

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 9, 2022

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MINUTES

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

Absent: Ken Otstot, Wayne Billian (Vice Chair)

Guests: John Fitzpatrick (The Seabrook Island Club), Mike Schuler (Bohicket Marina Investors LLC)

Chair Ullner called the meeting to order at 1:30PM and welcomed everyone in attendance.

APPROVAL OF MINUTES

1. Regular Meeting: February 9, 2022

Mr. Newton moved to approve the previous meeting minutes of February 9th, 2022; Chair Ullner seconded. All voted in favor.

The previous meeting minutes of February 9th, 2022 were approved.

OLD BUSINESS ITEMS

None.

NEW BUSINESS ITEMS

1. **Commercial Site Plan Review: The Club at Seabrook Island Storage Area & Fence Enclosure**

Zoning Administrator Newman summarized the request from The Seabrook Island Club, to construct a storage area as well as a 6' tall fence enclosure. The storage area and fence enclosure will both be located at the Beach Club Pools property which is addressed both 3768 and 3772 Seabrook Island Road with a Charleston County Tax Map Number of 147-05-00-085. The proposed storage area will consist of enclosing an existing concrete pad that is adjacent to an existing building on site.

Commissioners clarified the location of the storage shed and the proposed enclosure for the recycling bin, if the view from the Club would be obstructed by the enclosure, and if the boardwalk would be impacted by these projects.

Commissioners discussed the potentially adding a cover over the enclosed recycling area, and the number of flies during the summer season and how the Club mitigates that issue.

Mr. Newton moved to approve the request from The Seabrook Island Club and waive the second review needed by the Planning Commission on the final site plan; Ms. Welch seconded. All voted in favor.

The request for The Seabrook Island Club was approved.

2. Commercial Site Plan Review: The Club at Seabrook Island Deck Addition

Zoning Administrator Newman summarized the request from The Seabrook Island Club to expand an existing deck located at the rear of the club house building. The deck expansion project will be located at the at the Seabrook Island Club house property which is addressed 3771 Seabrook Island Road with a Charleston County Tax Map Number of 147-05-00-018.

Commissioners discussed if the current firepits there would need to be removed for this project, and if The Seabrook Island Club has conducted an engineered study if the added weight to the area from the deck extension would impact the area.

Ms. Welch moved to approve the request from The Seabrook Island Club and waive the second review needed by the Planning Commission on the final site plan; Mr. Newton seconded. All voted in favor.

The request for The Seabrook Island Club was approved.

3. Commercial Site Plan Review: Bohicket Marina Day Docks

Zoning Administrator Newman summarized the request from Bohicket Creek Investors LLC to install three sections of floating docks at Bohicket Marina. The floating docks will be located in Bohicket Creek, adjacent to 1880 Andell Bluff Boulevard.

Commissioners discussed if the floating docks would have access to the new ADA ramp, on the services the floating docks would provide to the Marina, the timeline on the project, what flooding devices used, and how the Marina plans to fix the bulk heads.

Commissioners clarified if the applicant had obtained a third party to conduct the necessary inspections and compile the necessary reports needed for the Clean Water Act restrictions as outlined in the DHEC permit.

Commissioners also clarified how the floating docks are anchored, if there are overnight privileges, and how the docks will be lite.

Ms. Welch moved to approve the request from Bohicket Creek Investors LLC and waive the second review needed by the Planning Commission on the final site plan; Mr. Newton seconded. All voted in favor.

The request for Bohicket Creek Investors LLC was approved.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Ms. Welch moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

The meeting adjourned at 2:09PM.

Date: March 10, 2022

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