



## MEMORANDUM

**TO:** Mayor Ciancio & Members of Town Council  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Rezoning Request for 2906 Seabrook Island Road  
**MEETING DATE:** March 26, 2019

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Council is asked to review and approve a rezoning request from the Seabrook Island Property Owners Association (SIPOA) for Charleston County Tax Map Number 149-06-00-041, containing approximately 0.31 +/- acres located at 2906 Seabrook Island Road (Block 45, Lot 7). The applicant is seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.

The property is surrounded on three sides by parcels zoned SR Single-Family Residential. The property also backs up to the SIPOA Maintenance Facility, which is zoned Commercial.

Subject to rezoning approval, this property is intended to remain as an undeveloped "open space" lot. Uses permitted within the AGC district are limited to the following:

- (a) Open air recreation uses including swimming areas, fishing, beaches, boat ramp, dock, pier, lifeguard station, restrooms, boardwalks and natural preserve.
- (b) Bulkhead and erosion control devices.

A copy of the draft rezoning ordinance is attached for review.

### **Planning Commission Recommendation**

The Planning Commission considered this request during its regular meeting on February 6, 2019. By a vote of 5-0, the Planning Commission voted to recommend in favor of **APPROVAL** of the request.

### **Staff Recommendation**

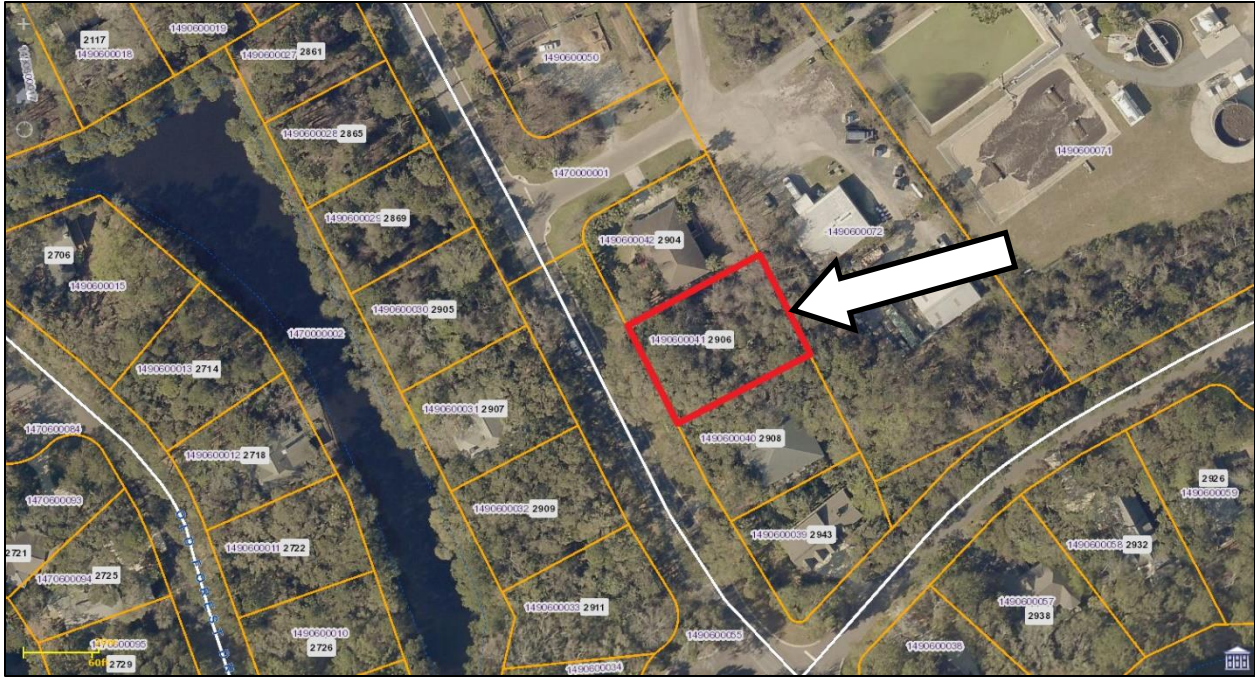
Staff recommends in favor of **APPROVAL** of the rezoning request.

Respectfully submitted,

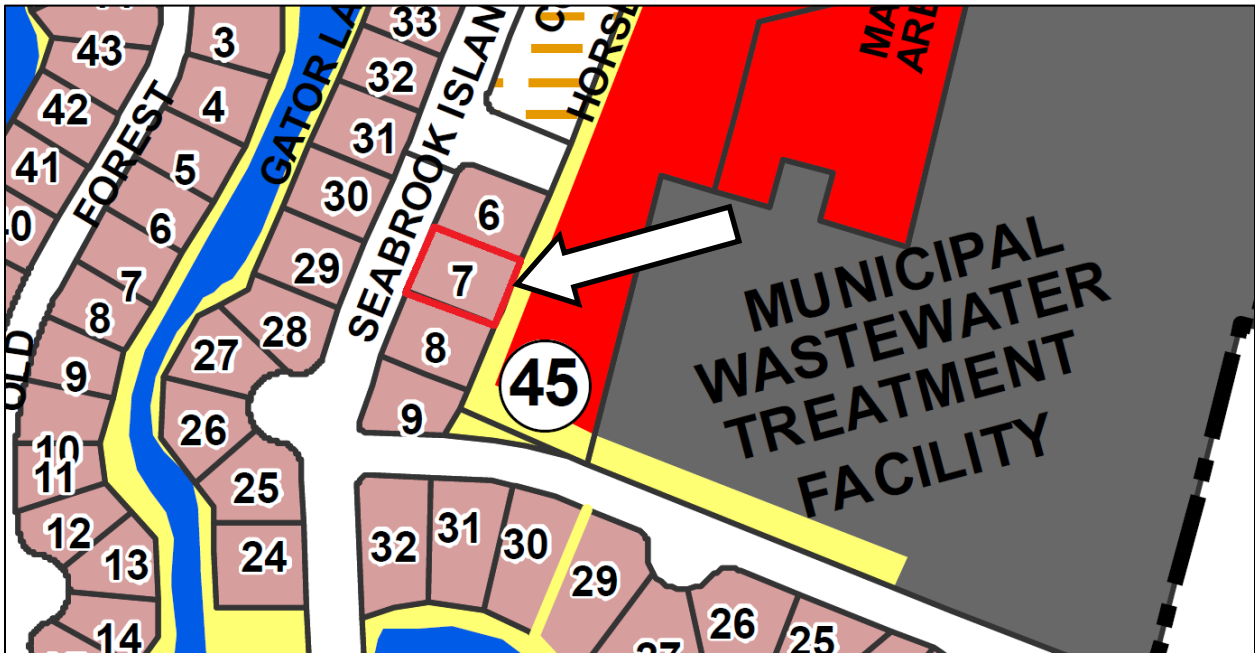
A handwritten signature in black ink, appearing to read "Joe Cronin".

Joseph M. Cronin, Town Administrator

Aerial Image



Zoning Map



**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2019-02**

**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 149-06-00-041, CONTAINING APPROXIMATELY 0.31 +/- ACRES LOCATED AT 2906 SEABROOK ISLAND ROAD, FROM THE SR SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT**

**WHEREAS**, on or about January 21, 2019, the Seabrook Island Property Owners Association filed Rezoning Application #77 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-06-00-041, containing approximately 0.31 +/- acres located at 2906 Seabrook Island Road, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District; and

**WHEREAS**, the Seabrook Island Planning Commission reviewed the above referenced rezoning application during its regularly scheduled meeting on February 6, 2019, 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 March 26, 2019;

**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 149-06-00-041, containing approximately 0.31 +/- acres located at 2906 Seabrook Island Road, from the SR Single-Family Residential District to the AGC Agricultural-Conservation 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 \_\_\_\_\_, 2019, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2019.

First Reading: February 26, 2019  
Public Hearing: March 26, 2019  
Second Reading: March 26, 2019

TOWN OF SEABROOK ISLAND

\_\_\_\_\_  
Ronald J. Ciancio, Mayor

ATTEST

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Faye Allbritton, Town Clerk

**EXHIBIT A**

Property Map  
Charleston County Tax Map Number 149-06-00-041



## **EMAIL FROM DR. C. STEWART DARBY**

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From: C Stewart Darby <docdarby3@aol.com>  
Sent: Sunday, March 10, 2019 11:41 AM  
To: Joe Cronin <jcronin@townofseabrookisland.org>  
Subject: New zoning proposal

Dear Mr. Cronin, I'm Dr C Stewart Darby, owner of 2904 SEABROOK island road. My house borders the property that's proposed for rezoning. I am totally against the rezoning of this residential property. There is ample agricultural area that borders the opposite side of my property that exist now. I fear lowering of my property value if this is pass. I understand this was voted 5-0 by the board with no board members property located nearby. Thanks for your considerations in this matter.

Sent from my iPhone