

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

June 8, 2022

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MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair, Virtual), Jim Newton, Ken Otstot, Sharon Welch (Virtual), Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: None.

Guests: Matt Taylor

Chair Ullner called the meeting to order at 1:30PM.

APPROVAL OF MINUTES

1. Regular Meeting: March 9, 2022

Mr. Newton moved to approve the previous meeting minutes of March 9th; Mr. Otstot seconded. All voted in favor.

The previous meeting minutes of March 9th were approved.

OLD BUSINESS ITEMS

None.

NEW BUSINESS ITEMS

1. **Commercial Site Plan Review: 1001 Landfall Way (Unit B) Handicap Ramp & Deck Addition**

Zoning Administrator Newman summarized the request for the commission (copy from staff recommendation/memo)

Commissioners clarified the location of the ramp, and the deck extension is and the slope of the ADA ramp with regards to approval from Charleston County.

Commissioners discussed with the applicant on the timeline on the project and when the owners plan to open.

Mr. Otstot moved to approve the request for 1001 Landfall Way (Unit B) Handicap Ramp & Deck Addition per staff's recommendation; Ms. Welch seconded.

Mr. Newton moved to amend the previous motion to also waive the second review; Ms. Welch seconded.

A vote was taken on both motions; All voted in favor.

The request was approved.

2. Ordinance 2022-04: Enacting Ordinance

Town Administrator Cronin summarized the timeline thus far for the enactment of the Development Standards Ordinance (DSO) and Zoning Map.

Ms. Welch moved to recommend to adopt Ordinance 2022-04; Mr. Otstot seconded. All voted in favor.

Ordinance 2022-04 was approved to recommend to Council to adopt.

3. Draft Development Standards Ordinance (DSO)

Town Administrator summarized the amendments to the draft DSO and Zoning Map from Town Council.

A discussion was had household waste and debris section.

A discussion was had on the changes to Table 2.4 E with regards to current structures.

A discussion was had for the addition of the Agricultural (AGR) district.

A discussion was had on the definition of a vacation club unit vs a short-term rental.

A discussion was had on how many buildable lots are left within the Town of Seabrook Island.

A discussion was had on when a tree removal permit is needed and the costs for the permit.

A discussion was had on amendments to table 14-2, Site Plan Review Level.

A discussion was had on temporary use permit procedures.

A discussion was had on the amendments to the Map Amendments section.

A discussion was had on nonconforming buildings and structures section.

A discussion was had on Bradford Pear Trees.

Ms. Welch moved to recommend in favor of the draft DSO as presented to Council; Mr. Billian seconded. All voted in favor.

The draft DSO was approved to recommended to Council.

4. Draft Zoning Map

Town Administrator Cronin summarized the amendments to the draft zoning map.

A discussion was had on the zoning designations for the islands near Jenkins Point.

A discussion was had on the Camp St. Christopher Zoning District.

Ms. Welch moved to recommend approval of the zoning map to Council; Mr. Newton seconded. All voted in favor.

The draft zoning map was approved to recommend to Council.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Mr. Otstot moved to adjourn the meeting; Mr. Newtown seconded. All voted in favor.

The meeting adjourned at 3:27PM.

Date: June 8, 2022

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer