

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

February 12, 2020 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

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

Absent: None

Guests: None

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

### APPROVAL OF MINUTES

1. **Regular Meeting: January 8, 2020:** Ms. Welch made a motion to approve the minutes from the January 8, 2020, meeting as submitted. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

### OLD BUSINESS ITEMS

*There were no Old Business Items.*

### NEW BUSINESS ITEMS

1. **Rezoning Request: 2561 High Hammock Road:** Chairman Otstot provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 147-10-00-003, containing approximately 0.51 +/- acres located at 2561 High Hammock Road, from SFR Single-Family Residential to AGC Agricultural-Conservation.

Mr. Newton asked if these lots were acquired by the Seabrook Island Greenspace Conservancy. Town Administrator Cronin responded that 2561 High Hammock Road, as well as 3602 Seabrook Island Road, had both been acquired by the Greenspace Conservancy for preservation purposes and subsequently donated to the SIPOA for ownership and maintenance. The SIPOA, as applicant, was seeking to rezone both properties to ensure they remain protected as greenspace.

While he expressed support for preserving greenspace areas, Mr. Otstot also expressed concern over the impact that these properties would have on SIPOA and Club dues rolls once they are set aside for conservation. He also stated that vacant lots near his property commonly house deer and turkey populations.

Dr. Ullner stated that these properties have the potential to become a nuisance if they are not properly maintained. Chairman Otstot responded that SIPOA assumes all maintenance responsibility. He also noted that, in most instances, residents are not able to use the properties.

There being no further discussion, Dr. Ullner made a motion to recommend in favor of approving the rezoning request from SRF to AGC. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

2. **Rezoning Request: 3062 Seabrook Island Road:** Chairman Otstot provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 147-12-00-023, containing approximately 0.74 +/- acres located at 3062 Seabrook Island Road, from SFR Single-Family Residential to AGC Agricultural-Conservation.

Dr. Ullner made a motion to recommend in favor of approving the rezoning request from SRF to AGC. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

#### ITEMS FOR INFORMATION / DISCUSSION

1. **Text Amendment: LED Signs:** Dr. Ullner asked about the status on the draft text amendment regarding LED signs. Town Administrator Cronin responding that he has still not been able to schedule a meeting with the Town Attorney to discuss legal issues related to proposed amendments. Therefore, there was no update at this time.
2. **Salty Dog Café Patio and Fire Pit:** Chairman Otstot stated that he had recently gone by the Salty Dog Café and was impressed by the new patio and fire pit.

There being no further business, Chairman Otstot asked for a motion to adjourn. Ms. Welch made a motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 1:43 PM.

Minutes Approved: March 11, 2020



Joseph M. Cronin  
Town Administrator