

Planning Commission Regular Meeting

June 12, 2024, 1:30 pm

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Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



MINUTES

CALL TO ORDER

Chairman Hund called the meeting to order at 1:31 pm.

ROLL CALL

COMMISSIONERS PRESENT: Tom Hund, Chairman; George Fink, Jim Newton, Mary Jo Manning, Stan Ullner

STAFF PRESENT: Bruce Kleinman (Mayor), Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator)

FOIA STATEMENT

Mr. Newman confirmed that the planning commission was in compliance with the Freedom of Information Act. Notice of meetings and agendas were posted and furnished to news media and all persons requesting notification.

NEW BUSINESS ITEMS

Text Amendment:
Ordinance 2024-03

Mr. Newman stated to the committee he had been in contact with Verizon Wireless concerning their wireless antenna located atop a water tower on Captain Sams Road. Verizon required the antenna to be removed and a *temporary* cell tower built immediately adjacent to the existing water tower. This was needed to improve customer service in the Seabrook Island area while maintenance and repair work is performed on existing networks. Mr. Newman recommended to the committee that Section 9.4.T of the Development Standards Ordinance (DSO) be amended to allow a temporary tower on the parcel. The text amendment would allow this and future requests to be approved by the Zoning Administrator subject to certain conditions.

The committee asked when this repair project was scheduled for completion. Mr. Newman stated he did not have a time frame from Verizon. Mr. Fink stated he had some concerns about temporary towers remaining on parcels beyond the time frame allowed in the proposal.

Mr. Ullner motioned to accept the zoning administrator's recommendation seconded by Mr. Hund. The motion passed unanimously.

The recommendation was approved UNANIMOUSLY.

Comprehensive Plan
Elements

Mr. Hund entertained a motion to approve the final draft of the Community Facilities element of the Comprehensive Plan.

Mrs. Manning motioned to approve the final draft seconded by Mr. Newton. The motion passed unanimously.

The final draft was approved UNANIMOUSLY.

Mr. Hund entertained a motion to approve the final draft of the Priority Investment element of the Comprehensive Plan.

Mrs. Manning motioned to approve the final draft seconded by Mr. Ullner. The motion passed unanimously.

The final draft was approved UNANIMOUSLY.

Mr. Newman and the committee discussed several grammatical, style, and substantive changes to the first draft of the Land Use element.

Mr. Newman and the committee discussed several grammatical, style, and substantive changes to the first draft of the Transportation element.

ADJOURNMENT

There being no further business before the planning commission, Mr. Hund declared the meeting adjourned at 3:46 pm.

Peter D. Wiggins II
Town Clerk