

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

September 9, 2020 – 1:30 PM

Virtual Meeting (Zoom)

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



## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Regular Meeting: August 12, 2020 [Pages 2–5]

### OLD BUSINESS ITEMS

1. Report from the Road Name Change Ad Hoc Committee [Pages 6–7]

### NEW BUSINESS ITEMS

1. Final Plat Amendment: Salt Marsh at Seabrook Phase 2 [Pages 8–12]

Request from Salt Marsh at Seabrook LLC to approve an amendment to the final plat for Salt Marsh at Seabrook Phase 2, Buildings "V" & "Z", so as to adjust and re-subdivide Lots V-1, V-2, Z-1 and Z-2 to create new Lots V-1, V-2, V-3, Z-1, Z-2 and Z-3 (Net increase of 2 multi-family lots)

### ITEMS FOR INFORMATION / DISCUSSION

*There are no Items for Information / Discussion*

### ADJOURN

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

August 12, 2020 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

### MINUTES

Present: Ken Otstot (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator)

Absent: None

Guests: Katrina Burrell (SIPOA)

Chairman Otstot called the meeting to order at 1:30 PM and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and that the meeting agenda was properly posted.

#### APPROVAL OF MINUTES

1. **Regular Meeting: August 12, 2020:** Mr. Newton made a motion to approve the minutes from the August 12, 2020, meeting as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

#### OLD BUSINESS ITEMS

*There were no Old Business Items.*

#### NEW BUSINESS ITEMS

1. **Text Amendment: Electronic Variable Message Signs:** 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 amendments to Article 16 (Signs) and Subsection 16.10.40 (Arterial Streets) of the Development Standards Ordinance. Based on the guidance previously received from the Planning Commission and Town Council, he stated that the draft ordinance was prepared with three primary objectives:
  - To amend the town’s sign requirements to allow electronic message board signs;
  - To limit the proliferation of electronic message board signs by allowing them only in locations that meet specific, objective criteria; and
  - To ensure that any signs so permitted remain consistent with the general character and quality of existing signs within the town.

He then provided an overview of the key changes to the ordinance, including the following amendments:

- **Sec. 12.10 (Definitions)** would be amended to include a new definition for “Electronic Variable Message Displays.” These types of displays would be defined as “a sign or portion thereof containing a screen, panel or other area upon which alphanumeric characters, graphics or symbols are projected by illuminating devices including, but not limited to, light emitting diodes (LEDs), backlighted liquid crystal display (LCDs), plasma display panels (PDPs), fiber optics or light bulbs.”
- **Sec. 12.30 (Exempt Signs)** would be amended to clarify the definition of “Government Signs,” which are exempt from the requirements of Article 12.
- **Sec 12.60.70 (Community Signs)** would be amended to allow two types of Community Signs: Community Identification Signs, which display only the name of the community or development upon which they are located, and Community Message Board Signs, which may convey messages of a non-commercial nature at the primary entry and exit points to any approved Planned Unit Development.
- **Under Sec. 12.60.70.20**, Community Message Board Signs would be permitted to contain an electronic variable message board only if the sign meets the following conditions:
  - To ensure that signs containing an electronic display do not encroach into residential areas and to protect the safety of the traveling public, signs containing an electronic display must be located on or adjacent to an arterial street with a maximum posted speed limit of 15 miles per hour;
  - The community message board sign upon which the electronic display is affixed would need to be constructed of the same materials required for all other signs, and the electronic display would need to be enclosed by or encased within the community message board so that only the screen or panel containing the message is visible from the street;
  - The area of the electronic display may not exceed 50% of the overall sign area;
  - The electronic display must remain static all times, except for instantaneous transitions between messages at intervals of no less than 8 seconds apart;
  - The electronic display must exhibit low intensity, night dimming lighting, and all text, graphics and symbols must be red, white, yellow or amber in color on a plain black background; and

- The electronic display must be oriented so as to minimize its visibility from neighboring residences, or additional landscaping, screening or buffering may be required.
- **Sec. 12.80 (Permit Applications)** would be amended to require a site plan for all new freestanding signs.
- **Sec. 12.120.10 (Requirements for Ground Signs)** would be amended to allow more design flexibility in materials, ground clearance and illumination for signs which include an electronic display.
- **Sec. 16.10.40 (Arterial Streets)** would be amended to extend the designation of Seabrook Island Road as an “arterial street” from the roundabout at Freshfields to Long Bend Drive (behind the SIPOA gate), rather than stopping at Landfall Way (outside the SIPOA security gate).

Chairman Otstot opened the floor for discussion.

Dr. Ullner suggested removing the requirement for a sign to be located on an arterial street in order to have an electronic variable message display. This, he stated, would allow the Seabrook Island Club to install a sign near the island Island House or Beach Club. The Commission discussed Dr. Ullner’s suggestion, but no motion was offered to amend the proposed ordinance.

There being no further discussion, Mr. Newton made a motion to recommend in favor of approving the draft ordinance, as recommended by town staff. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

## ITEMS FOR INFORMATION / DISCUSSION

1. **Procedure for Consideration of Street Name Change Requests:** Town Administrator Cronin notified members of the Planning Commission that the town had received a request to change the name of an existing street within the town. He stated that the town does not currently have a policy or procedures in place for consideration of such requests. He provided an overview of the state statute and confirmed that all requests to change a street name require review and approval by the Planning Commission following a public hearing. Chairman Otstot suggested creating an ad hoc committee to discuss this issue and make recommendations back to the full planning commission. He volunteered himself to serve on the committee also suggested that Dr. Ullner participate. A third committee member who was not a member of the Planning Commission could be added for an outside perspective.

Dr. Ullner made a motion to form a three-member ad hoc committee, to be appointed by the chair, for the purpose of discussing this issue and reporting its recommendations back to the full Planning Commission. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

There being no further business, Chairman asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:22 PM.

Minutes Approved: Pending



Joseph M. Cronin  
Town Administrator

**Planning Committee / Road Name Change Committee Report**

**Committee Members:** Stan Ullner  
Gordon Weis  
Ken Otstot

**Communities researched:** Charleston, SC  
Salem, OR  
Spartanburg, SC  
Raleigh, NC  
San Diego, CA

**Common requirements for a street/road name change / the Committee recommends the following procedures.**

- application form to be provided by the Town of Seabrook
  - purpose and reason for the request and proposed new name
  - non-refundable application fee of \$100.00 per street address to be paid by parties requesting the road name change
    - Staff Comment: \$100.00 per address will likely be considered excessive unless we can justify that the actual cost to the town will be \$100.00 per address. (eg. Staff time, verifying petitions, notifying the county, advertising public hearing notices, recording the name change, etc.). I would recommend something in the neighborhood of a base fee of \$150.00 plus \$20.00 per affected address.
- name change guidelines:
  - postal and emergency agencies notification
    - Staff Comment: Notice is not typically provided unless and until a name change is approved. Since the county has a consolidated 911 system, the name should be pre-cleared/pre-approved by the county to avoid possible duplication. A county pre-clearance/pre-approval letter may be submitted with the application, but I would recommend that the town submit the proposed name to the county once the petition is received, but before the Planning Commission takes it up.
  - resident/business approval of purposed name change
    - Staff Comment: This should be covered in the petition (See below).
  - a 2/3 affirmative vote by property owners is required
    - Staff comment: I would not get into “voting” as there would be a long list of considerations we would need to take into account to conduct an election. I would simply require that the petition be signed by the owners of at least 2/3 of all properties with an address on the street which is proposed to be renamed.
  - all requirements must be completed within 90 days from the application date
    - Staff Comment: If using a petition with 2/3 of property owners, this should be submitted with the application and not 90 days after.

- if approved, the cost of new street signs and installation to be paid for by the parties requesting the road name change
  - Staff Comment: If the roads are owned by the town, this is reasonable. But I don't think we can require that they pay a third party. We may want a letter of approval or acknowledgement from the street owner, which in most cases will be SIPOA, that 1) The owner of the street does not object to the name change; and 2) The owner of the street will install, or cause to be installed, new street signage within 7 days of the name change being approved.
- if name change guidelines are met, the Planning Commission has the final vote for approval
  - Staff Comment: A public hearing will also be required prior to voting.

A couple additional items for consideration:

- Do you want this to be adopted in the form of an ordinance, which would be adopted by council and, therefore, would carry the force of law, or just a Planning Commission policy which would be considered a set of general set of guidelines but which carries no force of law? (I would recommend an ordinance)
- The policy should include a provision allowing the town council, planning commission and Charleston County 911 the ability to initiate a name change.



## MEMORANDUM

**TO:** Town of Seabrook Island Planning Commission Members  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Final Plat Amendment for Salt Marsh at Seabrook Phase 2, Buildings “V” & “Z”  
**MEETING DATE:** September 9, 2020

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The Planning Commission is asked to review and approve a proposed amendment to buildings “V” and “Z” on the final plat for Phase 2 of the Salt Marsh at Seabrook subdivision.

The lots for buildings “V” and “Z” were originally recorded to contain two units each. These were recorded as lots V-1, V-2, Z-1 and Z-2. A minor amendment was approved in 2019 to shift the property lines for building “V,” but no new lots were created at that time.

The applicants are now seeking approval to amend the final plat to convert buildings “V” and “Z” from two units per building to three units, a net increase of 1 unit per building, and 2 units in total.

It should be noted that most of the lots recorded in Phase 1 were originally planned to include 3 units per building. Over time, many of those were converted to 2-unit lots, including buildings “C,” “H,” “I,” “J” and “O.” This resulted in a total reduction of 5 units compared to the original plat. While the proposed amendment will result in the creation of two new lots, the total number of lots within the Salt Marsh at Seabrook subdivision will still remain 3 fewer than originally platted.

The following items are included in the packet for reference:

- PROPOSED Plat Amendment for Salt Marsh at Seabrook Phase 2, Buildings “V” & “Z”
- CURRENT Plat of Record for Salt Marsh at Seabrook Phase 2 (Recorded February 12, 2019)
- ORIGINAL Plat of Record for Salt Marsh at Seabrook Phase 2 (Recorded June 9, 2017)

### **Staff Recommendation**

The proposed amendment is consistent with the requirements of the Development Standards Ordinance and is consistent with other buildings contained within the Salt Marsh at Seabrook subdivision. Therefore, staff recommends in favor of approval.

Respectfully submitted,

  
Joseph M. Cronin  
Town Administrator

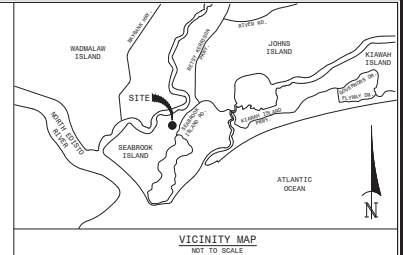


Aug 13, 2020 - 8:46am - Printed By bhafior  
W:\network\fileserver\60986\60986\DWG\2020\04-13 SALT MARSH\DWG\DWG\13 SALT MARSH - Sub U & V Adjustment.dwg

# PROPOSED

SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION, INC.  
THIS NO. 149-01-00-259

LANDFALL WAY  
(60' RIGHT-OF-WAY PER PLAT BOOK AV, PG. 82)



LINE	BEARING	LENGTH
L1	S76°22'45"E	4.32'
L2	S74°48'02"E	9.87'
L3	S18°15'58"W	21.38'
L4	N02°21'52"W	27.00'
L5	N02°21'52"W	21.33'
L6	S02°21'52"E	27.00'
L7	S02°21'52"E	27.00'
L8	S02°21'52"E	21.33'
L9	N02°21'52"W	27.00'
L10	S86°43'21"W	27.00'
L11	S86°43'21"W	21.33'
L12	S86°43'21"W	27.00'
L13	N86°43'21"E	27.00'
L14	N86°43'21"E	21.33'
L15	N86°43'21"E	27.00'

- NOTES:**
- THIS IS NOT A VALID, TRUE COPY UNLESS IT BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
  - THIS SURVEY IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS OR RESTRICTIONS NOT KNOWN TO THE SURVEYOR AT THIS TIME.
  - ONLY THOSE UTILITIES WHICH WERE OBVIOUS AND APPARENT WITHIN THE SUBJECT PROPERTY WERE SURVEYED AT THIS TIME. THERE MAY BE ADDITIONAL UTILITIES LOCATED ON THIS PROPERTY WHICH HAVE NOT BEEN SHOWN ON THIS PLAN.
  - ENVIRONMENTAL MATTERS INCLUDING THE PRESENCE OR ABSENCE OF WETLANDS, WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - ZONING MATTERS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - ALL PROPERTY CORNERS ON THE NEW LOTS ARE 5/8" REBAR SET UNLESS NOTED OTHERWISE.
  - THIS PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1052, PAGE 89 AND SUBSEQUENT SUPPLEMENT AND AMENDMENTS THEREOF RECORDED IN THE FOLLOWING BOOKS: 1052, PAGE 137; 1052, PAGE 101; 1055, PAGE 355; 1055, PAGE 359; AND 0901, PAGE 796. AMONG OTHER THINGS, THESE DOCUMENTS DESCRIBE EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES THAT MAY SERVE THESE LOTS NOW AND IN THE FUTURE.

- REFERENCES:**
- METES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS, PREPARED FOR SALT MARSH AT SEABROOK III, LLC, BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 09, PAGE 087.
  - DNEC/OCRM CRITICAL LINE SURVEY OF A PORTION OF "SALT MARSH PHASE 1", PREPARED FOR SALT MARSH AT SEABROOK I, LLC, BY HUSSEY, GAY, BELL, AND DATED DECEMBER 1, 2016.
  - PLAT SHOWING THE SUBDIVISION OF TRACT D, LANDFALL WAY, SEABROOK ISLAND, BY A.H. SCHWACHE & ASSOCIATES, INC., DATED MAY 1, 2006, REVISED MAY 12, 2006 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 84, PAGE 394.
  - PLAT PREPARED FOR SALT MARSH AT SEABROOK III, LLC, SHOWING THE DIVISION OF LOT 7 TO CREATE LOT 7A, TO BE CONSOLIDATED WITH PARCEL 149-01-00-167, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 30, 2007, AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 07, PAGE 036.
  - PLAT OF THE SUBDIVISION OF A 2.55 ACRE TRACT INTO TRACTS A (1.55 ACRES) AND B (0.80 ACRES) AND OF A 9.14 ACRE TRACT INTO TRACT C (2.45 ACRES) AND D (6.69 ACRES), BY OXFORD NIELSON & BELLINGER, DATED MARCH 26, 1984, REVISED AUGUST 29, 1984, AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 88, PAGE 055.
  - PLAT TO RECONCILIATE TRACT C, TRACT C AND LOT 7A, BY A&C PROFESSIONAL SURVEYING, INC., DATED MAY 9, 2007 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 07, PAGE 091.
  - PLAT TO RECONCILIATE TRACT D, TRACT C, KNOWN AS PARCEL ID 149-01-00-167 AND "149-01-00-167", BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 09, PAGE 86.
  - METES AND BOUNDS PLAT OF BUILDINGS AND PROPOSED BUILDINGS SALT MARSH AT SEABROOK, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 07, PAGE 061.
  - PLAT SHOWING THE SUBDIVISION OF THIS NO. 149-01-00-086 TO CREATE LOTS FOR FUTURE BUILDINGS U, V, W AND X TO BE KNOWN AS SALT MARSH AT SEABROOK - PHASE 2, BY H&B SURVEYORS, LLC, DATED APRIL 7, 2017 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK L17, PAGE 0299.
  - PLAT SHOWING THE ADJUSTMENT OF PROPERTY LINES FOR LOTS U-1, U-2, V-1 AND V-2 SALT MARSH AT SEABROOK - PHASE 2, BY H&B SURVEYORS, LLC, DATED FEBRUARY 12, 2019 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK L19, PAGE 0053.
  - CHARLESTON COUNTY THIS NO. 149-10-00-086 (PORTION).

**FLOOD STATEMENT:**  
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 45010C0785J, NOVEMBER 17, 2004, BASED ON SCALING AND MATHEMATICAL PLOTTING ONLY, I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", WITH AN ELEVATION OF 13' AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" WITH AN ELEVATION OF 14', OF SAID MAP.

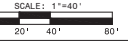
**SURVEYOR'S STATEMENT:**  
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DRAFT - FOR REVIEW  
PATRICK L. HAJES S.C.P.L.S. NO. 28884



LOT NUMBER	EXISTING TMS NO.
LOT V-1	149-01-00-366
LOT V-2	149-01-00-367
LOT Z-1	149-01-00-368
LOT Z-2	149-01-00-369

LEGEND	
5/8" REBAR SET (UNLESS LABELED OTHERWISE)	●
COMPUTED POINT	○ CP
PROPERTY LINE	—————
ADJACENT PROPERTY LINE	—————
ABANDONED PROPERTY LINE	- - - - -



**HUSSEY GAY BELL**  
— Established 1958 —  
474 WANDY PARK BLVD., SUITE 201, MT. PLEASANT, SC 29564 / T:843.849.7500

**REVISIONS:**

DATE	BY	REVISION
AUGUST 7, 2020		

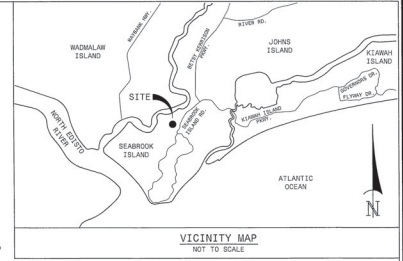
DATE: AUGUST 7, 2020  
SCALE: 1" = 40'  
JOB NO. 818292400  
SURVEY NO. 0-2008791-1109

PLAN SHOWING THE ADJUSTMENT AND RE-SUBDIVISION OF LOTS V-1, V-2, Z-1 & Z-2 TO CREATE NEW LOTS V-1, V-2, Z-1, Z-2, & Z-3 SALT MARSH AT SEABROOK - PHASE 2 TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.

SHEET NO. 1 OF 1

Jan 31, 2019 11:48am Printed By: phs

# CURRENT



LINE	BEARING	LENGTH
L1	S76°22'45"E	4.32'
L2	S02°21'52"E	37.58'
L3	S02°21'52"E	37.58'
L4	N02°21'52"W	37.58'
L5	N02°21'52"W	37.58'
L6	S18°15'08"W	21.38'
L7	S82°22'08"E	37.58'
L8	S02°22'08"E	37.58'
L9	N02°22'08"W	37.58'
L10	N02°22'08"W	37.58'
L11	S25°15'07"W	13.03'
L12	S74°48'02"E	9.87'

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  - ENVIRONMENTAL MATTERS INCLUDING THE PRESENCE OR ABSENCE OF WETLANDS, WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - ZONING MATTERS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - ALL PROPERTY CORNERS ON THE NEW LOTS ARE 5/8" REBAR SET UNLESS NOTED OTHERWISE.
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- REFERENCES:**
- NOTES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS, PREPARED FOR SALT MARSH AT SEABROOK III, LLC, BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK 00, PAGE 087.
  - DHEC/OCRM CRITICAL LINE SURVEY OF A PORTION OF "SALT MARSH PHASE II", PREPARED FOR SALT MARSH AT SEABROOK I, LLC, BY HUSSEY, GAY, BELL, AND DATED DECEMBER 1, 2016.
  - PLAT SHOWING THE SUBDIVISION OF TRACT D, LANDFALL WAY, SEABROOK ISLAND, BY A.H. SCHMACK & ASSOCIATES, INC., DATED MAY 1, 2006, REVISED MAY 17, 2006 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK E1, PAGE 794.
  - PLAT PREPARED FOR SALT MARSH AT SEABROOK III, LLC, SHOWING THE CREATION OF LOT 7 TO CREATE LOT 7A, TO BE CONSOLIDATED WITH PARCEL 149-01-00-167, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 20, 2007, AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK OF, PAGE 026.
  - PLAT OF THE SUBDIVISION OF A 2.35 ACRE TRACT INTO TRACTS A (1.55 ACRES) AND O (0.80 ACRES) AND OF A 6.14 ACRE TRACT INTO TRACT C (2.45 ACRES) AND D (3.69 ACRES), BY GIFFORD WELSH & WILLIAMS, DATED MARCH 29, 1984, REVISED AUGUST 29, 1984, AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK 89, PAGE 026.
  - PLAT TO RECONCILIATE TRACT D, TRACT C AND LOT 7A, BY A&C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK OF, PAGE 061.
  - PLAT TO RECONCILIATE TRACT D, TRACT C, KNOWN AS PARCEL 149-01-00-0281 AND 149-01-0187, BY A&C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK 00, PAGE 86.
  - METES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS SALT MARSH AT SEABROOK, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK OF, PAGE 051.
  - PLAT SHOWING THE SUBDIVISION OF THE NO. 149-01-00-086 TO CREATE LOTS FOR FUTURE BUILDINGS S.T.U.1, U.2 AND Z TO BE KNOWN AS SALT MARSH AT SEABROOK - PHASE 2, BY HOBBS SURVEYORS, L.L.C., DATED APRIL 7, 2017 AND RECORDED IN THE CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK 17, PAGE 0299.
  - CHARLESTON COUNTY THIS NO. 149-10-00-086 (PORTION).

**FLOOD STATEMENT:**  
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 4501902785J, NOVEMBER 17, 2004, BASED ON SCALING AND GRAPHICAL PLOTTING ONLY. I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", WITH AN ELEVATION OF 13' AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" WITH AN ELEVATION OF 14', OF SAID MAP.

**SURVEYOR'S STATEMENT:**  
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.

Patrick L. Najes  
PATRICK L. NAJES S.C.P.L.S. NO. 28584



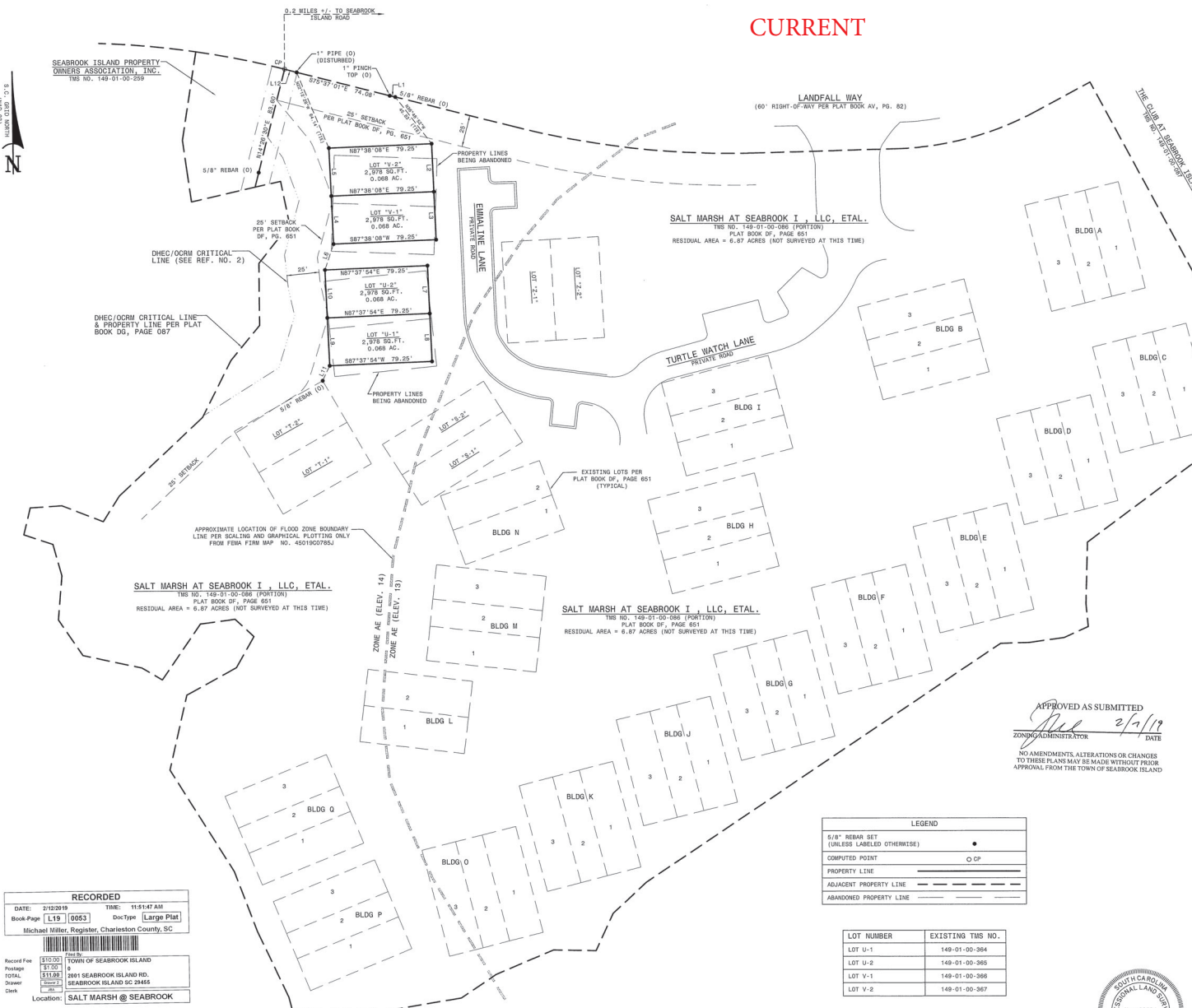
**LEGEND**

5/8" REBAR SET (UNLESS LABELED OTHERWISE)	●
COMPUTED POINT	○ CP
PROPERTY LINE	—
ADJACENT PROPERTY LINE	- - -
ABANDONED PROPERTY LINE	- - - -

LOT NUMBER	EXISTING TNS NO.
LOT U-1	149-01-00-384
LOT U-2	149-01-00-385
LOT V-1	149-01-00-386
LOT V-2	149-01-00-387

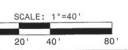
APPROVED AS SUBMITTED  
ZONING ADMINISTRATOR  
DATE 2/2/19

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PROOF APPROVAL FROM THE TOWN OF SEABROOK ISLAND.



**RECORDED**  
DATE: 2/12/2019 TIME: 11:51:47 AM  
Book Page **L19 0053** Doc Type **Large Plat**  
Michael Miller, Registrar, Charleston County, SC

Record Fee \$10.00  
Postage \$3.00  
TOTAL \$13.00  
TOWN OF SEABROOK ISLAND  
881 SEABROOK ISLAND RD.  
SEABROOK ISLAND SC 29455  
Location: SALT MARSH @ SEABROOK



1025 SPRINGWOOD, LLC  
474 Wando Park Blvd., Suite 201  
Mt. Pleasant, SC 29566  
843.849.7500



**HUSSEY GAY BELL**  
Established 1958  
474 Wando Park Blvd., Suite 201, Mt. Pleasant, SC 29464 / 843.849.7500

REVISIONS:

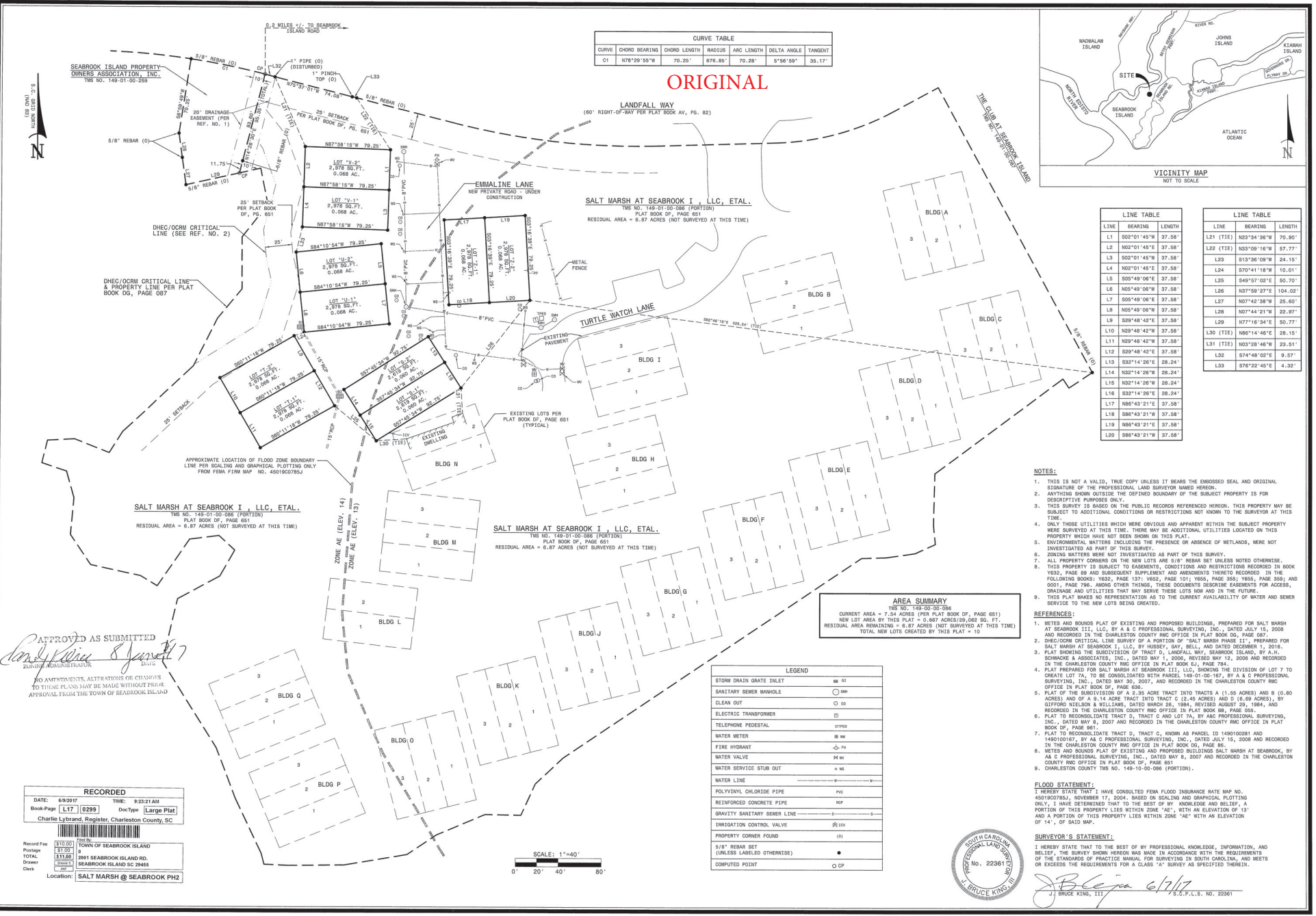
Drawn by	Checked by
PLM	PLM

DATE: JANUARY 29, 2019  
SCALE: 1" = 40'  
JOB NO. 81823400  
SURVEY NO. W-19012601-0102

PLAT SHOWING THE ADJUSTMENT OF PROPERTY LINES FOR LOTS U-1, U-2, V-1 & V-2 SALT MARSH AT SEABROOK - PHASE 2  
TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

SHEET NO.  
1 OF 1

Jan 07, 2017, 2:59pm Printed by: hking



CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	N78°29'55"W	70.25'	676.85'	70.28'	5°58'59"	35.17'

### ORIGINAL

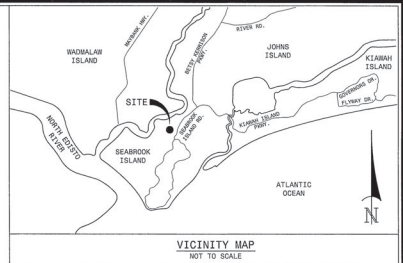
LANDFALL WAY  
(60' RIGHT-OF-WAY PER PLAT BOOK #4, PG. 82)

SALT MARSH AT SEABROOK I, LLC, ETAL.  
THIS NO. 148-01-00-086 (PORTION)  
PLAT BOOK OF, PAGE 651  
RESIDUAL AREA = 6.87 ACRES (NOT SURVEYED AT THIS TIME)

SALT MARSH AT SEABROOK I, LLC, ETAL.  
THIS NO. 148-01-00-086 (PORTION)  
PLAT BOOK OF, PAGE 651  
RESIDUAL AREA = 6.87 ACRES (NOT SURVEYED AT THIS TIME)

AREA SUMMARY  
THIS NO. 148-00-00-086  
CURRENT AREA = 7.54 ACRES (PER PLAT BOOK OF, PAGE 651)  
NEW LOT AREA BY THIS PLAT = 0.667 ACRES/29,082 SQ. FT.  
RESIDUAL AREA REMAINING = 6.87 ACRES (NOT SURVEYED AT THIS TIME)  
TOTAL NEW LOTS CREATED BY THIS PLAT = 10

LEGEND	
STORM DRAIN GRATE INLET	■ G1
SANITARY SEWER MANHOLE	○ SM
CLEAN OUT	○ CO
ELECTRIC TRANSFORMER	□ ET
TELEPHONE PEDESTAL	□ TPED
WATER METER	■ WM
FIRE HYDRANT	■ FH
WATER VALVE	■ WV
WATER SERVICE STUB OUT	■ WS
WATER LINE	— W —
POLYVINYL CHLORIDE PIPE	— PVC —
REINFORCED CONCRETE PIPE	— RCP —
GRAVITY SANITARY SEWER LINE	— GSS —
IRRIGATION CONTROL VALVE	■ ICV
PROPERTY CORNER FOUND	■ (C)
5/8" REBAR SET (UNLESS LABELED OTHERWISE)	●
COMPUTED POINT	○ CP



LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°01'45"W	37.58'
L2	N02°01'45"E	37.58'
L3	S02°01'45"W	37.58'
L4	N02°01'45"E	37.58'
L5	S05°49'08"E	37.58'
L6	N05°49'08"W	37.58'
L7	S05°49'08"E	37.58'
L8	N05°49'08"W	37.58'
L9	S28°48'42"E	37.58'
L10	N28°48'42"W	37.58'
L11	N28°48'42"W	37.58'
L12	S28°48'42"E	37.58'
L13	S32°14'20"E	28.24'
L14	N32°14'20"W	28.24'
L15	S02°14'20"W	28.24'
L16	S32°14'20"E	28.24'
L17	N86°43'21"E	37.58'
L18	N86°43'21"W	37.58'
L19	N86°43'21"E	37.58'
L20	S86°43'21"W	37.58'

LINE TABLE		
LINE	BEARING	LENGTH
L21 (TIE)	N23°34'38"W	70.90'
L22 (TIE)	N33°09'16"W	67.77'
L23	S13°36'09"W	24.15'
L24	S70°41'18"W	10.01'
L25	S49°57'02"E	50.70'
L26	N37°58'27"E	104.02'
L27	N07°42'38"W	25.60'
L28	N07°44'21"W	22.97'
L29	N77°16'34"E	50.77'
L30 (TIE)	N86°14'46"E	28.15'
L31 (TIE)	N03°28'46"W	23.51'
L32	S74°48'02"E	9.57'
L33	S76°22'45"E	4.32'

- NOTES:**
- THIS IS NOT A VALID, TRUE COPY UNLESS IT BEARS THE GROSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR NAMED HEREON.
  - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THE SUBJECT PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY.
  - THIS SURVEY IS BASED ON THE PUBLIC RECORDS REFERENCED HEREON. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS OR RESTRICTIONS NOT KNOWN TO THE SURVEYOR AT THIS TIME.
  - ONLY THOSE UTILITIES WHICH WERE OBVIOUS AND APPARENT WITHIN THE SUBJECT PROPERTY WERE SURVEYED AT THIS TIME. THERE MAY BE ADDITIONAL UTILITIES LOCATED ON THIS PLAT.
  - ENVIRONMENTAL MATTERS INCLUDING THE PRESENCE OR ABSENCE OF WETLANDS, WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - CONDUIT MATTERS WERE NOT INVESTIGATED AS PART OF THIS SURVEY.
  - ALL PROPERTY CORNERS ON THE NEW LOTS ARE 5/8" REBAR SET UNLESS NOTED OTHERWISE.
  - THIS PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1932, PAGE 89 AND SUBSEQUENT SUPPLEMENT AND AMENDMENTS THERETO RECORDED IN THE FOLLOWING BOOKS: 1932, PAGE 137; 1955, PAGE 355; 1955, PAGE 355; 1955, PAGE 355; AND 0001, PAGE 796. AMONG OTHER THINGS, THESE DOCUMENTS DESCRIBE EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES THAT MAY SERVE THESE LOTS NOW AND IN THE FUTURE.
  - THIS PLAT MAKES NO REPRESENTATION AS TO THE CURRENT AVAILABILITY OF WATER AND SEWER SERVICE TO THE NEW LOTS BEING CREATED.

- REFERENCES:**
- WETES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS, PREPARED FOR SALT MARSH AT SEABROOK I, LLC, BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 06, PAGE 087.
  - DRE/CORM CRITICAL LINE SURVEY OF A PORTION OF "SALT MARSH PHASE II," PREPARED FOR SALT MARSH AT SEABROOK I, LLC, BY HUSSEY, GAY, BELL, AND DATED DECEMBER 1, 2016.
  - PLAT SHOWING THE SUBDIVISION OF TRACT D, LANDFALL WAY, SEABROOK ISLAND, BY A.H. SCHWADKE & ASSOCIATES, INC., DATED MAY 1, 2006, REVISED MAY 12, 2006 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 54, PAGE 794.
  - PLAT PREPARED FOR SALT MARSH AT SEABROOK I, LLC, SHOWING THE DIVISION OF LOT 7 TO CREATE LOT 7A, TO BE CONSOLIDATED WITH PARCEL 149-01-00-167, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 30, 2007, AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK OF, PAGE 087.
  - PLAT OF THE SUBDIVISION OF A 2.35 ACRE TRACT INTO TRACTS A (1.56 ACRES) AND B (0.80 ACRES) AND OF A 9.14 ACRE TRACT INTO TRACTS C (2.49 ACRES) AND D (6.69 ACRES), BY GIFFORD NELSON & WILLIAMS, DATED MARCH 26, 1984, REVISED AUGUST 29, 1984, AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 09, PAGE 055.
  - PLAT TO RECONSOLIDATE TRACT D, TRACT C AND LOT 7A, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 9, 2007 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK OF, PAGE 86.
  - PLAT TO RECONSOLIDATE TRACT D, TRACT C, KNOWN AS PARCELS ID 1499100281 AND 1491001074, BY A & C PROFESSIONAL SURVEYING, INC., DATED JULY 15, 2008 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 06, PAGE 86.
  - WETES AND BOUNDS PLAT OF EXISTING AND PROPOSED BUILDINGS SALT MARSH AT SEABROOK, BY A & C PROFESSIONAL SURVEYING, INC., DATED MAY 8, 2007 AND RECORDED IN THE CHARLESTON COUNTY REC OFFICE IN PLAT BOOK OF, PAGE 651.
  - CHARLESTON COUNTY THIS NO. 149-10-00-086 (PORTION).

**FLOOD STATEMENT:**  
I HEREBY STATE THAT I HAVE CONSULTED FEMA FLOOD INSURANCE RATE MAP NO. 450100018D, NOVEMBER 17, 2006, BASED ON SEA LEVEL AND GRAPHIC INDICATING ONLY. I HAVE DETERMINED THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A", WITH AN ELEVATION OF 13' AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE" WITH AN ELEVATION OF 14', OF SAID MAP.

**SURVEYOR'S STATEMENT:**  
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY HAS BEEN 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.



J. Bruce King, III  
S.C.P.L.S. NO. 22361

**RECORDED**  
DATE: 6/9/2017 TIME: 9:23:21 AM  
Book Page: [LIT] 0299 Doc Type: [Large Plat]  
Charles L. Bryant, Register, Charleston County, SC

Received Fee: \$10.00  
Postage: \$1.00  
TOTAL: \$11.00  
Drawer: [Signature]  
Clerk: [Signature]

Location: SALT MARSH @ SEABROOK PH2

APPROVED AS SUBMITTED  
[Signature]  
ZONING ADMINISTRATOR

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND.

HUSSEY GAY BELL  
Established 1958  
474 WANDOO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / (784) 849-7500

REVISIONS:  
1) 06-07-17 - CHANGED ROAD NAME

ISSUED BY: JTB CHECKED BY: PLK/JKB  
DATE: APRIL 7, 2017  
SCALE: 1" = 40'  
JOB NO.: 817002299  
SURVEY NO.: W-17042501-11032

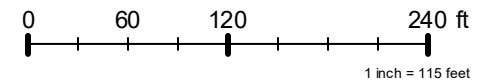
PLAT SHOWING THE SUBDIVISION OF THIS NO. 149-00-00-086 TO CREATE LOTS 1 THROUGH 10, BEING KNOWN AS BLDG A THROUGH BLDG Q, AND ZONE "A" AND "AE" AT SEABROOK I, LLC, SALT MARSH AT SEABROOK I, LLC, SOUTH CAROLINA.

SHEET NO. 1 of 1



## Salt Marsh at Seabrook

#



CHARLESTON  
COUNTY  
SOUTH CAROLINA

**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC  
Date: 9/4/2020