



## MEMORANDUM

**TO:** Mayor Gregg & Members of Town Council  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Rezoning Request for 1817 Landfall Way  
**MEETING DATE:** July 8, 2021

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Council is asked to review and approve a rezoning request from the Seabrook Island Property Owners Association for Charleston County Tax Map Number 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way. The applicant is seeking to rezone the property from the MF Multi-Family Residential District to the AGC Agricultural-Conservation District.

The property is part of the Marsh Creek Homes subdivision, which is zoned for detached MF Multi-Family homes. On the left side, it abuts the parcel containing Cottonwick Island, which is zoned SR Single-Family Residential. The rear of the property backs up to a marsh critical area. Given its small size (less than 7,000 square feet) and odd shape, the parcel has extremely limited development potential.

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.

### Staff Recommendation

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

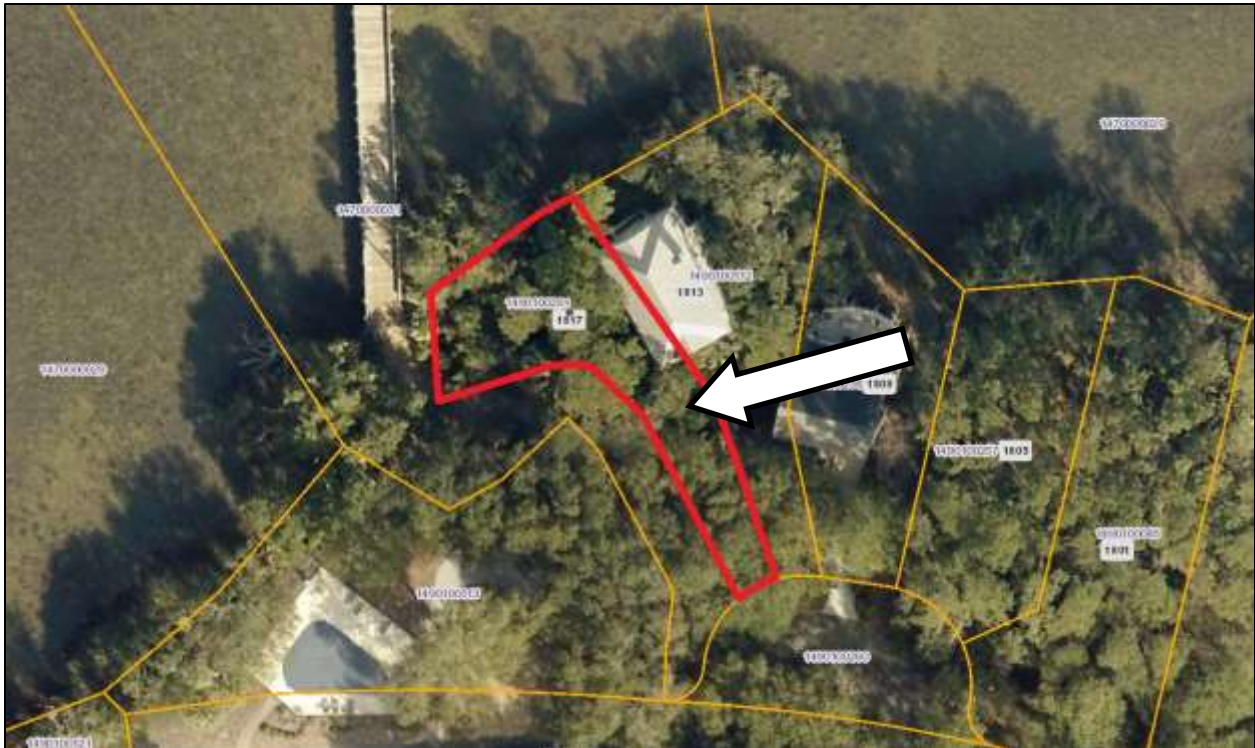
### Planning Commission Recommendation

The Planning Commission reviewed the request during its regular meeting on June 9, 2021. By a vote of 3-0, the Planning Commission recommended in favor of **APPROVAL** of the rezoning request.

Respectfully submitted,

Joseph M. Cronin  
Town Administrator

Aerial Image



Zoning Map



**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2021-07**

**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 149-01-00-261, CONTAINING APPROXIMATELY 0.16 +/- ACRES LOCATED AT 1817 LANDFALL WAY, FROM THE MF MULTI-FAMILY RESIDENTIAL DISTRICT TO THE AGC AGRICULTURAL-CONSERVATION DISTRICT**

**WHEREAS**, on or about May 19, 2021, the Seabrook Island Property Owners Association filed Rezoning Application #86 with the Town of Seabrook Island seeking to change the zoning designation of Charleston County Tax Map Number 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from the MF Multi-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 June 9, 2021, 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 8, 2021, 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 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from the MF Multi-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 \_\_\_\_\_, 2021, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2021.

First Reading: June 22, 2021  
Public Hearing: July 8, 2021  
Second Reading: July 8, 2021

TOWN OF SEABROOK ISLAND

\_\_\_\_\_  
John Gregg, Mayor

ATTEST

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Faye Allbritton, Town Clerk

**EXHIBIT A**

Property Map  
Charleston County Tax Map Number 149-01-00-261

