

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

October 14, 2020 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Ken Otstot (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator)

Absent: None

Guests: Mike Fielding (Low Tide Brewing), Tara Romano (Neil Stevenson Architects), Katrina Burrell (SIPOA)

Chairman Otstot called the meeting to order at 1:36 PM and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled and that the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. **Regular Meeting: September 9, 2020**: Mr. Billian made a motion to approve the minutes from the September 9, 2020, meeting as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

OLD BUSINESS ITEMS

1. **Text Amendment: Procedures for Naming & Renaming of Streets**: Chairman Otstot noted that there was a draft ordinance in the agenda packet and asked if members had any questions for town staff. Town Administrator Cronin noted that the fee amount for street renaming requests will be included in a separate ordinance.

There being no further discussion, Mr. Billian made a motion to recommend in favor of approving the ordinance. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 4-0.

Mr. Newton joined the meeting at 1:46 pm.

NEW BUSINESS ITEMS

1. **Commercial Review: Brew Pub at Bohicket Marina**: Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve proposed

modifications to portions of an existing building located at Bohicket Marina as part of a commercial upfit for a brew pub. These modifications included:

- Construction of a new roof canopy over the existing second story deck (to match the existing standing seam roof);
- Construction of a new wraparound deck (weathered wood, painted to match existing);
- Construction of a new exterior stair on the creek side of the building;
- Replacing an existing window on the second floor with a new entry door;
- Extending the existing second floor deck out 5' 4";
- Installation of new wooden columns to support the roof canopy (painted to match existing); and
- Installation of new 42" metal cable railings with wood cap.

Town Administrator Cronin noted that there were also several interior modifications, including upfit and installation of new brewing equipment, floor drainage and vent; however, these modifications did not require review and approval by the Planning Commission.

Ms. Tara Romano (Architect) of Neil Stevenson Architects and Mr. Mike Fielding of Low Tide Brewery provided additional information and answered questions from members of the Planning Commission.

There being no further discussion, Mr. Newton made a motion to approve the designs as submitted. Dr. Ullner seconded the motion. The vote on the motion was as follows:

<u>IN FAVOR (YES)</u>	<u>OPPOSED (NO)</u>	<u>Recused</u>
Otstot	Billian	Welch
Ullner		
Newton		

The motion was **APPROVED** by a vote of 3-1, with one recusal due to a conflict of interest.

There being no further discussion, Dr. Ullner made a subsequent motion to accept the proposed improvements as "final" approval and waive the required "preliminary" review. Mr. Newton seconded the motion. The vote on the motion was as follows:

<u>IN FAVOR (YES)</u>	<u>OPPOSED (NO)</u>	<u>Recused</u>
Otstot	Billian	Welch
Ullner		
Newton		

The motion was **APPROVED** by a vote of 3-1, with one recusal due to a conflict of interest.

2. **Rezoning Request: 3095 Baywood Drive**: 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 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, from SFR Single-Family Residential to AGC Agricultural-Conservation. Town Administrator Cronin noted that the request was submitted by the Seabrook Island Greenspace Conservancy and that the property was intended to be maintained as greenspace.

There being no further discussion, Mr. Billian made a motion to recommend in favor of approving the rezoning request from SRF to AGC. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Short-Term Rental Regulations**: Town Administrator Cronin informed members that council was expected to bring forward a new short-term rental ordinance at its next meeting on October 27, 2020. Because this ordinance would amend the DSO, it would also come before the Planning Commission for review and recommendation prior to second reading. This ordinance will likely be on the agenda for review during the November meeting.
2. **Amendments to Fee Schedule**: Town Administrator Cronin informed members that council was expected to bring forward a new ordinance to amend the town's schedule of fees for planning and zoning purposes. Because this ordinance would amend the DSO, it would also come before the Planning Commission for review and recommendation prior to second reading. This ordinance will likely be on the agenda for review during the November meeting.
3. **Camp St. Christopher Status**: Dr. Ullner brought up the issue of Camp St. Christopher and asked if it could ever be redeveloped if the camp went away in the future. Town Administrator Cronin noted that the Camp is part of a Planned Development, and would have to go through a rezoning process if it were ever sold or redeveloped. Chairman Otstot and Town Administrator Cronin agreed to do some additional diligence and report back to the Planning Commission at a later date.

There being no further business, Chairman asked for a motion to adjourn. Mr. Billian made a motion to adjourn the meeting. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:26 PM.

Minutes Approved: November 4, 2020



Joseph M. Cronin
Town Administrator