

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

February 6, 2019 – 1:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Ken Otstot, Cathy Patterson, Wayne Billian, Stan Ullner, Joe Cronin (Town Administrator)

Absent: None

Guests: None

Chairman Driscoll 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.

Chairman Driscoll welcomed Dr. Stan Ullner to the Planning Commission. Dr. Ullner was recently appointed by Town Council to fill the seat which was most recently held by Ms. Lori Leary.

ELECTION OF CHAIR & VICE-CHAIR FOR 2019

Mr. Driscoll opened the floor for nominations for Chair for 2019. Mr. Billian nominated Mr. Driscoll to serve as Chair for 2019. Mr. Otstot seconded the nomination. There being no further nominations, the vote in favor of electing Mr. Driscoll as Chair for 2019 was approved by a vote of 5-0.

Chairman Driscoll opened the floor for nominations for Vice Chair for 2019. Mr. Billian nominated Mr. Otstot to serve as Vice Chair for 2019. Dr. Ullner seconded the nomination. Mr. Otstot nominated Ms. Patterson to serve as Vice Chair for 2019. Ms. Patterson declined the nomination. There being no further nominations, the vote in favor of electing Mr. Otstot as Vice Chair for 2019 was approved by a vote of 5-0.

APPOINTMENT OF SECRETARY FOR 2019

Chairman Driscoll nominated Town Administrator Cronin to serve as Secretary to the Planning Commission for 2019. Mr. Otstot seconded the nomination. There being no further nominations, the vote in favor of electing Town Administrator Cronin as Secretary was approved by a vote of 5-0.

APPROVAL OF MINUTES

1. **Regular Meeting: December 5, 2018:** Mr. Otstot made a motion to approve the minutes from

the December 5, 2018, meeting as submitted. Mr. Billian 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: 1146 Ocean Forest Lane:** Chairman Driscoll 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 149-13-00-008, containing approximately 0.49 +/- acres located at 1146 Ocean Forest Lane (Block 53, Lot 14), from SFR Single-Family Residential to AGC Agricultural-Conservation. Town Administrator Cronin noted that this property was acquired by the Seabrook Island Greenspace Conservancy for preservation purposes and subsequently donated to the SIPOA for ownership and maintenance. The SIPOA was seeking to rezone the property to ensure it remains protected as greenspace.

Ms. Patterson asked if the town can require greenspace property be open to use. Town Administrator Cronin responded that while the town can permit or regulate certain uses in its zoning ordinance, it does not have the authority to mandate a specific use.

Mr. Otstot expressed his concern over these types of acquisitions and rezonings, as these properties will fall off the SIPOA and Club dues rolls once they are set aside for conservation. Town Administrator Cronin responded that the act of rezoning the properties does not necessarily take them off the rolls. He added that the properties would be protected from future development by virtue of conservation easements regardless of whether they are rezoned or not.

Dr. Ullner asked who is responsible for maintaining these properties. Town Administrator Cronin responded that the SIPOA, as property owner, would be responsible. He added that if the properties remain undeveloped, they would only require minimal maintenance. He also stated that the town has not adopted the International Property Maintenance Code, as many other cities across the state have adopted, so the town's code enforcement functions are fairly limited.

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

- 2. Rezoning Request: 2906 Seabrook Island Road:** Chairman Driscoll 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 149-06-00-041, containing approximately 0.31 +/- acres located at 2906 Seabrook Island Road (Block 45, Lot 7), from SFR Single-Family Residential to AGC Agricultural-Conservation. Town Administrator

Cronin noted that this property was acquired by the Seabrook Island Greenspace Conservancy for preservation purposes and subsequently donated to the SIPOA for ownership and maintenance. The SIPOA was seeking to rezone the property to ensure it remains protected as greenspace.

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

- 3. Rezoning Request: 2326 Cat Tail Pond Road:** Chairman Driscoll 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 147-12-00-068, containing approximately 0.83 +/- acres located at 2326 Cat Tail Pond Road (Block 33, Lot 21), from SFR Single-Family Residential to AGC Agricultural-Conservation. Town Administrator Cronin noted that this property was acquired by the Seabrook Island Greenspace Conservancy for preservation purposes and subsequently donated to the SIPOA for ownership and maintenance. The SIPOA was seeking to rezone the property to ensure it remains protected as greenspace.

Ms. Patterson made a motion to recommend in favor of approving the rezoning request. Mr. Billian seconded the motion. The motion was approved by a vote of 5-0.

- 4. 2019 Meeting Dates and Times:** Town Administrator Cronin provided a copy of a proposed meeting schedule for 2019. As in the past, the Planning Commission would continue to meet on the first Wednesday of the month; however, the standing meeting time would be moved to 1:30 PM. He also recommended moving the meeting date in July and September to the second Wednesday due to the Independence Day and Labor Day holidays. Members of the commission expressed support for moving the meeting times to 1:30 PM.

Chairman Driscoll made a motion to approve the meeting schedule as submitted. Mr. Otstot seconded the motion. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Seabrook Island Club Parking Lot Expansion Update:** Town Administrator Cronin notified members that the Seabrook Island Club has withdrawn its request to install parking lot lighting within the 50-foot setback area, as had been discussed in the December meeting.
- 2. Zoning Map Update:** Town Administrator Cronin provided members with a copy of the new zoning map. The map was updated in January of 2019 to reflect all rezonings and lot line adjustments which were approved in 2018.
- 3. Comprehensive Plan Workshop Date and Time:** Town Administrator Cronin recommended the following dates for the next comprehensive plan workshop: February 15th, 20th or 21st. A discussion took place regarding the start time. Mr. Billian made a motion to hold the meeting on February 15th, with the start time to be determined following consultation with planning staff from Charleston County. Chairman Driscoll seconded the motion. The motion was

approved by a vote of 5-0.

EXECUTIVE SESSION

Mr. Otstot made a motion to enter into executive session at 2:07 PM for the purpose of receiving an update on the item listed below. Dr. Ullner seconded the motion. The motion was approved by a vote of 5-0, and the Planning Commission entered into executive session at 2:07 PM.

1. Mediation Update: Kiawah Senior Living Project Encroachment Permit

Mr. Otstot made a motion to return to open session. Mr. Billian seconded the motion. The motion was approved by a vote of 5-0, and the Planning Commission returned to open session at 2:55 PM. Chairman Driscoll noted that no votes were taken in executive session.

Mr. Otstot asked for an update on the work taking place at Bohicket Marina. Town Administrator Cronin responded that the town had issued a zoning permit for the repair work, but that all building permits would be issued – and the work would be inspected – by the Charleston County Building Inspections Department. A discussion took place regarding the nature of the repairs. A discussion also took place as to whether the town should install cameras on Seabrook Island Road to see who was causing the ruts in the grass near the marina entrance.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Mr. Otstot made a motion to adjourn the meeting. Mr. Billian seconded the motion. The motion was approved by a vote of 5-0, and the meeting was adjourned at 4:00 PM.

Minutes Approved: March 6, 2019



Joseph M. Cronin
Town Administrator