in Book 0979, page 219, Charleston County Recording Office.

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

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

AND subject to the exceptions set forth above, Grantor does hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said **Seabrook Island Green Space Conservancy, Inc.**, its successors and assigns, against us and our heirs, lawfully claiming, or to claim the same or any part thereof but no others.

EXHIBIT A

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as LOT 71, BLOCK 5, on a plat by E.M. Seabrook, Jr., CE & LS, dated October 20, 1977, and recorded in the Charleston County RMC Office in Plat Book AJ, at Page 144.

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

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this Affidavit and I understand such information.
2. The property located at 2517 Pelican Perch, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-01-00-062, was transferred by **Christopher O. Johnson, Margaret Jane Johnson, and Richard Voight Nuttall, III** to **Seabrook Island Green Space Conservancy, Inc.** on June 2, 2021.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____

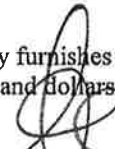
5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$0
(b) Place the amount listed in item 5 above here:	\$0
(If no amount is listed, place zero here.)	
(c) Subtract line 6(b) from Line 6(a) and place result here:	\$0


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

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



 Legal Representative
Buist Byars & Taylor

 Print Name

Sworn to before me this 9th day
 of June, 2021.


 Notary Public for _____
 My Commission Expires: _____

