

TOWN OF SEABROOK ISLAND

Town Council – Work Session
July 11, 2023 – 1:00PM

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



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

Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

Call to Order – Roll Call – Freedom of Information

Presentations:

- Presentation from Explore Charleston, (formally Charleston Area Convention and Visitors Bureau) on their FY 2023-2024 budget specifically for the 30% of State Accommodations Tax Funds received from the Town of Seabrook Island.

Mayor John Gregg

- Update of Town of Seabrook Island Request for Public Assistance (Hurricane Ian)
- Update Concerning Charleston Regional Hazard Mitigation Plan

Town Council Members:

- **Jeri Finke**
- **Patricia Fox**
- **Barry Goldstein**
- **Dan Kortvelesy**

Town Administrator Joe Cronin

- Action Items for July 25, 2023, Meeting
 - Ord. 2023-05: 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 149-05-00-143, containing approximately 0.29+/- acres located at 2961 Deer Point Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

Other Action Items:

- Accommodations Tax Advisory Committee Appointment: Appointment to the Accommodations Tax Advisory Committee for the vacant hospitality term ending 2024.

Adjourn



March 30, 2023

Ms. Katharine Watkins
Town of Seabrook Island
2001 Seabrook Island Rd.
Seabrook Island, SC 29455

Dear Ms. Watkins, *Katharine*

Please find attached the preliminary budget from Explore Charleston for FY 2023/24. The required TERC form is included, as are additional supporting details that help to paint a more full picture in promoting our beautiful community. The Town of Seabrook Island is an important part of what makes our destination so attractive and successful.

As always, it is our honor to represent the Town of Seabrook Island! If you need anything, please don't hesitate to reach out at 843-805-3063 or lsmith@explorecharleston.com.

Many thanks!

Sincerely,

Laurie

Laurie Alderson Smith
Chief of Staff



*We'll see
you
in
July if
not before -*

CHARLESTON AREA CONVENTION & VISITORS BUREAU

375 Meeting Street | Charleston, South Carolina 29403 | 843.853.8000 | ExploreCharleston.com

[f](#)/[i](#) [@ExploreCharleston](#) [t](#)/[p](#) [@ExploreCHS](#)

Charleston Area Convention & Visitors Bureau / Explore Charleston		
FY 2023/24 Program of Work BUDGET		
	ATAX = 37% of CVB Budgeted Revenues	
	SC State Grant = 31% of CVB Budgeted Revenues	
	Non-Public Investments = 32% of CVB Budgeted Revenues	
	Atax Eligible CVB Expenditures	Attributable to Seabrook Is
Total Atax Budgeted from Municipality (Estimated Revenue to CVB)	\$9,790,000	\$140,000
Percent of Atax Revenue Received by CVB		1.43%
Total Atax Eligible Expenditures Applied to Municipality (Expense)	\$11,449,498	\$163,728
<i>DESTINATION MARKETING: (ADVERTISING, PROMOTIONAL MATERIALS, MARKETING SUPPORT and RESEARCH)</i>		
Destination Marketing has one goal: promote our community as the country's premier overnight destination. In developing and implementing Explore Charleston programs we ask ourselves "How will this expenditure generate an overnight visitor?" All significant tourism economic activity flows from creating overnight visitation.	\$6,102,215	\$87,262
<i>The CVB does not pay an outside advertising agency; instead, we invest in an in-house marketing team that negotiates all ad buys at agency rates with significant economies of scale.</i>		
All creative is developed in-house to protect "the brand" of our community. Ongoing investments in photography, videography, and written content keep the message fresh, and ensure complementary voice and aesthetic.		
<i>Our marketing strategy has layered advertising mediums that are constantly evolving and are intended to work together for maximum exposure and reach. Innovative electronic promotions are integral, yet print still has relevance.</i>		
Depending on the campaign, online digital, print, radio, television, OTT streaming and billboard advertising may be utilized and direct mail may be employed.		
<i>Titles in our media plan for FY 23/24 include AAA World (DC, MD, VA, DE, OH, KY), AAA Living (GA, TN, SC, NC), AAA Magazine (Ohio), Bon Appetit, Conde'Nast Traveler, SC Vacation Guide. Wedding specific advertising placements are planned with The Knot, Wedding Wire, Bridal Guide, Southern Bride, Sophisticated Weddings, Wedlux, David's Bridal, and Heart of North Carolina Weddings. (*See Destination Specific grant below for additional titles.)</i>		
Marketing plans support our important group sales initiatives through placements with CONNECT and Northstar Meetings Magazine. Active involvement through Virtuoso and Signature Travel Network are also important pieces of our promotional strategy in getting these exclusive and highly-sought-after travel advisors to recommend our area to avid travelers.		
<i>Annual publications created in-house for promotion through response pieces include: Charleston Area Visitors Guide, Charleston Area Golf Guide, Charleston Area Wedding Guide and the Charleston Area Destination Planning Guide for group business. And in light of the opening of the International African American Museum, we are producing a guide intended to lift up Black-owned visitor-facing businesses, called Explore Black Charleston.</i>		
We employ a full-service mail team to distribute these guides at bulk rate, producing a savings that makes the mail center self-sufficient.		
<i>Explorecharleston.com, CharlestonAreaBeaches.com, MeetCharleston.com and AfricanAmericanCharleston.com are cornerstones in Explore Charleston's promotional efforts. Our sites correspond to the printed publications mentioned above, and sites are updated for content and creative daily.</i>		
Constant investment in Google ad words is essential to keeping our websites at the top of potential traveler online searches. Contracts with Book Direct (formerly JackRabbit Systems) provide the booking referral engine behind our websites that lead to direct business.		

<i>A robust social media presence and social media campaign spend is critical to support promotional campaigns and reach a diverse online audience. Our team creates inspiring, customized editorial content for Instagram, Facebook, Twitter, Youtube, Pinterest, LinkedIn, TikTok, as well as our charlestonly.com/blog. Explore Charleston has garnered hundreds of thousands of followers from across the world and consistently outperforms industry averages for audience engagement.</i>		
All of our advertising is based on solid, current tourism research. Research is expensive and necessary in making sound advertising decisions. Various sources are utilized, to include Destinations International, the US Travel Association, Key Data, TravelClick, Datafy, Knowland, and CoStar (formerly Smith Travel Research).		
<i>Locally, our paid partnership with the Office of Tourism Analysis in the Business Department at the College of Charleston proves invaluable in ensuring our ability to compile and analyze our key performance metrics. The College plays an integral role in capturing and collecting data as well.</i>		
MEDIA EFFORTS:		
Media Relations and communications about the Charleston area are critical components in the promotion of our community. While Destination Marketing efforts are paid placements, our Media team seeks what is known as "earned" media, meaning unpaid. Marketing and Media efforts work hand in hand for maximum program benefit.	\$1,415,397	\$20,240
<i>Relationship development is key in these efforts as we work with travel writers, editorial boards and other journalists to promote the Charleston experience through earned media.</i>		
Creating unique and engaging itineraries for media visiting the region is essential in telling our area's story. Writers want new ideas and opportunities to continue producing fresh material for their readers.		
<i>Robust photo and video libraries are updated regularly to ensure content is current and relevant. This is essential as we work to assist journalists and broadcasters in telling their stories about our community. A picture is worth a thousand words, and a video even more.</i>		
Paid advertorial opportunities through D Weddings and Out Magazine are planned. Taking an advertorial approach complements our efforts because it appears editorial in nature, yet we are able to control the content.		
<i>Business development through media relations powerhouse Lou Hammond Group continues to prove beneficial in attracting new journalists to our community. Engagements with other media outlets, specifically those in the New York market, continue to be essential to our efforts.</i>		
Other development channels for our media team include activity through the Society of American Travel Writers, the Public Relations Society of America, National Association of Black Journalists, the US Travel Association, Travel South, and the British Guild of Travel Writers. These groups provide in-person opportunities to interact with media that we might not otherwise engage.		
<i>A blogger tour is planned to offer insight into Charleston area travel through the eyes of some of the top travel bloggers in the country.</i>		
Film projects are planned to provide exposure for our community through PBS' Travel with Darley, Maker's Way, and Dining with Chef Bob Waggoner. A blogger tour is planned to offer insight into travel through the eyes of some of the top travel bloggers in the country.		
<i>Clipping service contracts through Burrelles Luce, Meltwater News, and News Exposure allow our team to track media mentions and perform ROI to determine our most engaging writers and journalists.</i>		
GROUP SALES EFFORTS and TRADESHOWS		
Mutliple sales initiatives are intended to bring group business to our community.	\$1,823,167	\$26,071

<p>Over 30 vetted tradeshows, solely focused on lodging "fits" for our area such as corporate sales, association, government and incentive business, national and international tour operators, weddings, and SMERF (social, military, educational, religious, fraternal) markets.</p>			
<p>These tradeshows and events are scheduled to generate group business for our industry: American Bus Association, International PowWow, National Tour Association, Regional Motorcoach Association, Travel South, Travel South International, Association Executives of NC, GA Society of Association Executives, Meeting Professionals International - Carolinas, Meeting Professionals International - Tennessee, SC Society of Association Executives, TN Society of Association Executives, VA Society of Association Executives, Military Reunion Network, Society of Government Meeting Planners, Professional Conference Managers Association, American Society of Association Executives, CONNECT, Holiday Showcase Chicago, IMEX America, Meeting Planners International, Destination Celebration, Luxury Meetings Summit, Luxury Travel Industry, Northstar Meetings, Society of Incentive and Travel Executives, Superbowl of Knowledge, and various regional bridal shows.</p>			
<p>Keeping our community top-of-mind with top travel advisors, who develop and sell travel itineraries for time-starved travelers is essential business. These opportunities are planned through shows such as International Luxury Travel Market, Signature Travel, Virtuoso, and the Travel & Leisure Advisory Board.</p>			
<p>Business development through globally-connected HelmsBriscoe (meeting procurement and site selection) continues to have a role in attracting group business into our community.</p>			
<p>Sports initiatives - both participant and spectator - are also crucial to group business, filling competition venues and hotel rooms countywide. Whether it's a large event like Credit One Open, or traveling team sports such as soccer clubs, gymnastics competitions, volleyball tournaments, etc. the cumulative effect is significant. Shows in our line up include the Sports Events & Tourism Association, SC Sports Alliance, SPORTS Relationship Conference, TEAMS Tradeshow, and US Sports Congress to seek sports group business for our community.</p>			
<p>Promotion of area businesses that can service our convention / group business is an important piece of group promotion. Once a group has booked its accommodations, they then look for meeting venue, dining and tour options.</p>			
<p>VISITOR SERVICES: CENTERS, CALL / CHAT CENTERS</p>			
<p>Explore Charleston operates four area visitor centers - downtown Charleston, Kiawah Island, Mount Pleasant, North Charleston.</p>	\$2,108,719	\$30,155	
<p>Daily responsibilities include information distribution, providing directions, assistance in visit planning, access to public facilities and general promotion of our community.</p>			
<p>Area tours are booked through our centers, spreading economic benefit to regional businesses.</p>			
<p>Last minute, same-day hotel rooms are also booked through the centers as our lodging partners look to book the day's remaining inventory.</p>			
<p>Visitor Services also serve large groups that come to the Charleston area by setting up mini visitor centers to help distribute the same information that can be found in our "official" facilities.</p>			
<p>Serving visitors and callers via our 1-800 phone lines and digital chat platforms are integral to our marketing efforts. Ads are placed, articles are published, and our phone lines ring in response.</p>			
<p>Our Visitor Inquiry Service (VIS) operators also serve a pivotal role during times of crisis, be it a weather event such as a hurricane, or more recently, the Covid-19 pandemic. VIS operators play a critically important role by gathering and disseminating the most current information to potential travelers to our community.</p>			
<p>TOTAL ATAX ELIGIBLE EXPENDITURES APPLIED TO MUNICIPALITY</p>		\$11,449,498	\$163,728

OTHER BUDGETED PROGRAMMING BEYOND ATAX:		
		<u>CVB Grant Expenditures</u>
<u>DESTINATION MARKETING GRANT EXPENDITURES, obtained through SC Department of Parks, Recreation & Tourism</u>		<u>\$8,375,300</u>
Additional media placements will be afforded thanks to the state's destination specific grant. Promotional plans include the Tennis Channel, initiatives through Sinclair Broadcast Group, AFAR, Better Homes & Gardens, Departures, Essence Magazine, Food Network, Food & Wine, Garden & Gun, Town & Country, Veranda, Intersection Media (Penn Station take-over), Kingdom Magazine, Midwest Living, Smithsonian Magazine, Southern Living, The New Yorker, Travel & Leisure, Western NC Magazine and Worth. (*See atax expenditures above for additional titles.)		
		<u>CVB Member and Industry Expenditures</u>
<u>MEMBER AND INDUSTRY EXPENDITURES (non-public funds)</u>		<u>\$6,239,706</u>
Improved and increased air service into Charleston International (CHS) continues to be a major focus for Explore Charleston. Working with Southwest, JetBlue, Alaska Airlines, Breeze Airways, Spirit, and our legacy carriers expands access to and from the region. Carriers expect Explore Charleston to assist with generating demand for these flights by advertising in non-stop markets.		
<i>Over 5 million people traveled through our airport in 2022. Passenger volume is expected to continue to grow, as driving visitor demand in non-stop cities is important to our mission. This effort is essential to keep ticket prices affordable through CHS so that we can continue to expand direct fly markets, strengthen tourism, and support regional economic development opportunities.</i>		
Robust membership programming and networking activities are provided to 800+ businesses that benefit from tourism.		
<i>Workforce recruitment initiatives include in-market and out-of-market job placement events and college career fairs. Industry placements continue with programming through partners such as the Ralph H. Johnson VA Medical Center, SC Vocational Rehab, and SC Works.</i>		
Workforce retention for the tourism industry is an essential function of our team, addressed through a variety of educational programs geared toward owner / operators and leadership / management, as well as sales training and customer service tracts.		
<i>Diversity, Equity and Inclusion is addressed through our Heart for Hospitality steering committee. The Intern Cultural Enrichment Program (ICEP) aims to grow minority leadership in the tourism industry through placement of students into paid summer internships through area hotels and restaurants. Lodging is provided to these students through a partnership with the College of Charleston.</i>		
Industry best practices and best interests are pursued through involvement with the SC Association of Tourism Regions, SC Restaurant & Lodging Association, Southeast Tourism Society, Destinations International, and US Travel Association.		
<u>TOTAL CVB BUDGETED EXPENDITURES</u>		<u>\$26,064,504</u>

30 Percent (NONPROFIT DMO) Budget Form (Adopted October 14, 2022)

Name of Government: Seabrook Island
Contact Person: Katharine Watkins
Phone: (843) 768-9121

Email: kwatkins@seabrookisland.org

Name of Organization Designated to Receive Special Fund:* Charleston Area Convention & Visitors Bureau / Explore Charleston
Atax Amount: CVB is budgeting \$140,000 in atax revenue for FY 23/24; CVB is budgeting to spend \$163,728

***Only one organization per form. Please duplicate this form as necessary.**

<u>Project Category and Brief Explanation</u>	<u>Amount Budgeted for 22-23</u>	<u>Amount Budgeted for 23-24</u>
1, 2, and 3. Advertising, Promotional Materials /	\$74,593	\$87,262
5. Media Efforts	\$15,602	\$20,240
4. Group Sales	\$19,973	\$26,071
6. Visitor Services (Centers, Call/Chat Centers)	\$21,214	\$30,155
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total:	\$131,382	\$163,728

Project Categories - All must attract or provide for tourists.

- | | |
|--|--|
| 1 - Advertising (Print, digital, broadcast, social, etc.) | 5. Media Efforts |
| 2 - Promotional Materials/Publications | 6. Visitor Services (Centers, Call/Chat Centers) |
| 3 - Marketing support (creative, photography, videography) | 7. Other |
| 4 - Group Sales Efforts and Tradeshow | |

Certification that the Local Accommodations Tax Advisory Committee Reviewed Budgets Submitted and Made Recommendations per Section 6-4-25 of the SC Code of Laws. (Please type YES or NO below. If NO, please offer explanation)

Use space below to offer brief explanation of difference between budget and actual expenses or attach supplemental documentation from DMO.

*** A detailed explanation from Explore Charleston is attached to this spreadsheet.**

Save as an Excel or PDF Document and Return to Tourism Expenditure Review Committee via email at damita.holcomb@dor.sc.gov



MEMORANDUM

TO: Mayor Gregg & Members of Town Council
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Rezoning Request: 2961 Deer Point Drive
MEETING DATE: June 27, 2023

Town Council is asked to review and approve a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 149-05-00-143, containing approximately 0.29 +/- acres located at 2961 Deer Point 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 marsh, 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 addresses each of the criteria outlined in §19.3.B.

A copy of the draft rezoning ordinance is also 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.

Planning Commission Recommendation:

During its meeting on June 14, 2023, the Planning Commission unanimously recommended in favor of **APPROVAL** of Rezoning request.

Respectfully submitted,

Tyler Newman
Zoning Administrator

TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2023-05

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 149-05-00-143, CONTAINING APPROXIMATELY 0.29 +/- ACRES LOCATED AT 2961 DEER POINT DRIVE, FROM THE MODERATE LOT SINGLE-FAMILY (R-SF2) DISTRICT TO THE CONSERVATION (CP) DISTRICT.

WHEREAS, on or about March 24, 2023, the Seabrook Island Property Owners Association filed Rezoning Application #89 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-05-00-143, containing approximately 0.29 +/- acres located at 2961 Deer Point 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 June 14, 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 July 25, 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 149-05-00-143, containing approximately 0.29 +/- acres located at 2961 Deer Point 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: June 27, 2023
Public Hearing: July 25, 2023
Second Reading: July 25, 2023

TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Katharine E. Watkins, Asst. Town Administrator

EXHIBIT A



TMS #: 149-05-00-143

ADDRESS: 2961 Deer Point Drive

ACREAGE: 0.29 (+/-)

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

PROPOSED ZONING: Conservation (CP)



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)	2961 Deer Point Dr.		
Tax Map Number(s)	1490500143	Block #	49
		Lot #	27
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)	12,834.06	High Ground (Acres or Ft ²)	8,814.52

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)?	


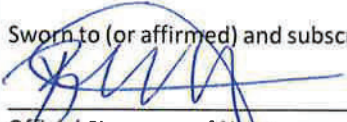
3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input 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 March 20, 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>Shaeher Paton</i> Date: 3/24/23
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>24</u> day of <u>March</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>24</u> day of <u>March</u> 20 <u>23</u> .			
 Official Signature of Notary			
My commission expires: <u>1/13/2027</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 purchased by the Seabrook Island Greenspace Conservancy in 2022. The property was subsequently quit-claimed to SIPOA on 12/12/22 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.



O.C.R.M. STATEMENT
 THE AREA SHOWN ON THIS PLAT IS THE PROPERTY OF THE DEPARTMENT OF CORRECTIONS AND PERMIT AUTHORITY ON THE DATE SHOWN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

LOT 27 - APPROVED BY CORM ON 8/12/2022
 DATE: 8/12/2022
 SIGNATURE: [Signature]
 DATE: 11/25/2022
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SURVEY, SUBJECT TO THE APPLICABLE LANGUAGE ABOVE.

O.C.R.M. LINE TABLE

LINE	BEARINGS	DISTANCE
1	S 24°20'10" W	20.89
2	S 89°53'37" E	13.53
3	S 17°27'25" W	8.24
4	S 74°47'08" W	18.05
5	S 26°51'12" W	16.64
6	S 12°03'12" W	8.74
7	S 74°42'00" W	6.71
8	S 74°42'00" W	6.71
9	N 74°55'25" E	20.32
10	S 84°33'03" E	7.50
11	N 75°21'07" W	19.11
12	S 41°36'22" W	16.79
13	S 81°12'01" E	2.95
14	S 81°12'01" E	2.95
15	N 48°40'14" W	9.20
16	N 48°40'14" W	9.20
17	S 42°40'14" W	3.55
18	S 76°33'31" E	17.54
19	S 29°29'27" W	15.54
20	S 38°32'14" W	6.34

RECORDED
 DATE: 6/10/2023 TIME: 3:25:13 PM
 Book-Page [S23 0115] Doc-Type [Small Plat]
 Karen Hollings, Register of Deeds, Charleston County, SC
 TOWN OF SEABROOK ISLAND
 2001 SEABROOK ISLAND RD.
 SEABROOK ISLAND SC 29455
 DEER POINT DR
 Record Fee \$27.00
 TOTAL \$27.00
 Drawn [Signature]
 Clerk [Signature]

APPROVED AS SUBMITTED
 DATE: 05/03/2023
 ZONING ADMINISTRATOR
 NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

Town of Seabrook Island

Ches. Co. R.O.D.

O.C.R.M.

Subject Property = LOT 27

Location Map

CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING CLASS A SURVEY AS SPECIFIED THEREIN.

NOTES

- PLAT REF.: PLAT BOOK AM, PAGE 94
- LOT 27: DEED BOOK 1146, PAGE 225
- PROPERTY OWNED BY: [Name]
- LOT 26: SEABROOK ISLAND GREEN SPACE CONSERVANCY
- AND ADRIAN L. STACY-HUMPHRIES
- LOT 27: T.M.S. NO. 149-06-00-143
- SEABROOK ISLAND GREEN SPACE CONSERVANCY (0.39 AC)
- LOT 26: ADDRESS: 2967 DEER POINT DR.
- LOT 27: ADDRESS: 2967 DEER POINT DR.
- SEABROOK ISLAND GREEN SPACE CONSERVANCY (0.39 AC)
- LOT 26: AREA = 13,165.86 SQFT (0.30 AC)
- LOT 27: AREA = 13,165.86 SQFT (0.30 AC)
- TODAY'S FLOOD ZONE (EL. 12.43) SHOWN ON MAP 45076C 0785 K, DATED JAN.28.2021.
- GENERAL NOTES AND ANY SPECIAL NOTES.

LEGEND

- 9 LO = 9" DIA. LIVE OAK
- 12 P = 12" DIA. PINE
- 8 WO = 8" DIA. WHITE OAK
- 9 PAL = 9" DIA. PALMETTO
- REO = REBAR (OLD)
- OTN = OPEN TOP PIPE (OLD)
- CTP = CORNED TOP PIPE (OLD)
- CP = CALCULATED POINT

Existing Lot Creagres

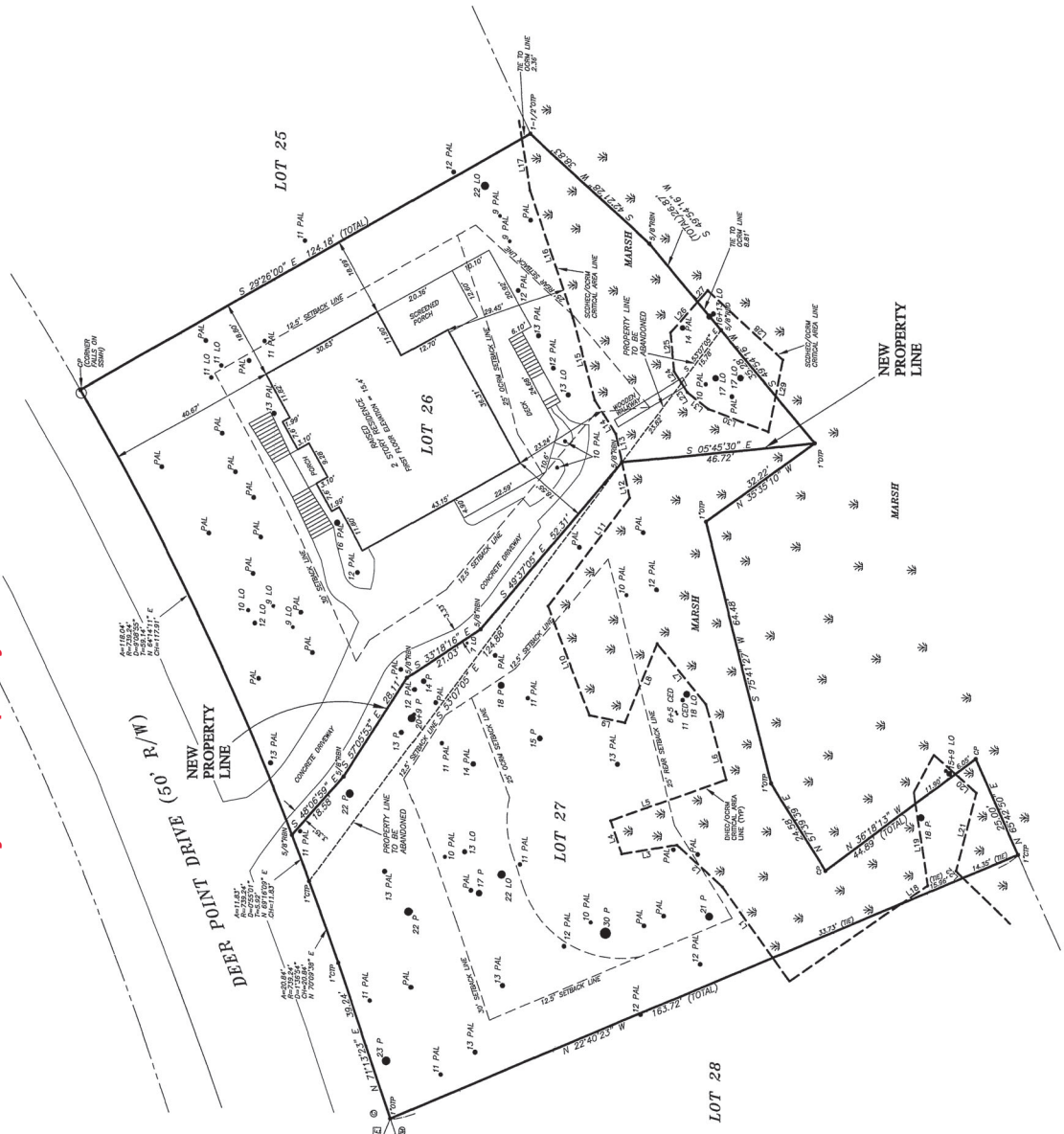
LOT 27
 HIGHLAND AREA = 9,454.91 SQFT
 MARSH AREA = 9,559.15 SQFT
 TOTAL AREA = 19,014.06 SQFT(0.294c)

LOT 26
 HIGHLAND AREA = 11,774.12 SQFT
 MARSH AREA = 1,417.76 SQFT
 TOTAL AREA = 13,191.88 SQFT(0.304c)

New Lot Creagres

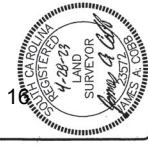
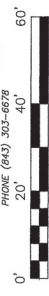
LOT 27
 HIGHLAND AREA = 9,814.52 SQ.FT.
 MARSH AREA = 1,684.06 SQ.FT.
 TOTAL AREA = 11,498.58 SQ.FT.(0.294c)

LOT 26
 HIGHLAND AREA = 11,391.88 SQ.FT.
 MARSH AREA = 1,684.06 SQ.FT.
 TOTAL AREA = 13,075.94 SQ.FT.(0.304c)



PLAT SHOWING
A PROPERTY LINE ADJUSTMENT
 BETWEEN
 LOT 26 AND LOT 27
 BLOCK 49
 THE TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA

DATE: MAR. 9, 2023
 SCALE: 1"=20'
JIM COBB L.L.C.
LAND SURVEYING
 420 PHOENIX (643) 303-6678



Town of Seabrook Island

Property Zoning Report

19 May 2023



Parcels

Parcel ID: 1490500143
Owner: LACARA JOANNE
Owner Street Address: 300 MIDDLETON BLVD
Owner City State ZIP Code: SEABROOK ISLAND , SC 29455
Parcel Street Address: 2961 DEER POINT DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	13,523.8sf (0.31acres)

WITNESS my hand and seal this 21 day of October, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

K. Chielowski
Witness #1

[Signature]
Witness #2

Joanne Lacara a/k/a Josephine Lacara
Joanne Lacara a/k/a Josephine Lacara
who acquired title as Joanne Lacava

STATE OF South Carolina
COUNTY OF Charleston)

The foregoing instrument was acknowledged before me by Joanne Lacara a/k/a Josephine Lacara, this 21 day of October, 2022.

[Signature] (SEAL)
Notary Public for SC
My commission expires: 10/22/2029

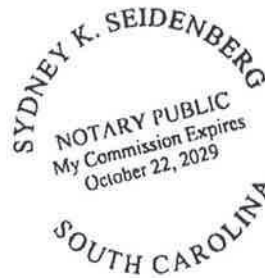


EXHIBIT A

ALL that certain piece, parcel, or tract of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as Lot 27, Block 49, On a plat by EM. Seabrook, Jr., CE. & LS., dated February 24, 1982 and recorded in the RMC Office for Charleston County in Plat Book AW at page 94; said lot having such size, shape, dimensions, locations, buttings and boundings as will by reference to said plat more fully appear.

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

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 2961 Deer Point Drive, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 149-05-00-143, was transferred by **Joanne Lacara a/k/a Josephine Lacara to Seabrook Island Green Space Conservancy, Inc.** on October 28, 2022.
- 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) 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 _____

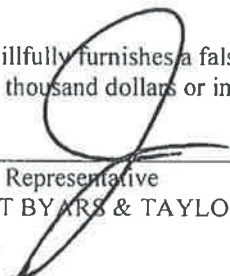
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$199,000.00
 - (b) The fee is computed on the fair market 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 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: 199,000.00
 - (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: 199,000.00


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 LLC

Sworn to before me this 28 day of October, 2022.



 Notary Public for
 My Commission Expires: _____

KRISTIN M. BRADSHAW
 Notary Public, South Carolina
 My Commission Expires
 August 19, 2024

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
 FRESHFIELDS VILLAGE
 130 GARDNER'S CR PMB 138
 JOHNS ISLAND SC 29455 (COURIER)

RECORDED		
Date:	November 1, 2022	
Time:	1:55:58 PM	
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1146	225	Deed
Michael Miller, Register Charleston County, SC		

MAKER:

LACARA JOANNE AL

of Pages: 5

Note:

RECIPIENT:

SEABROOK ISLAND GREEN ETC

Recording Fee	\$ 15.00
State Fee	\$ 517.40
County Fee	\$ 218.90
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 751.30

Original Book:

Original Page:

DRAWER Drawer 8
CLERK ANF

AUDITOR STAMP HERE
 RECEIVED From ROD
 Jan 12, 2023
 Peter J. Tecklenburg
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP RJB
 DATE 01/12/2023



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