

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

December 14, 2022 – 1:30PM

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) 7689121 or email [kwatkins@townofseabrookisland.org](mailto:kwatkins@townofseabrookisland.org) for log-in information prior to the meeting.

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Regular Meeting: October 12, 2022

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### OLD BUSINESS ITEMS

*There are no old business items*

### NEW BUSINESS ITEMS

1. Presentation of Certificate of Community Service to Kenneth Otstot

### ITEMS FOR INFORMATION / DISCUSSION

*There are no items for information/discussion*

### ADJOURN

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

October 12, 2022

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## MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Jim Newton, Sharon Welch (Virtual), Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: Ken Otstot

Guests: None.

Chair Ullner called the meeting to order at 1:30PM.

### APPROVAL OF MINUTES

#### 1. Regular Meeting: June 8, 2022

Mr. Newton moved to approve the previous meeting minutes; Mr. Billian seconded. All voted in favor.

The previous meeting minutes of June 8<sup>th</sup> were approved.

### OLD BUSINESS ITEMS

None.

### NEW BUSINESS ITEMS

1. Ordinance 2022-06: An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Appendix E, Fee Schedule; so as to amend the fee schedule for various application and service fees

Zoning Administrator Newman with Town Administrator Cronin summarized Ordinance 2022-06 and how the fee increases were calculated.

A discussion was had on the last time the fees were increased.

A discussion was had on the reasoning for using .0015 vs .00165 for new construction and how the construction value is determined.

A discussion was had on how the fair market value is determined based on the description of the Development Standards Ordinance.

A discussion was had on the fees with regards to overhead costs.

A discussion was had on where the costs to review permits in previous years vs future years.

A discussion was had on the court process for those who receive a municipal summons and those who are brought into compliance from a violation from a code enforcement officer.

A discussion was had on the increased code enforcement on the island.

A discussion was had on how the Town enforces that every business and/or contractor has a current business license and coordination with the Seabrook Island Property Owners Association with gate access.

A discussion was had on short-term rental enforcement for those who are not in compliance.

A discussion was had on having a member of Greenspace to occupy the property would be considered a short-term rental.

Ms. Welch moved to approve; Mr. Newton seconded. All voted in favor.

**Ordinance 2022-06 was approved to recommend to Council for second reading.**

#### **ITEMS FOR INFORMATION / DISCUSSION**

A discussion was had on the enforcement on the lights on the tennis courts per the development standards ordinance.

A discussion was had on the construction of the MUSC medical building and zoning permit fees associated with it.

#### **ADJOURN**

Ms. Welch moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

**The meeting adjourned at 2:20PM.**

Date: October 12, 2022

Prepared by: *Katharine E. Watkins*  
Town Clerk/Treasurer