

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

June 9, 2021 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Stan Ullner, Wayne Billian, Jim Newton, Joe Cronin (Town Administrator)

Absent: Ken Otstot (Chair), Sharon Welch

Guests: Katrina Burrell (SIPOA)

Vice Chairman Ullner called the meeting to order at 1:33 PM. Due to the absence of the Chair, Dr. Ullner served as Acting Chair. 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: May 12, 2021:** Mr. Newton made a motion to approve the minutes from the May 12, 2021, meeting as submitted. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 3-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Rezoning Request: 1817 Landfall Way:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 149-01-00-261, containing approximately 0.16 +/- acres located at 1817 Landfall Way, from MF Multi-Family Residential to AGC Agricultural-Conservation. He stated that the property has been acquired by the Seabrook Island Greenspace Conservancy for conservation purposes and transferred to SIPOA for ownership and maintenance. Staff recommended in favor of approving the rezoning request. Mr. Billian made a motion to recommend in favor of approving the rezoning request. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0.
2. **Text Amendment: Permit Time Limits:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on a proposed amendment to the town's Development Standards Ordinance relating

to permit time limits. Town Administrator Cronin stated that the primary purpose of this request is to make the town's ordinance consistent with adopted building codes, as well as the policies and procedures of the Charleston County Building Inspection Services Department, which administers and enforces permitting and inspection services within the town limits on behalf of the town. The statewide code states:

“Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.”

Town Administrator Cronin stated that if the text amendment is adopted, a permit would become invalid if work is not commenced within 180 days of issuance. Once work has commenced, the permit would become invalid if more than 180 days pass between inspections. The current policy that allows only one year in which to complete construction would also be repealed.

Mr. Billian made a motion to recommend in favor of approving the text amendment. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information.

There being no further business, Vice Chairman Ullner asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0, and the meeting was adjourned at 1:56 PM.

Minutes Approved: August 11, 2021



Joseph M. Cronin
Town Administrator