

TOWN OF SEABROOK ISLAND

Town Council DSO Workshop
March 29, 2022 – 10:00 AM

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MINUTES

CALL TO ORDER

Mayor Gregg called the March 29, 2022, Town Council DSO (Development Standards Ordinance) Workshop to order at 10:00AM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, consultant Paul LeBlanc (from PLB Planning Group), and Town Clerk Watkins participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

ITEMS FOR DISCUSSION

1. Review and Discussion of Draft Development Standards Ordinance (DSO)

Town Administrator Cronin and Mr. LeBlanc summarized the overall changes to the DSO and what the next steps are in the process.

Council discussed how non-conformities are affected and addressed by the new DSO, and how the ordinance treats vested rights. Town Administrator Cronin clarified that the new DSO does not create new non-conformities but rather reflects what is already on Seabrook Island.

Council inquired as to whether a definition was provided for the term “vacation club” and Town Administrator Cronin clarified that it is a defined term as reflected by its presentation in all capital letters.

Town Administrator summarized the transition summary of the new districts proposed. Council clarified what a parcel is, and how they are zoned under the new DSO. Council discussed the zoning designation for the club and SIPOA (Seabrook Island Property Owners Association) properties. Council discussed the commercial zoning district and how it relates to the real estate office. Council clarified adding an indoor vs outdoor recreational use and how each would be defined.

Council clarified utility uses within each proposed district.

Council clarified how many residential dwellings are allowed in the current agricultural district vs the proposed RSF-1. Council discussed maintaining the current allowance for density in the agricultural district to preserve current density in the the Jenkins Point area.

Council clarified the different zoning districts throughout the island.

Council discussed how properties surround by marsh are designated when it comes to buildable area. Town Administrator Cronin clarified the buildable area is the high ground not the total lot size.

Council discussed the proposed zoning for the parcel across from Town Hall, and the area by Marshwalk. Council clarified the current definition of multifamily homes.

Council clarified the Seabrook Island Road Overlay district.

Council adjourned for a 15-minute break at 12:55PM and continued the workshop at 1:10PM. Councilman Goldstein left the workshop at 12:55PM.

Town Administrator Cronin clarified nonconforming uses, and nonconforming buildings and structures in the new DSO. Council clarified the definition of nonconforming buildings and structures with regards to additions to the current nonconformity.

Council discussed and clarified potential staff recommended edits to the DSO.

Council discussed scrivener errors to be corrected prior to first reading.

Council discussed the proposed lighting regulations as compared to the regulations by SIPOA and proposed to add language to mirror it.

Council discussed potentially addressing charging stations for electric vehicles.

ADJOURN

Councilwoman Finke moved to adjourn the workshop; Councilman Kortvelesy seconded. All voted in favor.

The workshop adjourned at 2:34PM.

Date: March 29, 2022

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