

TOWN OF SEABROOK ISLAND

Town Council Meeting
July 25, 2023 – 2:30 PM

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

1. **Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance**
2. **Approval of Minutes:**
 - Town Council Regular Meeting Minutes – June 26, 2023
 - Town Council Work Session Meeting Minutes – July 11, 2023
3. **Presentations:** *There are no presentations.*
4. **Public Hearing Items:**
 - 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.
5. **Citizens Comments:** *Any citizen may speak pertaining to any item listed on the meeting agenda which does not require a public hearing. Each speaker shall be limited to 3 minutes in which to make his or her comments. Town council shall allow no more than 30 minutes for citizen comments. Preference shall be given to individuals who have signed up or otherwise notified the town clerk/treasurer of a desire to speak prior to the start of the meeting.*
6. **Reports of Town Boards, Commissions, and Committees:**
 - **Advisory Committees**
 - Community Promotions and Engagement Committee
 - Environment and Wildlife Committee
 - Public Safety Committee
 - Public Works Committee
 - **Special Committees**
 - **Ad Hoc Committees**
 - **Board of Zoning Appeals**

- **Planning Commission**
- **State Accommodations Tax Advisory Committee**
- **Utility Commission**

7. Reports Town Officers:

- **Mayor**
 - OCEANA request for the Town “sign-on” to letter President Biden opposing permitting for off-shore drilling
 - Comment concerning recent informal discussions with representatives of the Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (Club)
- **Town Administrator**
 - Fiscal Year 2024 Budget Calendar
- **Assistant Town Administrator**
 - Report of Financials for the Month of June 2023
 - Accommodations Tax Grant Applications for Fiscal Year 2024
 - Election Filing for Mayor, Council, and Utility Commission for Election on November 7th, 2023
- **Town Attorney**
- **Zoning Administrator**
 - Code Enforcement Summary
- **Communications & Events Manager**

8. Ordinances for Second Reading:

- 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.

9. Ordinances for First Reading: *There are no ordinances for first reading.*

10. Other Action Items *There are no other action items.*

11. Items for Information or Discussion: *There are no Items for Information or Discussion*

12. Citizen Comments: *Any citizen may speak pertaining to any town matter, except personnel matters. Each speaker shall be limited to 3 minutes in which to make his or her comments. Town council shall allow no more than 30 minutes for citizen comments. Preference shall be given to individuals who have signed up or otherwise notified the town clerk/treasurer of a desire to speak prior to the start of the meeting.*

13. Council Comments

14. Adjournment

TOWN OF SEABROOK ISLAND

Town Council Meeting

June 27, 2023

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



MINUTES

1. Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance

Mayor Gregg called the June 27, 2023, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, Communications & Events Manager Robin Ochoa, and Assistant Town Administrator Watkins participated in the meeting. The Assistant Town Administrator confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

2. Approval of Minutes:

- Town Council Regular Meeting Minutes – May 23, 2023
- Town Council Work Session Meeting Minutes – June 13, 2023

Councilwoman Finke moved to approve the previous meeting minutes of May 23rd; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of May 23rd were approved.

Councilwoman Finke moved to approve the previous meeting minutes of June 13th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of June 13th were approved.

3. Presentations:

- Presentation of FY 2022 Annual Audit

Kellan Shuford, Mauldin & Jenkins, presented financial audit for FY 2022 for the Town of Seabrook Island.

4. Public Hearing Items:

- Ord. 2023-04: An ordinance amending the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023

Mayor Gregg opened the public hearing at 2:40PM for Ordinance 2023-04.

No comments were made, the public hearing was closed at 2:41PM.

5. Citizens Comments:

Assistant Town Administrator Watkins listed the individuals who submitted public comments prior to the meeting.

A copy of the comments is available with these minutes and upon request.

Paul McLaughlin, 3061 Baywood Drive, inquired why the budget was going to be amended. Mayor Gregg clarified Ordinance 2023-04.

6. Reports of Town Boards, Commissions, and Committees:

• **Advisory Committees**

- Community Promotions and Engagement Committee

Councilwoman Fox summarized the June 15th Community Promotions and Engagement Committee Meeting and noted the upcoming July Community Promotions and Engagement Committee meeting has been canceled.

Councilwoman Fox reminded all the upcoming Chow Town Food Truck Rodeo on June 28th from 5:00PM to 8:00PM at Town Hall.

- Environment and Wildlife Committee

Councilwoman Finke summarized the June 8th Environment and Wildlife Committee meeting and noted the upcoming Environment and Wildlife Committee meeting will be tentatively held on July 13th at 1:00PM.

- Public Safety Committee

Councilman Kortvelesy summarized the Disaster Recovery Council (DRC) training exercise of June 20th.

Councilman Kortvelesy noted the Public Safety Committee Meeting will be meeting on July 18th to review the Disaster Recovery Council Training and their recommendations on improvements.

- Public Works Committee

Councilman Goldstein updated the council on the Road Design and on the status of the Town Hall Annex and Garage.

• **Special Committees**

None.

• **Ad Hoc Committees**

Councilwoman Finke updated Council on the status of the meetings going to be held in July at Town Hall in Council Chambers and will potentially have ordinance changes proposed to Council in August or September of this year.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones summarized the meeting of June 21st and the financials and operations for the month of May.

Mayor Gregg inquired if it would be helpful to have the Town advertise the available positions at the Seabrook Island Utility Commission.

7. Reports Town Officers:

- **Mayor**

- Update Concerning Charleston Regional Hazard Mitigation Plan and Follow-up Regarding Related Survey

Mayor Gregg updated the council on the status of the Charleston Regional Hazard Mitigation plan.

- Update from Recent Informal Discussion with the Seabrook Island Club and Seabrook Island Property Owners Association (SIPOA) Representatives

Mayor Gregg summarized an informal discussion had with representatives of the Seabrook Island Club and SIPOA.

The council discussed the proposed survey from the Seabrook Island Property Owners Association.

- Comment Concerning Resident Comments Regarding Request for Annexation

Mayor Gregg summarized a comment received regarding the proposed annexation.

- **Town Administrator**

- Development Update
 - Andell Annexation Request

Town Administrator Cronin noted the Andell Annexation Request, adjacent to the Bohicket Marina, will be presented to the Planning Commission at the July 12th meeting at 1:30PM.

Town Administrator Cronin added there will be a dedicated page on the town website related to this project.

- Seafields

Town Administrator Cronin updated Council on the status of Seafields based on conversations had with the Town Administrator at the Town of Kiawah Island.

- MUSC

Town Administrator Cronin updated Council on the status of the proposed MUSC medical office building now proposed to be on the parcel next to the Seafields development.

The council inquired if the parcel would be in the Town of Kiawah Island or the Town of Seabrook Island.

The council discussed if the parcel donated to MUSC was not updated with Charleston County. A discussion was had where the new proposed property is located next to Seafields.

The council clarified the agreement had with Seafields for access on Seabrook Island Road, and where their proposed secondary access would be located, the Town Comprehensive Plan for the frontage road behind Town Hall.

The council clarified if Seafields could grant access through their mitigated agreement.

- Code Enforcement Portal

Town Administrator Cronin noted the new code enforcement portal will be available on the Town's website beginning July 3rd and reviewed the process.

- **Assistant Town Administrator**

- Report of Financials for the Month of May 2023

Assistant Town Administrator Watkins summarized the May Financials as follows:

- Total fund balance ending on May 31, 2023, was \$8,925,701 an amount about \$1,768,940 more than the balance as May 31, 2022.
- Unrestricted revenue for May totaled \$377,264 representing about 59.9% for the 2023 annual budget and being about \$31,145 less than for the same period in 2022.
- Expenditures for May totaled \$140,450 which is 33.6% of the 2023 annual budget. Expenditures for the year were about \$29,681 more compared to the same period of 2022.
- Excess revenues over expenditures were \$238,814 for May compared to an excess revenues over expenditures of \$297,639 in the same period of 2022, representing a decrease in revenue from this year compared to last.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman noted the proposed annexation will be posted on the website and can reach out to him directly to clarify some of the miscommunications on the project.

Zoning Administrator Newman summarized the code enforcement summary since the previous Council meeting.

The council inquired about the beach patrol trash pickup throughout the day and potentially changing the timing and/or frequency of the trash pickup.

- **Communications & Events Manager**

Communications & Events Manager Ochoa reminded all the upcoming Chow Town Food Truck Rodeo on June 28th from 5:00PM to 8:00PM.

8. Ordinances for Second Reading:

- Ord. 2023-04: An ordinance amending the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023

Councilwoman Finke moved to approve Ord. 2023-04; Councilwoman Fox seconded.

Town Administrator Cronin summarized Ord. 2023-04 and updated Council on the Accommodations Tax Advisory (ATAX) Committee recommendation.

The council discussed the ATAX Committee recommendation.

A vote was taken using the original motion; all voted in favor.

Ord. 2023-04 passed second reading and was adopted.

9. Ordinances for First Reading:

- 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.

Councilwoman Finke moved to approve Ord. 2023-05; Councilwoman Fox seconded.

Zoning Administrator Newman summarized Ord. 2023-05.

A vote was taken using the original motion; all voted in favor.

Ord. 2023-05 passed first reading.

10. Other Action Items

None.

11. Items for Information or Discussion:

None.

12. Citizen Comments:

Ava Kleinman, 1400 Nancy Island Drive, inquired if staff to make a recommendation on annexation and received legal review. Town Administrator Cronin and Zoning Administrator Newman.

Paul McLaughlin, 3061 Baywood Drive, inquired about incidents on the island with Charleston County Sherriff's Office. Councilman Kortvelesy and Mayor Gregg clarified CCSO would be the proper avenue to receive information on this incident.

Paul McLaughlin, 3061 Baywood Drive, inquired about what the Town will do about the roads on Johns Island. Mayor Gregg clarified the proper channels for road improvements. Councilman Kortvelesy summarized the most recent meeting of the Johns Island Task Force.

Paul McLaughlin, 3061 Baywood Drive, inquired about the rise of interest rates on insurance rates on the Town of Seabrook Island and if the Town would bring this forward to the Municipal Association of South Carolina.

Paul McLaughlin, 3061 Baywood Drive, commented on the public complaint portal to incorporate with the Seabrook Island Property Owner's Association.

Paul McLaughlin, 3061 Baywood Drive, commented on Ord. 2023-04.

13. Council Comments

None.

14. Adjournment

Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 4:25 PM.

Date: June 27, 2023

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

TOWN OF SEABROOK ISLAND

Town Council – Work Session

July 11, 2023

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



MINUTES

Call to Order – Roll Call – Freedom of Information

Mayor Gregg called the July 11, 2023, Town Council Work Session to order at 1:00PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Joe Cronin, Communications & Events Manager Robin Ochoa, Zoning Administrator Tyler Newman, and Assistant Town Administrator Katharine Watkins participated in the meeting. The Assistant Town Administrator confirmed that notice of the meeting was posted, and the requirements of the Freedom of Information Act had been met.

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.

Chris Campbell (Vice President – Strategy & External Affairs), Chisolm Seabrook Greene (Assistant Director of Marketing), and Anne McEwen (Director of Membership Development, TMP) from Explore Charleston presented the 30% budget of State Accommodations Tax received from the Town of Seabrook Island and summarized what Explore Charleston does.

There was also a quorum of the Accommodations Tax Advisory Committee present as follows: Randy Buck (Chair), Joanne Fagan, Susan Leggett, Ann O'Rourke, Ronald Schildge, and Stuart Spisak.

Town Administrator Cronin commented on the vacation rental performance for 2019, 2022, and 2023 with regards to a slight decrease in the number of guests staying post pandemic, and the number of short-term rental permits on Seabrook Island.

A discussion was had on international travel, and which countries does Explore Charleston advertise the area to.

Mayor John Gregg

- Update of Town of Seabrook Island Request for Public Assistance (Hurricane Ian)

Mayor Gregg updated the Council on the status of the Town of Seabrook Island Request for Public Assistance from Hurricane Ian.

- Update Concerning Charleston Regional Hazard Mitigation Plan

Mayor Gregg updated the council on the status of the Charleston Regional Hazard Mitigation Plan.

Town Council Members:

- **Jeri Finke**

Councilwoman Finke thanked members of Town Staff.

- **Patricia Fox**

Councilwoman thanked Town Staff.

Councilwoman Fox noted the upcoming Community Promotions and Engagement Committee Meeting on July 20th has been canceled.

Councilwoman Fox reminded all the upcoming Chow Town Food Truck Rodeo will be on July 12th from 5:00PM to 8:00PM.

Councilwoman Fox summarized the SIPOA long range planning meeting.

Councilwoman Fox reminded all the upcoming Planning Commission meeting will be on July 12th at 1:30PM.

- **Barry Goldstein**

Councilman Goldstein thanked Town Staff.

Councilman Goldstein summarized the Public Works Committee meeting of July 10th.

Councilman Goldstein updated the council on the proposed town hall annex, town hall garage, and crosswalk signs.

A discussion was had on the solar issue related to the installation of the crosswalks.

- **Dan Kortvelesy**

Councilman Kortvelesy thanked Town Staff.

Town Administrator Joe Cronin

- Other Items

Thanked the Council for the comments in support of Town Staff.

Town Administrator Cronin noted the Code Enforcement Portal is live and on the Town's Website: www.townofseabrookisland.org

Town Administrator Cronin noted the Accommodations Tax Applications for Fiscal Year 2024 are now available on the Town's website and the deadline to apply is on Monday August 7th, 2023,

at 12:00PM and summarized the application process. Town Administrator Cronin clarified what the Accommodations Tax Committee will be making a recommendation for the use of the State Accommodations Tax Funds received for the 65%.

Town Administrator Cronin noted there is a Planning Commission Regular Meeting on July 12th at 1:30PM for the discussion of the proposed annexation request and clarified what the Planning Commission will be discussing at the meeting.

The council clarified what the planning commission will be making a recommendation on.

- 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.

Town Administrator Cronin summarized Ord. 2023-05 and noted it is up for second reading at the July 25th Town Council Regular Meeting.

Other Action Items:

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

Mayor Gregg moved to appoint Eduard Suarasan to the Accommodations Tax Advisory Committee for the vacant hospitality term ending 2024; Councilwoman Finke seconded. All voted in Favor.

Mr. Suarasan was appointed to the Accommodations Tax Advisory Committee.

Adjourn

Prior to adjournment, Mayor Gregg thanked members of Town Staff.

Councilwoman Finke moved to adjourn; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 2:12PM.

Date: July 11, 2023

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



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)?	


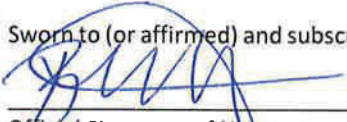
3. PROPERTY OWNER INFORMATION	
Please provide information for all Property Owner(s). The Property Owner name(s) must match those listed on the deed.	
Property Ownership Type	<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Eleemosynary <input 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>Sharon 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)**
 - Please submit one completed paper application.
 - 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.
 - The form must be signed in the presence of the Zoning Administrator or signatures must be notarized.
- Application Fee (See Schedule in Section 7)**
 - 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

Table with 2 columns: LINE BEARINGS, DISTANCE. Contains 31 rows of survey data.

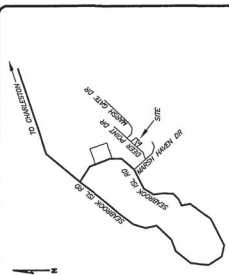
THE AREA SHOWN ON THIS PLAN IS THE PROPERTY OF THE TOWN OF SEABROOK ISLAND, SOUTH CAROLINA. THE DEPARTMENT OF LAND SURVEYING HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF 1963.

LOT 27 - APPROVED BY O.C.R.M. ON 8/12/2022 DATE: 05/09/2023
LOT 26 - APPROVED BY O.C.R.M. ON 11/25/2022 DATE: 05/09/2023

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

APPROVED AS SUBMITTED DATE: 05/09/2023
ZONING ADMINISTRATOR
NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND



Location Map

Town of Seabrook Island

Ches. Co. R.O.D.

O.C.R.M.

Subject Property = LOT 27

CERTIFICATION

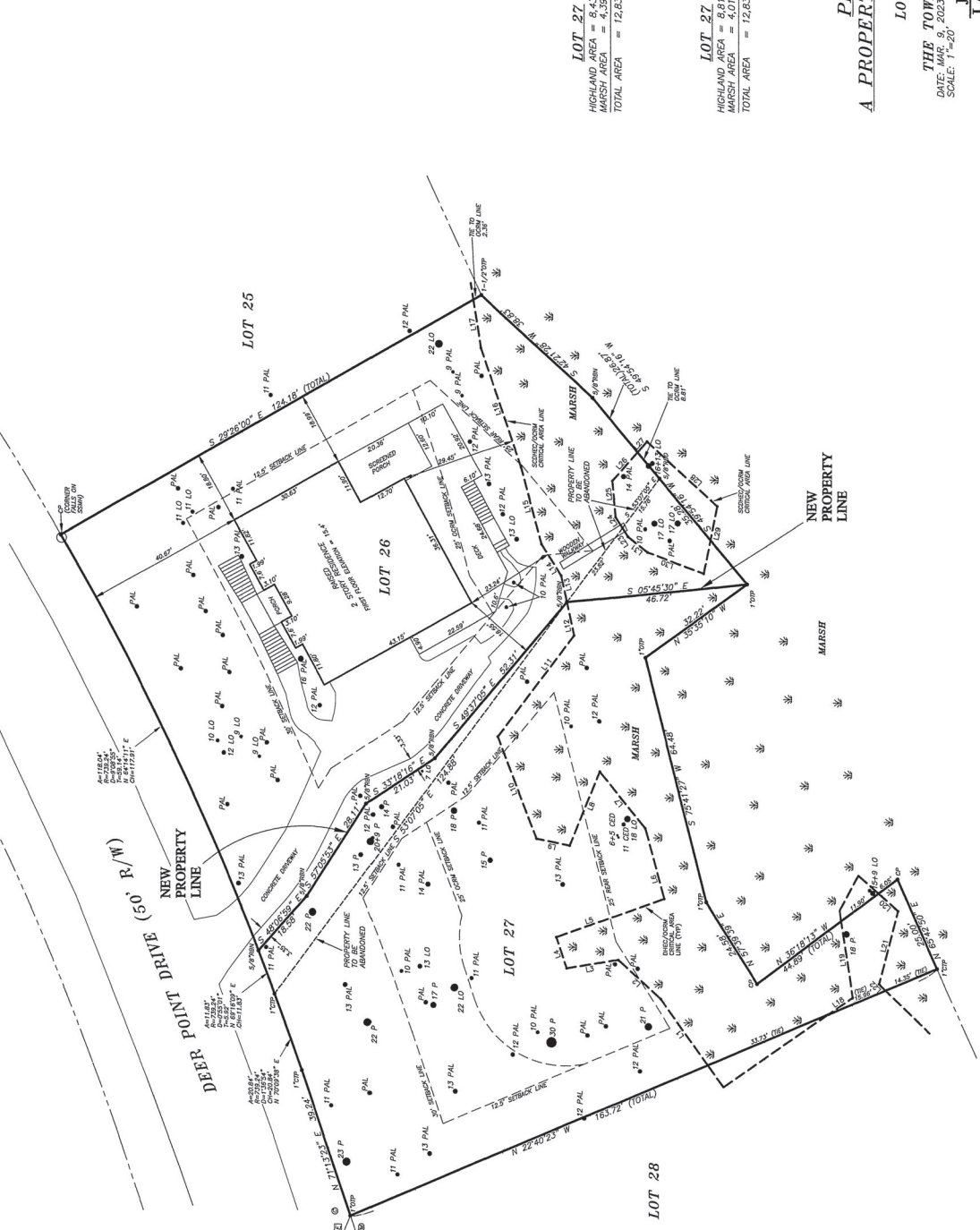
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE SURVEYING REGULATIONS OF 1963.

NOTES

- 1. PLAT REF.: PLAT BOOK AM, PAGE 94
2. LOT 27: DEED BOOK 1146, PAGE 225
3. PROPERTY OWNED BY: [Name]
4. LOT 26: [Name]
5. [Name]
6. [Name]
7. [Name]
8. [Name]
9. [Name]
10. [Name]
11. [Name]

LEGEND

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



Existing Lot Acreages

LOT 27
HIGHLAND AREA = 6,454.91 SQFT
MARSH AREA = 2,559.15 SQFT
TOTAL AREA = 9,014.06 SQFT (0.294c)

New Lot Acreages

LOT 27
HIGHLAND AREA = 6,814.52 SQ.FT.
MARSH AREA = 2,559.15 SQ.FT.
TOTAL AREA = 9,373.67 SQ.FT. (0.294c)

PLAT SHOWING BETWEEN LOT 26 AND LOT 27 BLOCK 49 THE TOWN OF SEABROOK ISLAND

DATE: MAR. 9, 2023
SCALE: 1"=20'
JIM COBB L.L.C.
LAND SURVEYING
420 PHOENIX BLVD. #20412
PHONE: (843) 353-6678



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

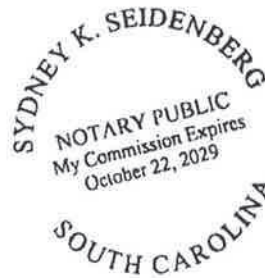


EXHIBIT A

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 _____

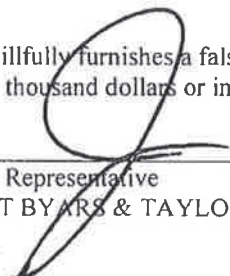
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$199,000.00
 - (b) The fee is computed on the fair market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