

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 7, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

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

Absent: None

Guests: None

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. **February 15, 2018:** Ms. Leary made a motion to approve the minutes from the February 15 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. **Exterior Modifications: 1900 Seabrook Island Road (Commercial):** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve changes to the exterior paint colors for an existing commercial building. The applicant, NV Realty Group, was seeking approval to change the paint color of the existing steps and decking from white to the following color:



Charcoal Slate (Benjamin Moore)

- Steps & Decking

Mr. Otstot made a motion to approve the request, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

- 2. Rezoning Request: 2731 Old Oak Walk:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a rezoning request for Charleston County Tax Map Number 147-06-00-072, containing approximately 0.24 +/- acres located at 2731 Old Oak Walk. The applicant, Seabrook Island Property Owners Association (SIPOA), was seeking to rezone the property from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. Town Administrator Cronin stated that the SIPOA had acquired the property for the purpose of setting it aside as open space. He also noted that two other properties on the same street (Block 43, Lots 3 and 9) have been similarly rezoned to AGC.

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

ITEMS FOR INFORMATION / DISCUSSION

- 1. Upcoming Charleston County Comprehensive Plan Workshop:** Town Administrator Cronin notified members of the Planning Commission that Charleston County would be hosting a Comprehensive Plan Workshop on Tuesday, March 20th, from 5:30 to 7:00 pm at Johns Island High School (1518 Main Road). The county is currently in the process of completing a 10-year update to its comprehensive plan, and will be hosting a series of public meetings across the county to gather public input. Town Administrator Cronin encouraged members to attend the meeting if their scheduled permitted.
- 2. Town of Seabrook Island Comprehensive Plan Update:** Town Administrator Cronin informed members of the Planning Commission that the town's current comprehensive plan was adopted in July 2009, and that a full 10-year update would need to be completed by 2019. This item had been discussed during Town Council's recent strategic planning meeting, which was held on February 22nd. At that time, Council indicated their desire for the Planning Commission to prepare a draft document for Council's review and approval. Town Administrator Cronin stated that the full 10-year update would include a review of all nine elements, including: Population, Land Use, Transportation, Housing, Natural Resources, Cultural Resources, Economic Development, Community Facilities and Priority Investment.

The Planning Commission and staff discussed several items that should be reviewed in the 10-year update, including: utility service and system limitations, economic development, future land use outside the town's current boundaries, and future annexation strategies.

Town Administrator Cronin stated that he had reached out to the Berkeley Charleston Dorchester Council of Governments (BCDCOG) to discuss their ability to assist the town as project consultant, but thus far had not yet heard back one way or the other. He added that the Planning Commission would take the lead on the comprehensive plan update (working with staff and the consultant), but that the Planning Commission could invite other members to serve in an advisory capacity, including, but not limited to, the SIPOA, Seabrook Island Utility Commission, and a commercial representative.

Chairman Driscoll asked about public outreach strategies for the comprehensive plan update. Town Administrator Cronin stated that these would be further defined in the project scope, but could include strategies such as a community survey and public workshops.

Chairman Driscoll also stated that it was important to make sure that the new comprehensive plan reflected the goals of Town Council. Town Administrator Cronin recommended that a joint “kick off” meeting be held between the Planning Commission and Town Council once the project gets underway. This meeting would allow Planning Commission members and Town Council members to jointly discuss goals and strategies for the plan update. Town Administrator Cronin stated that he would share this recommendation with Town Council.

- 3. April Meeting Date:** Town Administrator Cronin stated that he would be out of town on the next regularly scheduled meeting date of April 4th, and asked members if they would be amenable to rescheduling the meeting date to April 11th. There was no objection to moving the meeting date back one week. Therefore, the next regularly scheduled Planning Commission meeting will take place on Wed. April 11th at 2:30 pm.

There being no further business, Mr. Otstot made a motion to adjourn. Chairman Driscoll seconded the motion. The motion to adjourn was approved by a vote of 5-0, and the meeting was adjourned at 3:36 pm.

Minutes Approved: March 21, 2018



Joseph M. Cronin
Town Administrator