

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting
September 11, 2019 – 1:30 PM



Town Hall, Council Chambers
2001 Seabrook Island Road

MINUTES

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

Absent: Cathy Patterson

Guests: Skip Crane, Lynn Crane, Larry Buchman, Heather Paton (SIPOA)

Chairman Driscoll called the meeting to order at 1:30 PM and welcomed everyone in attendance. Chairman Driscoll asked for a moment of silence to remember the victims of September 11, 2001, terrorist attacks. 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. Regular Meeting: July 10, 2019:** Dr. Ullner made a motion to approve the minutes from the July 10, 2019, meeting as submitted. Mr. Otstot 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

There were no New Business Items.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Mediation Update: Senior Living Facility Encroachment Permit:** Chairman Driscoll provided members of the Planning Commission with a brief update on negotiations related to the senior living facility encroachment permit. Chairman Driscoll stated that the town and the applicants had reached a settlement during the mediation process, and that a copy of the settlement agreement was included in the agenda packet. The agreement was scheduled to go before Town Council for review and approval during the month of September. The agreement is expected to be adopted by ordinance following a public hearing, which will take

place on September 17th. Chairman Driscoll then provided a summary of the terms of the settlement agreement.

- 2. Pending Commercial Project: MUSC Medical Office Building:** Chairman Driscoll notified members of the Planning Commission that he had participated in a meeting with Mayor Ron Ciancio and Mayor Pro Tem John Gregg with representatives from Kiawah Partners and MUSC. He stated that MUSC is seeking to build a freestanding emergency medical facility on the corner of Seabrook Island Road and Andell Bluff Boulevard, near the entrance to Bohicket Marina. Chairman Driscoll stated that this project is in the very early stages and will require the issuance of a Certificate of Need from SCDHEC. He noted that the project would be located in the town limits and if MUSC elects to move forward, the Planning Commission will take the lead on the review and approval process.
- 3. Text Amendment: LED Signs:** Town Administrator Cronin stated that the Seabrook Island Property Owners Association (SIPOA) had submitted a permit request for the installation of two new LED signs on the inbound and outbound lanes of the security gate. He stated that Sec. 12.50 of the town's DSO provides that "no flashing, rotating or animated signs or devices shall be erected, constructed or maintained nor shall any such signs or devices be installed on, within or behind any window, door, building, façade or store front so as to be visible to the general public." In addition, Sec. 12.110.10.20 requires that "all permanent signs shall be constructed of treated wood, cedar or redwood, either sandblasted or routed or aluminum painted to resemble the appearance of the approved woods." In his opinion, the town's DSO would need to be amended to allow LED signs. He expressed concern with amending the ordinance to allow these types of signs, adding that while there may not be an objection to the SIPOA having LED signs, it would open the door for similar signs elsewhere on the island. He stated that the Planning Commission and Council should first decide whether in fact they want LED signs on the island, and if so, any amendments to the DSO should be carefully worded so as to limit their proliferation. Members of the Planning Commission briefly discussed the issues related to LED signs. Chairman Driscoll stated that before a text amendment is drafted, he would like to hear from the SIPOA as to why these types of signs are necessary. The Planning Commission agreed to hold this item for further information and discussion at a later date.
- 4. PUD Amendment: Village at Seabrook Side Yard Setbacks:** Town Administrator Cronin informed members of a recent appeal that went before the Town's Board of Zoning Appeals related to setback requirements within the Village at Seabrook subdivision. He provided a brief overview of the case, as well as the Board's decision. Following the decision, members of Council were asked by some residents within the Village to amend the Village at Seabrook PUD so as to implement a minimum side yard setback. He stated that the current PUD ordinance does not specify a minimum side yard setback; rather, only a minimum separation distance of 15 feet is required between structures. This could create situations where property owners could build a home directly on the lot line, which would adversely impact the neighboring property owner. While the PUD could be amended to specify a minimum side yard setback of 7.5 feet from the side property line, Town Administrator Cronin noted that nearly half of the homes which have been built to date in the Village are situated less than 7.5 feet from the side property line. If the PUD is amended to require a minimum side yard

setback of 7.5 feet, 23 homes of the 56 homes built to date (41.1%) would become non-conforming with the new setback requirement. While these homes would be considered "existing non-conforming" (ie. "grandfathered"), the owners of those lots may be adversely impacted in the future if they seek to rebuild or substantially modify their homes. Chairman Driscoll stated that this is a complicated issue and recommended that the Planning Commission take some time to further evaluate the facts and consider potential solutions.

5. **Notice of Administrative Plat Approvals:** Town Administrator Cronin notified members of the Planning Commission that three subdivision plats were recently reviewed and approved by staff: Lot line modifications to Salt Marsh Lots U-1, U-2, V-1 and V-2; Recombination of Block 26, Lot 1, with an adjacent conservation lot; and abandonment of Block 24, Lot 31, with portions of the former Lot 31 being recombined with Lots 30 and 32. He noted that each of these plats are exempt from Planning Commission review and approval, and that this notice was being provided for informational purposes only.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Mr. Otstot seconded the motion. The motion was **APPROVED** by a vote of 4-0, and the meeting was adjourned at 3:09 PM.

Minutes Approved: November 6, 2019



Joseph M. Cronin
Town Administrator