

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

November 10, 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:**
<https://us02web.zoom.us/j/82371386926?pwd=SUh1a3VvKzJCWm1XeWplM3YxMDFUUT09>
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 823 7138 6926 **Passcode:** 743326

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: August 11, 2021

[Pages 2–3]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. Commercial Site Plan Review: Bohicket Marina Pier Replacement

[Pages 4–17]

Request from Bohicket Creek Investors LLC to repair and replace an existing marina dock and fixed pier at Bohicket Marina

ITEMS FOR INFORMATION / DISCUSSION

1. DSO Update

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

August 11, 2021 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

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

Absent: None

Guests: None

Chairman Otstot called the meeting to order at 1:33 PM. 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: June 9, 2021:** Mr. Billian made a motion to approve the minutes from the June 9, 2021, meeting as submitted. Mr. Newton 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. **Rezoning Request: 2517 Pelican Perch:** 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 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from SR Single-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. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **DSO Update:** Town Administrator Cronin notified members of the Planning Commission that the public draft of the DSO was now complete. The town has scheduled a DSO Open House meeting for Mon. August 23rd from 2:00 to 4:00 PM at Town Hall. The purpose of the Open House is for residents to hear a presentation regarding the new DSO and proposed zoning map, and to ask questions and provide public comment on both documents. He encouraged members to review the draft documents, which are currently available on the town's website, and to attend the meeting if their schedules permit. He also reminded members that once the new DSO and zoning map move into the adoption phase, both documents will go before the Planning Commission for review and recommendation prior to consideration by Town Council.

There being no further business, Chairman Otstot asked for a motion to adjourn. Ms. Welch made a motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:12 PM.

Minutes Approved:



Joseph M. Cronin
Town Administrator



MEMORANDUM

TO: Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Commercial Plan Review: Bohicket Marina Pier/Dock Repair & Replacement
MEETING DATE: November 10, 2021

The Planning Commission is asked to review and approve a request from Bohicket Creek Investors LLC to repair and replace an existing marina dock and fixed pier at Bohicket Marina. The dock and pier will be located in Bohicket Creek, adjacent to 1880 Andell Bluff Boulevard.

The applicant's plans, which have been approved and permitted by SCDHEC-OCRM, contemplate a pile-supported concrete fixed pier that will be in roughly the same location as the existing pier. The pier itself will be slightly enlarged to accommodate modern forklifts and their requisite turning radii, as well as ADA ramp access to the floating docks. The piles have been engineered to accommodate modern loading for safer operation, as well as an opportunity to accommodate larger vessels.

The property is part of the Bohicket Marina Village Planned District (PD) and is properly zoned for a marina and associated structures.


Copies of the proposed site plan, architectural renderings, and the SCDHEC-OCRM permit are included for review.

Staff Recommendation

The proposed rest station was reviewed by town staff and found to comply with all requirements of the Development Standards Ordinance. Therefore, staff recommends in favor of **APPROVAL** of the request, subject to the Planning Commission's review and approval of proposed materials and colors.

While Article 14 of the Development Standards Ordinance required Planning Commission review of both a Preliminary and Final Site Plan, given the limited scope of this project, as well as its conforming status, staff recommends approving the drawing as submitted and waiving the requirement for an additional Final Site Plan Review.

Respectfully submitted,


Joseph M. Cronin
Town Administrator





TOWN OF SEABROOK ISLAND
 2001 Seabrook Island Road
 Seabrook Island, SC 29455
 843-768-9121

ZONING PERMIT

Permit # _____ Business License # _____

Date: 10/27/21 Fee: _____ Cash () Check # _____

Applicant's Name: Bohicket Creek Investors LLC

Name of Business Contact: Mike Shuler

Address: 1880 Andell Bluff Blvd Phone: 843.425.4104

City: Seabrook Island State: SC Zip: 29455

Property Owner's Name: Bohicket Creek Investors LLC

Address: 1880 Andell Bluff Blvd Phone: 843.425.4104

City: Seabrook Island State: SC Zip: 29455

Property Location Address: 1880 Andell Bluff Blvd / Bohicket Marina

Lot: _____ Block: _____ Base Flood Elev: 9 Zone: AE

TMS #: 2040000321

Purpose of Permit: Repair and replace aging marina dock/fixd pier serving forklift.

Engineers have determined this is a necessary and time sensitive repair

All necessary OCRM and Army Corps of Engineers Permits are in hand.

Value of Construction: \$2,309,315 POA Approval _____ (date)

Applicant's Signature: *MS* _____ (date)

Zoning Administrator's Signature: _____ (date)

The applicant is responsible for obtaining a permit and necessary inspections from Charleston County.

This Zoning Permit is valid for six (6) months. The action for which this permit was obtained must be taken within that time period. If this Zoning Permit is for issuance of a Building Permit, such Building Permit is valid for a period of one (1) year as described in the Town Code. Any extensions, alterations, or amendments must be must approved by the Town.

Permit Fee: \$ _____

Business License Update: _____

Total: \$ _____



October 27, 2021

RE: Addendum to Zoning Permit form

Dear Mr. Cronin and members of the Town of Seabrook Planning Commission:

Thank you for your consideration of the enclosed submittal for “Zoning Permit” for long overdue repair and replacement of the “forklift dropwell pier” at Bohicket Marina.

Our fully engineered and permitted plans contemplate a pile supported concrete fixed pier that will occupy the same footprint, slightly enlarged to accommodate modern forklifts and their requisite turning radius, as well as ADA ramp access to the floating docks. Also, the piles have been engineered to accommodate modern loading for safer operation and opportunity to accommodate larger vessels if needs be.

Sourcing materials and available marine GC’s has been challenging, however successful. We are very fortunate to be ready and able to start construction here as the boating season is coming to a close so that we can be complete and fully operational before spring boating season begins.

We have taken great efforts to ensure we will be able to service our current marina drystack customers as well as fuel dock throughout the process. Similarly, this project is incurring a substantial expense the ownership of Bohicket is bearing fully and independently of the regime and private slip owners.

After 40 years, our engineers and consultants have confirmed the existing forklift dropwell pier is well beyond its reasonable life expectancy, and this project will ensure safe and continued operations for many years to come.

Thank you for your consideration, and we look forward to continuing partnership with Seabrook and its residents to make Bohicket a world-class marina.

Sincerely,

Mike Shuler
Principal
Bohicket Creek Investors, LLC



TOWN OF SEABROOK ISLAND
 2001 Seabrook Island Road
 Seabrook Island, SC 29455
 843-768-9121

ZONING PERMIT

Permit # _____ Business License # _____

Date: 10/25/21 Fee: _____ Cash () Check # _____

Applicant's Name: Cape Romain Contractors, Inc.

Name of Business Contact: Greg Tuttle

Address: 612 Cape Romain Road Phone: 843-884-5167

City: Wando State: SC Zip: 29492

Property Owner's Name: Bohicket Creek Investors, LLC

Address: 50 Immigration St., Suite 200 Phone: 843-425-4104

City: Charleston State: SC Zip: 29403

Property Location Address: 1880 Andell Blvd., Seabrook Island, SC.

Lot: _____ Block: _____ Base Flood Elev: _____ Zone: AE 10

TMS #: _____

Purpose of Permit: To remove and reconstruct the Bohicket Marina

Dropwell Pier.

Value of Construction: \$2,309,315.00 POA Approval _____

Applicant's Signature: Andrew D. P... President (date) 10/26/21

Zoning Administrator's Signature: _____ (date) _____

The applicant is responsible for obtaining a permit and necessary inspections from Charleston County.

This Zoning Permit is valid for six (6) months. The action for which this permit was obtained must be taken within that time period. If this Zoning Permit is for issuance of a Building Permit, such Building Permit is valid for a period of one (1) year as described in the Town Code. Any extensions, alterations, or amendments must be approved by the Town.

Permit Fee: \$ 350.00

Business License Update: _____

Total: \$ _____

White - Town Canary - Charleston County Pink - Applicant Goldenrod - Accounting



June 22, 2021

Bohicket Creek Investors, LLC
Attn: **Mike Shuler**
1880 Andell Island
Johns Island, SC29455

Re: 1982-07661(18)

91 7199 9991 7030 0138 8756

Dear Mr. Shuler

The above referenced permit has been amended to authorize replacing and enlarging a forklift dropwell structure at the Bohicket Marina. Specifically, to demolish and remove the existing dropwell structure, including an existing concrete platform located immediately adjacent to the dropwell. A 45' long sheetpile bulkhead with associated tie-backs and anchors along the shoreline in the area of the dropwell structure will be constructed to provide structural stability to the adjacent upland for anticipated increased forklift size and weight. The rip-rap revetment in the area will remain. Some rip-rap may be removed to facilitate construction of the new sheetpile wall and will be replaced once the new wall is installed if needed. The new dropwell over-water area will increase from 1,785 sf to 4,200 sf. The existing gangway from the dropwell structure to the fuel dock will be removed and re-installed on the new structure in approximately the same location. The purpose of the project is to replace an existing dilapidated dropwell structure with a larger forklift and dropwell structure that can accommodate larger vessels.

This amendment is made a part of your permit and is subject to the full terms of the permit as issued.

An as-built survey of the authorized structure(s) must be submitted to the Department within 90 days of completion of construction. The survey must be performed by a registered land surveyor, must show all components of the structure(s), and must list the starting and ending coordinates of the structure(s) in the SC State Plane Coordinate System, which can be obtained by survey-grade Global Positioning System equipment.

This letter does not relieve you of the responsibility of acquiring any other applicable federal or local permits that may be required. Any person adversely affected by this action has the right to appeal as outlined in the enclosed "Guide to Board Review."

The construction placard must be posted conspicuously on site during authorized activities. If you do not possess a current placard, a new one must be obtained prior to start of construction.

If this amendment letter is not accepted within thirty (30) days of issuance, OR appealed as described on in the Guide to Board Review, the Department reserves the right to cancel this permit amendment. Please carefully review the Guide to Board Review for information and deadlines for appealing this permit amendment.

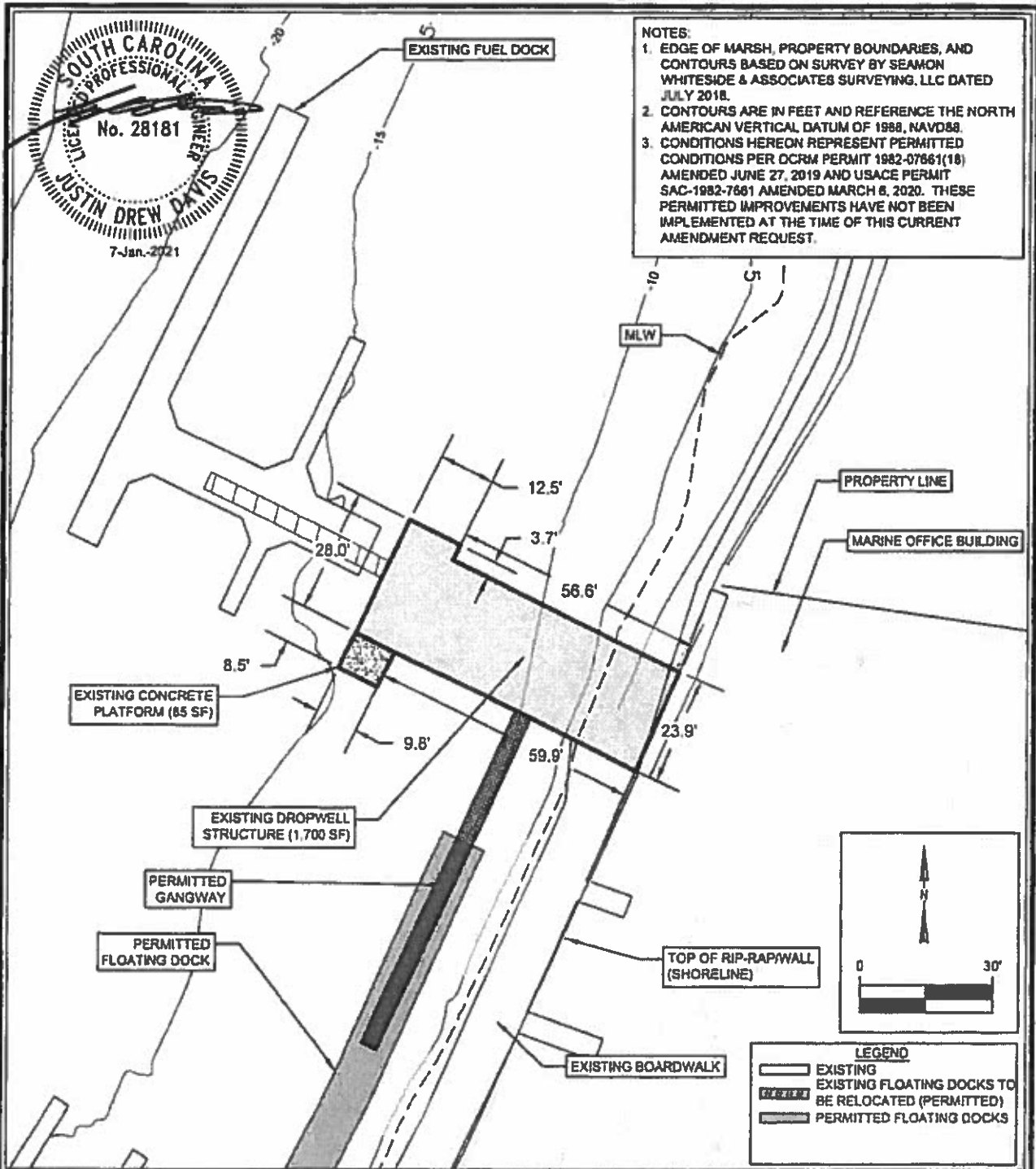
Sincerely,

Joshua D Hoke
Project Manager
Critical Area Permitting Section

cc: Blair Williams, Manager, Critical Area Permitting Section

Mike Shuler, Bohicket Creek Investors, LLC
6/6/21
Date

FOR PERMITTING PURPOSES ONLY
 "NOT FOR CONSTRUCTION"



NOTES:
 1. EDGE OF MARSH, PROPERTY BOUNDARIES, AND CONTOURS BASED ON SURVEY BY SEAMON WHITESIDE & ASSOCIATES SURVEYING, LLC DATED JULY 2018.
 2. CONTOURS ARE IN FEET AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88.
 3. CONDITIONS HEREON REPRESENT PERMITTED CONDITIONS PER OCRM PERMIT 1982-07861(18) AMENDED JUNE 27, 2019 AND USACE PERMIT SAC-1982-7661 AMENDED MARCH 8, 2020. THESE PERMITTED IMPROVEMENTS HAVE NOT BEEN IMPLEMENTED AT THE TIME OF THIS CURRENT AMENDMENT REQUEST.

SOUTH CAROLINA
 LICENSED PROFESSIONAL ENGINEER
 No. 28181
 JUSTIN DREW DAVIS
 7-Jan-2021

D:\Projects\10-3547 Bohicket Dropwell\Drawings\2020 81428 Bohicket Dropwell Permit Drawg. JDD.dwg 4 18/21

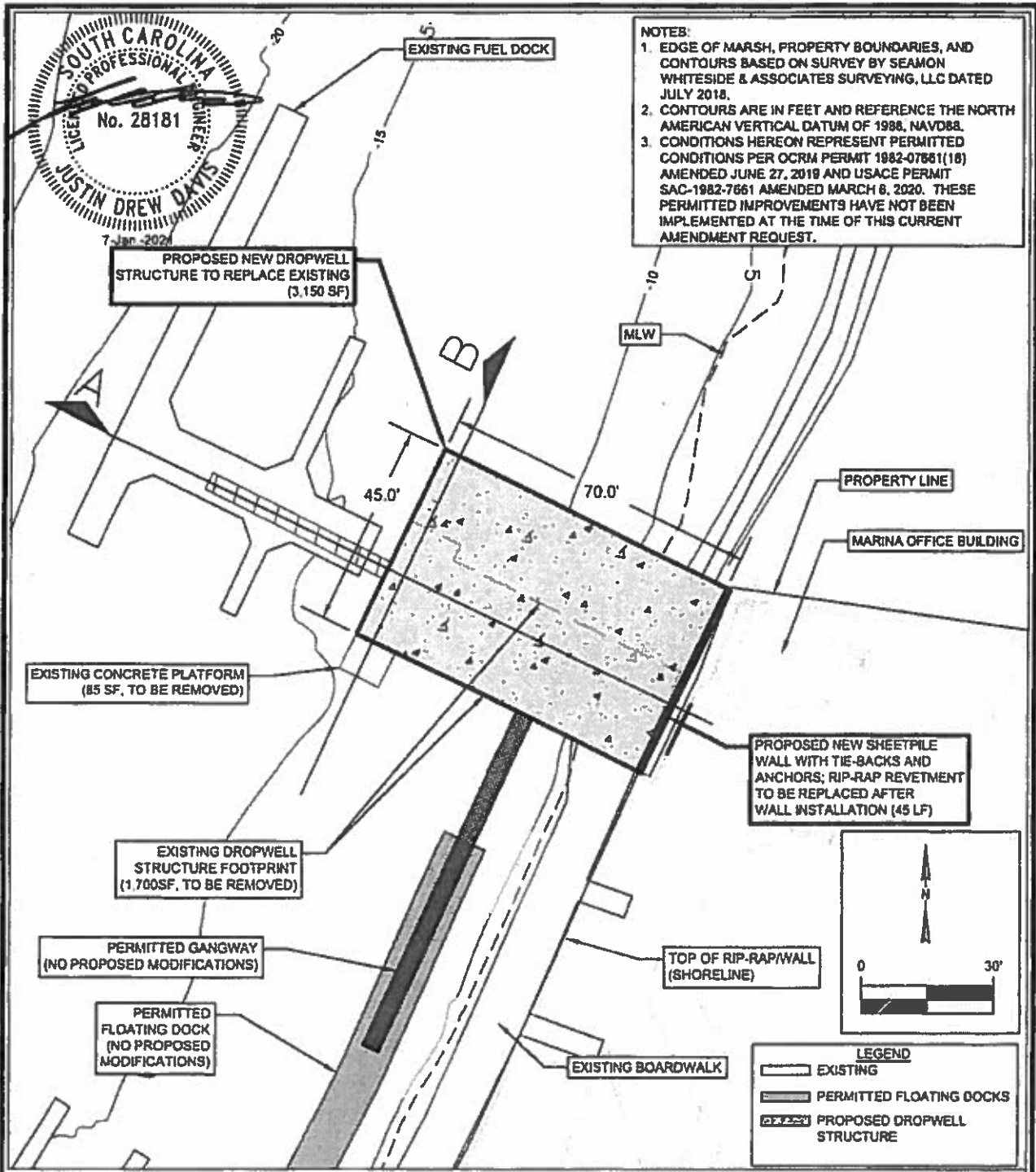
PROJECT: Bohicket Marina Dropwell
 WATERBODY: Bohicket Creek
 COUNTY: Charleston
 STATE: South Carolina
 LATITUDE: 32° 36' 23" N
 LONGITUDE: 80° 09' 23" W

EXISTING AND PERMITTED CONDITIONS
 DROPWELL AREA
 Requested by: Bohicket Creek Investors, LLC
 Project Address: 1880 Andell Bluff Boulevard
 John's Island, SC 29455
 Parcel ID: 2040000295

ATM DESIGN
 ENGINEERING
 CONSULTING

05-Jan-2020
 SHEET 4

FOR PERMITTING PURPOSES ONLY
 "NOT FOR CONSTRUCTION"



NOTES:
 1. EDGE OF MARSH, PROPERTY BOUNDARIES, AND CONTOURS BASED ON SURVEY BY SEAMON WHITESIDE & ASSOCIATES SURVEYING, LLC DATED JULY 2018.
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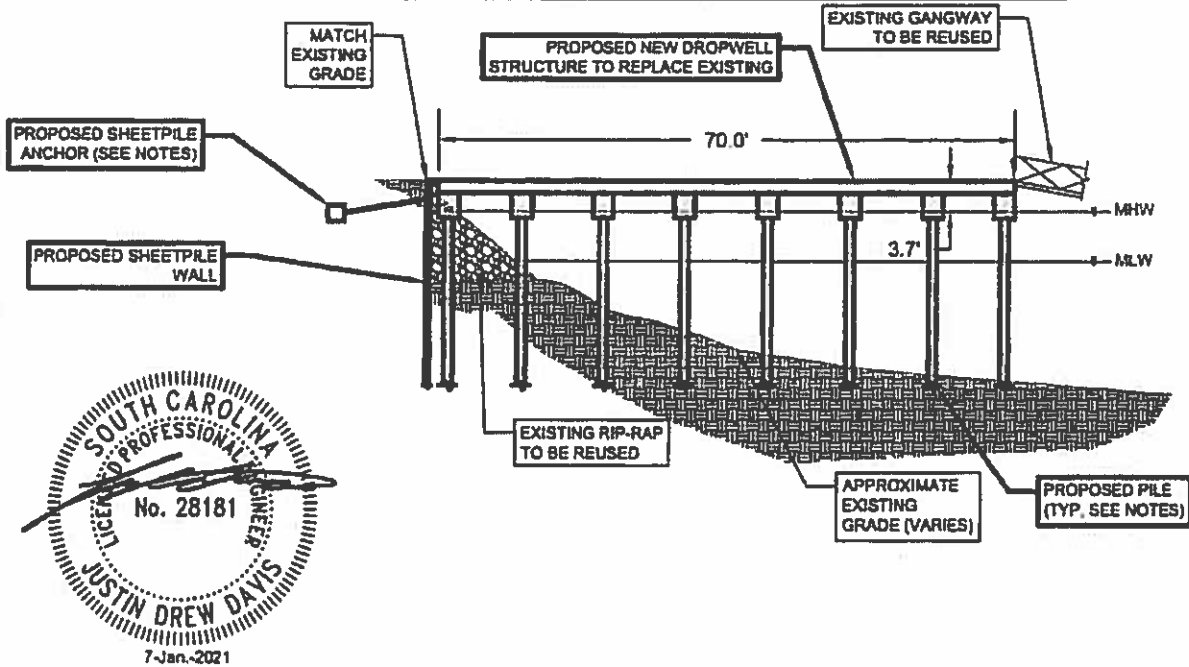


D:\Projects\16-MAR\Submittal Draw\Dropwell\Dropwell Permit Amendment\Drawings\2020-01-08_Bohicket Marina Dropwell Permit Draw_DDD.dwg 5/14/21

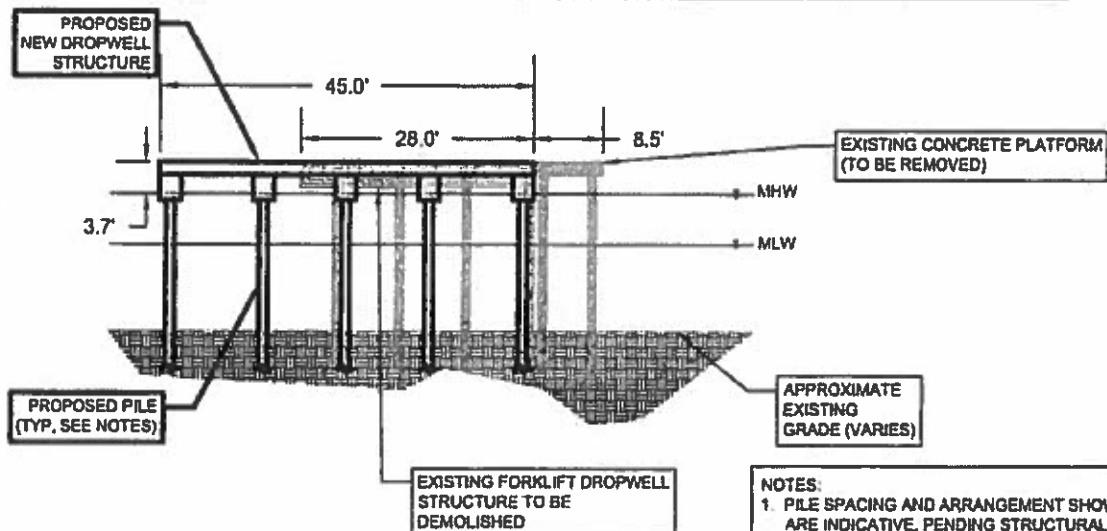
PROJECT: Bohicket Marina Dropwell WATERBODY: Bohicket Creek COUNTY: Charleston STATE: South Carolina LATITUDE: 32° 36' 23" N LONGITUDE: 80° 09' 23" W	PROPOSED IMPROVEMENTS DROPWELL AREA		
	Requested by: Bohicket Creek Investors, LLC Project Address: 1880 Andell Bluff Boulevard John's Island, SC 29455 Parcel ID: 2040000295		

FOR PERMITTING PURPOSES ONLY
"NOT FOR CONSTRUCTION"

SECTION A: PROPOSED DROPWELL STRUCTURE PROFILE



SECTION B: TYPICAL FLOATING DOCK A EXTENSION SECTION



- NOTES:**
1. PILE SPACING AND ARRANGEMENT SHOWN HEREON ARE INDICATIVE, PENDING STRUCTURAL DESIGN.
 2. THE TYPE OF PROPOSED SHEETPILE WALL TIE-BACK ANCHORS (DEADMEN, HELICAL ANCHORS, PILES, ETC.) TO BE DETERMINED PENDING STRUCTURAL DESIGN BUT WILL BE UP-LAND OF THE CRITICAL LINE AND WILL NOT AFFECT CRITICAL HABITAT

<p>PROJECT: Bohicket Marina Dropwell WATERBODY: Bohicket Creek COUNTY: Charleston STATE: South Carolina LATITUDE: 32° 36' 23" N LONGITUDE: 80° 09' 23" W</p>	<p>PROPOSED IMPROVEMENTS TYPICAL PROFILE & SECTION</p> <p>Requested by: Bohicket Creek Investors, LLC</p> <p>Project Address: 1880 Andell Bluff Boulevard John's Island, SC 29455</p> <p>Parcel ID: 2040000295</p>	<p style="text-align: right;">05-Jan-2021 SHEET 6</p>
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C:\Projects\30-3647 Bohicket Marina Dropwell\Drawings\30-3647 Bohicket Marina Dropwell Permit Draw - 020.dwg, 8/1/2021











Salty Dog
ICE CREAM &
MARINA EATS
Open Daily
7:30 am
BREAKFAST & LUNCH
WITH SHIP
ICE CREAM
WITH GELATO