

# TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting  
February 15, 2018 – 2:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

Present: Robert L. Driscoll (Chair), Lori Leary (Vice-Chair), Ken Otstot, Wayne Billian, Joe Cronin (Town Administrator)

Absent: Cathy Patterson

Guests: Mike Casa, Ruby Casa

Chairman Driscoll called the meeting to order at 2:30 pm. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and the meeting agenda was properly posted.

### APPROVAL OF MINUTES

1. **December 6, 2017:** Mr. Otstot made a motion to approve the minutes from the January 10 2018, meeting, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 4-0.

### OLD BUSINESS ITEMS

There were no Old Business Items.

### NEW BUSINESS ITEMS

1. **Exterior Modifications: 1003 Landfall Way (Commercial):** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve changes to the roofing and exterior paint colors for an existing commercial building. The applicant, Mike Casa, presented the proposed color scheme, as follows:



**Medium Color:** Longitude Lane (DCR091)

- Body of the building



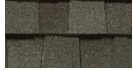
**Light Color:** Quill (DCR102)

- Fascia Board
- Band Board (Lower Level)
- Front Elevation Columns



**Dark Color:** Historic Charleston Green (DCR099)

- Below Band Board Lattice
- Steps and Railings



**Asphalt Shingles:** Weathered Wood (Landmark)

- Roof

Mr. Casa noted that the proposed roofing material and color was commonly used on other commercial buildings in Seabrook Island. He added that the building had been neglected for several years, and it was the applicant’s intent to make it look nice again.

Ms. Leary and Mr. Otstot stated that they were supportive of the color choices.

Mr. Otstot asked what the building was intended to be used for. Mr. Casa responded that the building is currently unoccupied, but that they have received several inquiries from potential buyers.

Mr. Billian asked whether the gas pumps in the parking lot were ever used. Mr. Casa responded that they have not been used since Freshfields was developed; however, they are still inspected annually by SCDHEC. He added that they may request approval to enclose them at some point in the future. Mr. Billian asked if the tanks would be removed. Mr. Casa stated the tanks had been replaced in the past at a cost of more than \$150,000, so they did not have any intent to remove them at this time.

Mr. Otstot made a motion to approve the request, as submitted. Mr. Billian seconded the motion. The motion was approved by a vote of 4-0.

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Updated Zoning Map:** Town Administrator Cronin informed members that a new zoning map had been published. The new map incorporates all rezonings and lot line changes approved by the town during calendar year 2017. The new map is available for viewing at town hall, and staff also plans to post a PDF version on the town’s website.

Minutes Approved: March 7, 2018

Joseph M. Cronin  
Town Administrator