

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

November 8, 2023

[Watch Live Stream \(YouTube\)](#)



MINUTES

Present: Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch (virtual)

Absent: Stan Ullner (Chair)

Staff: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Robin Ochoa (Communications & Events Manager), Katharine Watkins (Asst. Town Administrator)

Guests: None.

Vice Chair Billian called the meeting to order at 1:32PM.

APPROVAL OF MINUTES

1. Regular Meeting: August 9, 2023

Mr. Newton moved to approve the previous meeting minutes of August 9; Mr. Hund seconded. All voted in favor.

The previous meeting minutes of August 9th were approved.

OLD BUSINESS ITEMS

There are no old business items.

NEW BUSINESS ITEMS

1. **Rezoning Request: 2856 Cap'n Sam's Road**

Zoning Administrator Newman summarized the rezoning request at 2856 Cap'n Sams Rd from Moderate Lot Single Family (R-SF2) to Conservation (CP) District.

Mr. Newton moved to recommend approval of the rezoning 2856 Cap'n Sams Rd from Moderate Lot Single Family (R-SF2) to Conservation (CP) District; Mr. Hund seconded. All voted in favor.

The rezoning recommendation for 2856 Cap'n Sams Rd was approved.

2. **Text Amendment: Ordinance 2023-15**

Town Administrator Cronin summarized Ord. 2023-15 which would amend the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, General Provisions; Section 2.1, General Compliance; So as to repeal Subsection (E) pertaining to the placement and storage of trash, litter and junk on premises within the town; Article 9, Conditional Use Requirements; Section 9.4, Specific Use Requirements; so as to amend the condition use provisions of Subsection (O) pertaining to short-term rentals units; and Appendix E, Fee Schedule; so as to update the schedule of fees to reflect changes relating to permitting requirements and procedures for short-term rental units within the town.

Discussions were had with members of the commission.

Zoning Administrator Newman summarized the enforcement side of the proposed Ord. 2023-15 and the proposed nuisance ordinance.

Mr. Newton moved to recommend approval of Ord. 2023-15 as presented and to include an exception to the proposed cap for owner-occupied properties (4% tax base and renting for 72 days or less); Ms. Welch seconded.

Discussions were had with members of the commission.

Using the motion, a vote was taken, all voted in favor.

The recommendation was approved with the amendment for owner occupied properties.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of the Board of Zoning Appeals recommendation for the Planning Commission to consider proposing amendments to Development Standards Ordinance Table 2-4E, Encroachments into Required Setbacks, to allow for certain pervious structures to encroach into required setbacks.

Zoning Administrator Newman summarized the Board of Zoning Appeals recommendation for the Planning Commission to consider proposing amendments to Development Standards Ordinance Table 2-4E, Encroachments into Required Setbacks, to allow for certain pervious structures to encroach into required setbacks.

Discussions were had with members of the commission.

2. Commissioner Billian's discussion of his desired amendments to Development Standards Ordinance Article 12, Parking and Loading, to include specific parking requirements for low-speed vehicles (LSV's).

Vice Chair Billian summarized his desired amendments to Development Standards Ordinance Article 12, Parking and Loading, to include specific parking requirements for low-speed vehicles (LSV's).

Discussions were had with members of the commission and Zoning Administrator Newman.

Discussions were had with members of the commission related to including designated EV charging stations.

3. Traffic Signage along Seabrook Island Road

Discussions were had with members of the commission with Town Administrator Cronin regarding the new traffic signage along Seabrook Island Road.

ADJOURN

Chair Billian moved to adjourn the meeting; Mr. Hund seconded. All voted in favor.

The meeting adjourned at 3:14PM.

Date: November 8, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link:
<https://www.youtube.com/@townofseabrookisland5287/streams>