

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting
May 2, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Meeting: April 11, 2018

[Pages 2–3]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. Architectural Review: SI Club Equestrian Center

[Pages 4–23]

Request from the Seabrook Island Club to approve exterior modifications and expansion to the existing barn located at 2313 Seabrook Island Road

ITEMS FOR INFORMATION / DISCUSSION

1. Presentation by Katrina Burrell regarding SIPOA Color Requirements

ADJOURN

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

April 11, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Robert Driscoll (Chair), Lori Leary (Vice-Chair), Ken Otstot, Cathy Patterson, Wayne Billian, Joe Cronin (Town Administrator)

Absent: None

Guests: Suyin George (Bohicket Marina)

Chairman Driscoll called the meeting to order at 2:30 pm. 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. **March 21, 2018:** Ms. Leary made a motion to approve the minutes from the March 21, 2018, special called meeting, as submitted. Mr. Otstot seconded the motion. The motion was approved by a vote of 5-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Temporary Use Request: Governor's Billfish Tournament:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation on a temporary use permit for the 2018 Bohicket Marina Governor's Invitational Billfish Tournament at Bohicket Marina. Town Administrator Cronin noted that the Billfish Tournament would be preceded by the marina's annual Dolphin Slam on April 28th. Though the Billfish Tournament was scheduled to take place between May 9th and 12th, the applicants were requesting permission to leave the stage and sponsor signage up between the two events. Because the Dolphin Slam is a one-day event, a temporary use permit for that event may be approved administratively by the zoning administrator.

Mr. Otstot asked if the stage would impede traffic at the marina. Ms. Suyin George of Bohicket Marina responded that while the stage would be visible on the back side of the

marina, it would not impede traffic. The stage will be donated by a scaffold company, and will provide a good backdrop for the weigh-in events during the tournament. She added that the stage would be difficult to disassemble and reassemble between the Dolphin Slam and Billfish Tournament, which is why the marina was seeking approval for it to remain in place between the two events.

Ms. Leary stated that she was familiar with the Billfish Tournament, but had not heard of the Dolphin Slam before. Ms. George responded that unlike the Billfish Tournament, which draws a large number of participants from outside the area, the Dolphin Slam was a one-day event designed primarily for local fishermen. She stated that the Dolphin Slam typically has between 75 and 90 boats. She added that last year's Billfish Tournament had 29 boats, while more than 40 boats have already been reserved for this year. Ms. George also stated that the marina was seeking to capitalize on recently being named as Charleston's best marina by Charleston City Paper.

Mr. Otstot asked if the restaurants would be able to handle the crowds following the temporary closure of Red's Icehouse due to a fire in March. Ms. George responded that there will be food tents at the Billfish Tournament to offset the temporary loss of Red's.

Mr. Otstot made a motion to recommend in favor of approving the temporary use permit, as submitted. Ms. Leary seconded the motion. The motion was approved by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Joint Meeting with Town Council:** Town Administrator Cronin reminded members that a joint meeting has been scheduled between the Planning Commission and Town Council has been scheduled for April 19th at 2:30 pm. The purpose of the meeting is to discuss the upcoming 10-year update to the town's comprehensive plan.

There being no further business, Mr. Otstot made a motion to adjourn. Mr. Billian seconded the motion. The motion to adjourn was approved by a vote of 5-0, and the meeting was adjourned at 2:44 pm.

Minutes Approved:



Joseph M. Cronin
Town Administrator



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Equestrian Center Modifications and Expansion
MEETING DATE: May 2, 2018

The Planning Commission is asked to review and approve a request from the Seabrook Island Club for proposed modifications to the existing barn at the Seabrook Island Club Equestrian Center, located at 3122 Seabrook Island Road. The property is zoned PDD-Parks & Recreation (APR) Subdistrict.

The proposed modifications will include:

- Construction of a 359 square foot addition to the existing first floor (front)
- Construction of a 840 square foot addition to the second floor (front)
- Addition of a 130 square foot covered porch to the second floor (front)
- Addition and reconfiguration of administrative space
- Renovation of existing tack room
- Creation of new feed storage space
- Construction of a new handicapped accessible lavatory
- Repair, as required, of existing siding and trim
- Replace all interior and exterior horse stall doors
- Replace all interior light fixtures and fans
- Construction of 3' concrete sidewalk
- Maintenance items, as shown in the attached scope of work
- No increase in the number of existing horse stalls
- Removal of one existing crepe myrtle at the front entry

Proposed colors and materials will match those of the existing structure. Plans illustrating the proposed modifications, as well as photos of the existing building, are attached for review.

Section 11-20 of the town's Development Standards Ordinance (DSO) contains the following parking requirement for Equestrian Centers: "One (1) space for each two (2) horses boarded or boarding space available to rent." Because the proposed modifications will not result in any increase to the number of boarding spaces available to rent, no additional parking spaces will be required.

Staff Recommendation

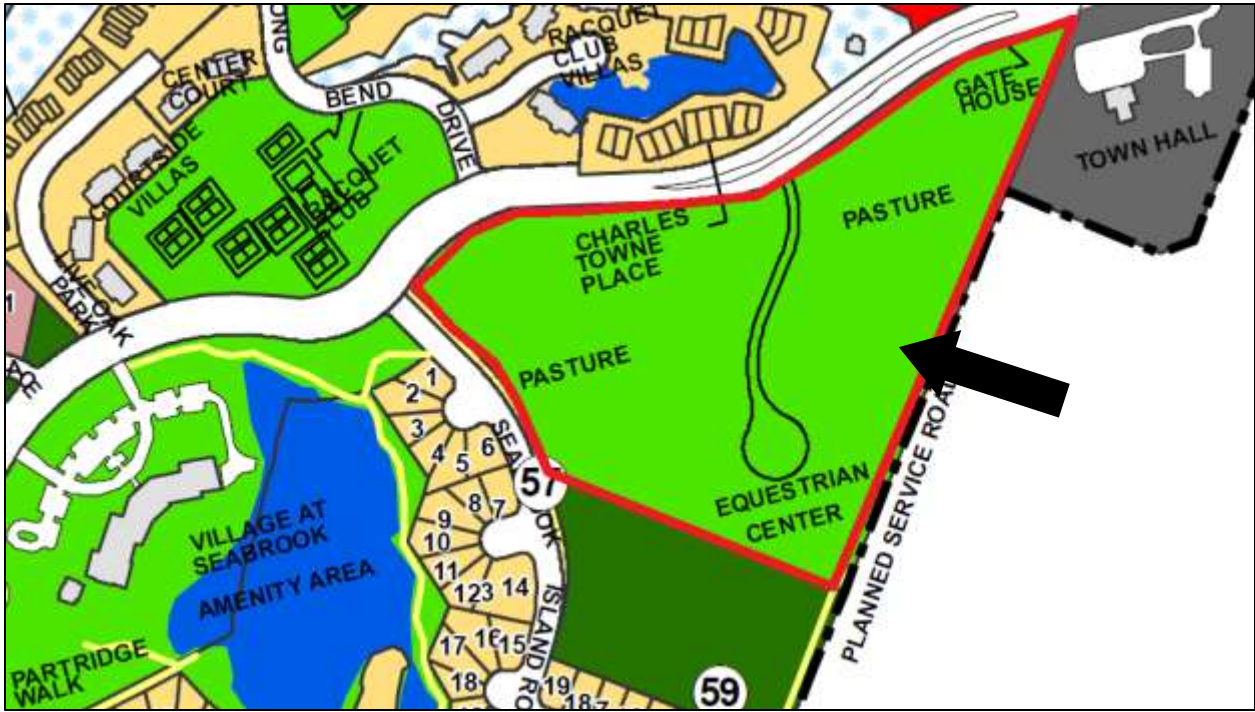
In our opinion, the proposed modifications are consistent with the requirements of the town's DSO. While the plan calls for the removal of one existing crepe myrtle, the attached aerial image shows that the existing building will remain sufficiently screened by existing trees located in the center of the access driveway. Therefore, staff recommends in favor of **APPROVAL**.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin", written in a cursive style.

Joseph M. Cronin
Town Administrator/Zoning Administrator

Zoning Map



Aerial Image



Aerial Image (Barn)





SEABROOK ISLAND
CLUB
Equestrian Center

2313















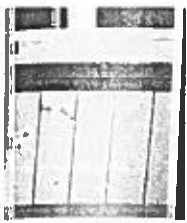


PRELIMINARY SCOPE SEABROOK ISLAND EQUESTRIAN CENTER

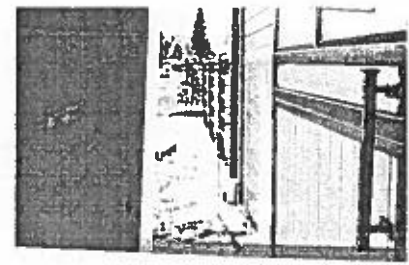
| | CONTRACT "B" SCOPE OF WORK STABLE AREA including but limited to: | CONTRACT "A" SCOPE OF WORK OFFICE AREA including but limited to: |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Comment: | Items | Items |
| | Contract B consists of the work shown on the contract drawings for the repair and renovation of the stable portion of the Barn and includes but not limited to the following: | Contract A consists of the work shown on the contract drawings for the repair and renovation of the office portion of the Barn and includes but not limited to the following: |
| Demolition: | | |
| | All demolished items to be removed and properly disposed of off site. | All demolished items to be removed and properly disposed of off site. |
| | Stalls (22) including: | Provide all demolition as shown on the contract drawings necessary to perform the new work |
| | Doors & hardware | |
| | Gates & hardware | |
| | Fronts & hardware | |
| | Divider walls | |
| | Exterior Hardie Plank siding from front inside corner to front inside corner first level | |
| | Existing Barn entry doors with hardware | |
| | Existing water lines and hose bibs | |
| | Electrical wiring and boxes for fans, switches and power | |
| | Existing light fixtures and wiring | |
| | Existing stall mats | |
| | Existing Fly Control System | |
| | All miscellaneous structure as required | |
| Carpentry (all items furnish and install): | | |
| | Reframe exterior stall door openings to accommodate new 48" dutch doors | Reframe as required to create the required new space |
| | New Dutch Doors w/ hardware Model Number ???????? | New doors, frames and hardware |
| | New stall fronts w/hardware Model Number ?????????? | New T-111 walls on all back of the house walls |
| | Wood infill for stall fronts | Hardie wall panels on all office interior walls |
| | Wood dividers between stalls | New ?????? Flooring per finish schedule |
| | Hardie plank on exterior of building | Hardie plank on exterior of building |
| | Repair any damaged fascia and soffit areas of the barn | New soffits and fascia |
| | New barn entrance doors w/hardware | |
| Painting | | |
| | Paint as required all Barn scope items | Paint as required all Office Area |
| Asphalt | | |
| | Scarify the existing asphalt areas | |
| | Repair subgrade | |
| | Overlay with 1"-1 1/2" asphalt | |
| Concrete | | |
| | Place a 3'-0" concrete sidewalk on the sides as shown on documents | |

PRELIMINARY SCOPE SEABROOK ISLAND EQUESTRIAN CENTER

| | CONTRACT "B" SCOPE OF WORK STABLE AREA including but limited to: | CONTRACT "A" SCOPE OF WORK OFFICE AREA including but limited to: |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Comment: | Items | Items |
| | Contract B consists of the work shown on the contract drawings for the repair and renovation of the stable portion of the Barn and includes but not limited to the following: | Contract A consists of the work shown on the contract drawings for the repair and renovation of the office portion of the Barn and includes but not limited to the following: |
| Roofing | | Provide new roofing to match existing |
| Plumbing | Provide new plumbing for stalls including necessary valves and hose bibs | F&I all new fixtures and trims |
| | F&I new hot water heater for service area | F&I new fiberglass shower enclosure |
| | All piping to be with Peks tubing | F&I new hot water heater |
| | | F&I new drains and vent piping |
| | | All piping to be with Peks tubing |
| Electrical | Rewire all fixtures, fans, receptacles and switches | Rewire all fixtures, fans, receptacles and switches |
| | F&I new LED fluorescent fixtures through out area | F&I all electrical fixtures |
| | F&I new fan receptacles | Provide power for new Mechanical/Plumbing equipment |
| | | Provide new panels & breakers |
| Accessories: | Level floors in all stalls | Toilet room accessories |
| Work Performed by Others: | F&I Fly control system | F&I Millwork including : |
| | F&I fans | Kitchen cabinets |
| | F&I stall mats | Reception Desk |
| | Roofing | Work Stations |
| | Landscaping | Lockers |
| | Septic System | Counter tops |
| | | |



Classic Barn End Doors



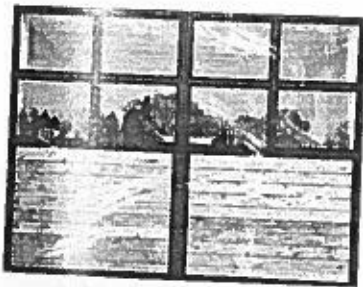
A seamless match for your upcoming barn project! Choose your unique selection of equipment and rest assured that your choices will be tailored perfectly for a quality Barn Pros barn or remodel project.

Our Classic barn doors offer superior strength and beauty.

Call for prices on our 10'-tall doors. Doors on this page are 9'4" tall x 6'3"



Select from bronze, hunter green or black powder coat

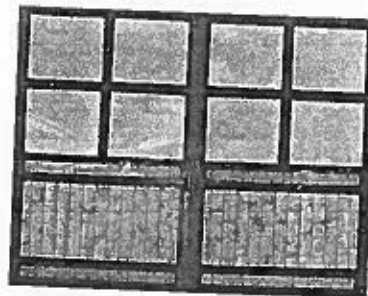


Classic Sliding Barn End Doors framed for Quad Glass*

Product SKU: CSD-Q \$2,625.00 set

\$ 192 for 2x6 T&G fill, per set

\$ 750 for Lexan fill, per set



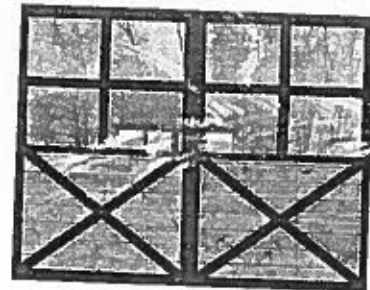
Classic Sliding Barn End Doors framed for Quad Glass*

Horz./Vertical/Horz. wood fill

Product SKU: CSD-QH \$3,175.00 set

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\$ 750 for Lexan fill, per set

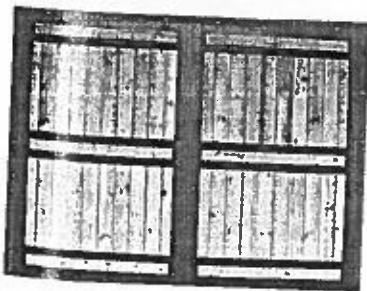


Classic Sliding Barn End Doors with Crossbuck framed for Quad Glass*

Product SKU: CSD-QX \$2,725.00 set

\$ 192 for 2x6 T&G fill, per set

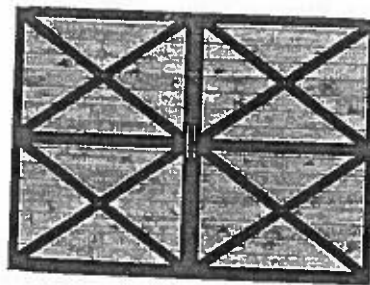
\$ 750 for Lexan fill, per set



Classic Sliding Barn End Doors

Product SKU: CHV-9 \$3,050.00 set

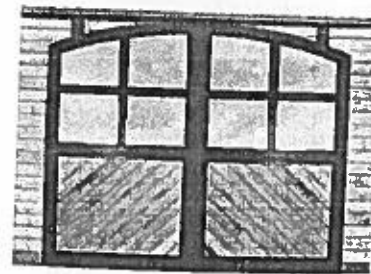
\$ 320 for 2x6 T&G fill, per set



Classic Sliding Barn End Doors with Double Crossbuck

Product SKU: CSD-X \$2,450.00 set

\$ 320 for 2x6 T&G fill, per set



Classic Arched Barn End Doors

Product SKU: CSD-9GG \$3,525.00 set

\$ 192 for 2x6 T&G fill, per set

\$ 750 for Lexan fill, per set

↑
This one

Addition & Alteration to Exist Barn

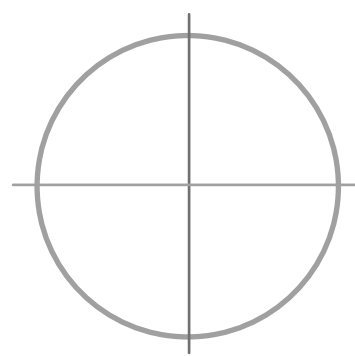
The Club @ Seabrook
 2313 Seabrook Island Rd
 Seabrook Island, SC

Revisions:



MAIN FLOOR PLAN

MICHAEL E. KARAMUS
 ARCHITECT, L.L.C.
 P. O. Box 22026
 Charleston, SC 29413



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 Checked: MK

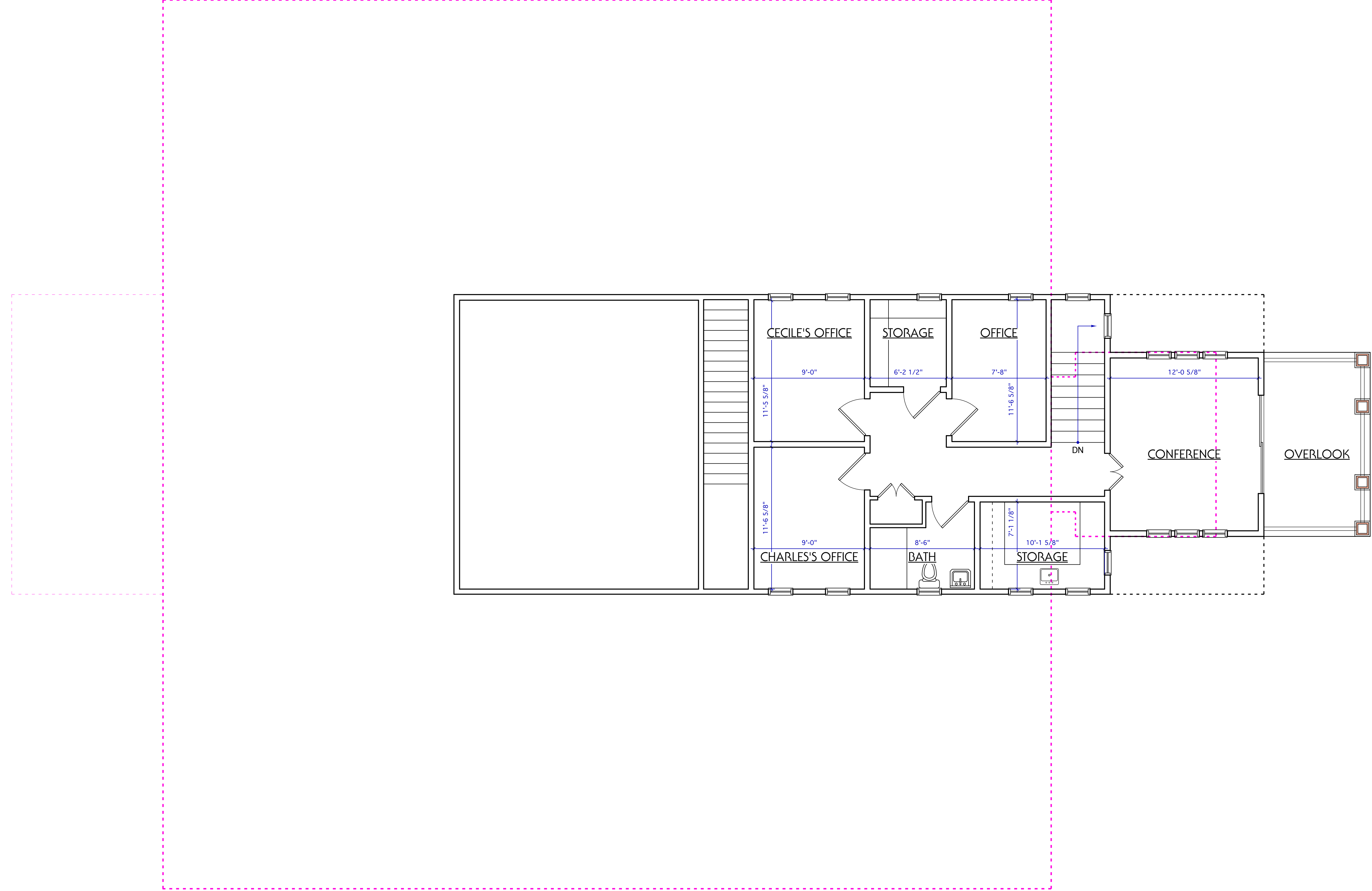
Date: MARCH 20, 12018
 Drawing No.:

Commission No.: SC 1729
A1.1

Addition & Alteration to Exist Barn

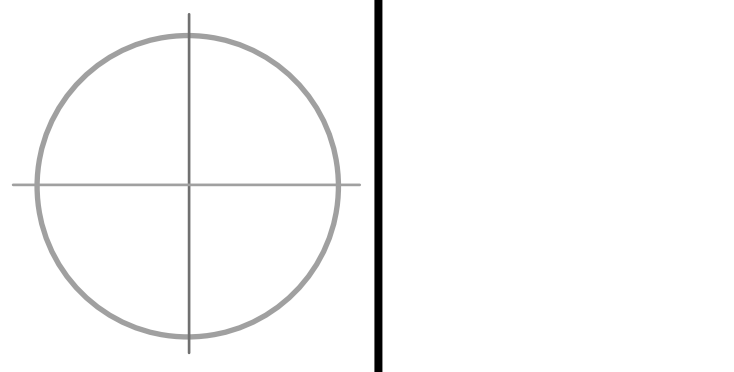
The Club @ Seabrook
2313 Seabrook Island Rd
Seabrook Island, SC

Revisions:



UPPER FLOOR PLAN

MICHAEL E. KARAMUS
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Charleston, SC 29413



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Date: MARCH 20, 12018
Drawing No.:

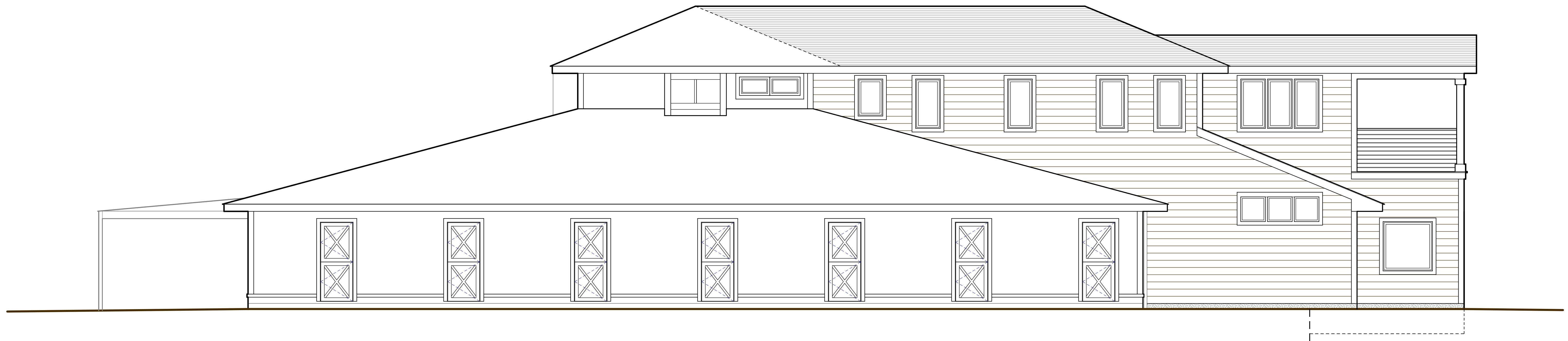
Commission No.: SC 1729

A1.3

Addition & Alteration to Exist Barn

The Club @ Seabrook
2313 Seabrook Island Rd
Seabrook Island, SC

Revisions:



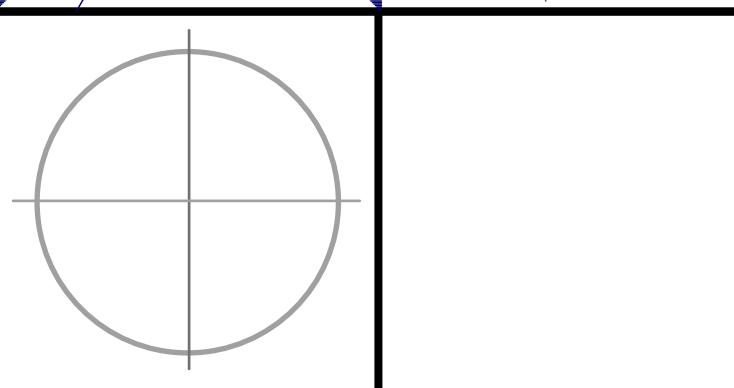
2 LEFT SIDE ELEVATION
SD3



1 FRONT ELEVATION
SD3

EXTERIOR ELEVATIONS

MICHAEL E. KARAMUS
ARCHITECT, L.L.C.
P. O. Box 22026
Charleston, SC 29413



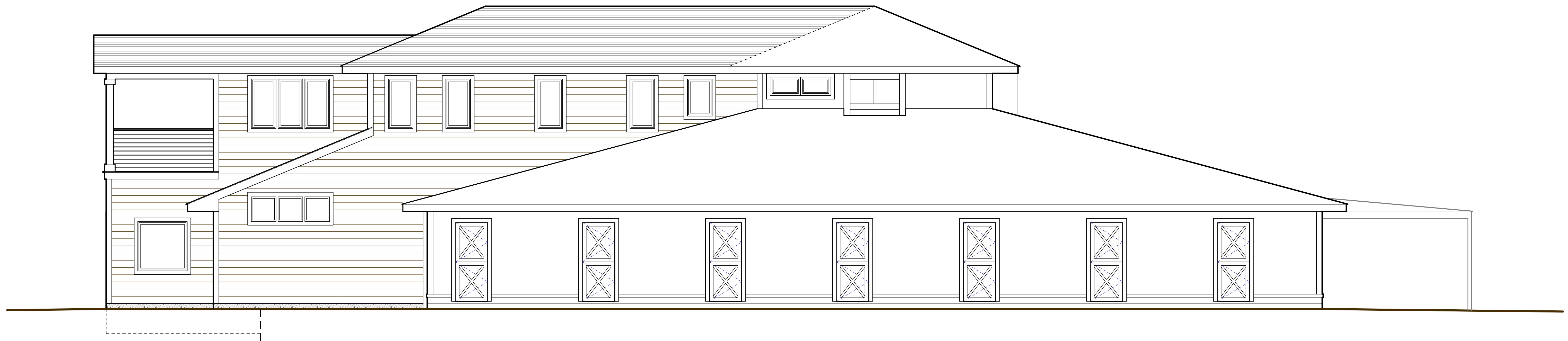
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| Date: | MARCH 20, 2018 | Drawing No.: | A2.1 | | |
| Commission No.: | SC 1729 | | | | |

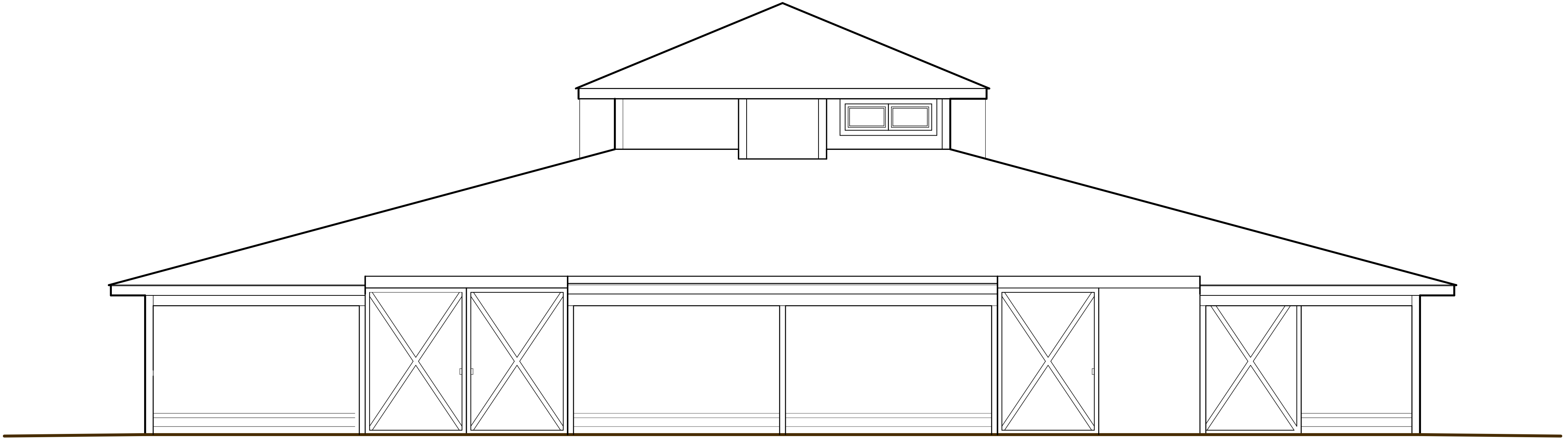
Addition & Alteration to Exist Barn

The Club @ Seabrook
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Revisions:



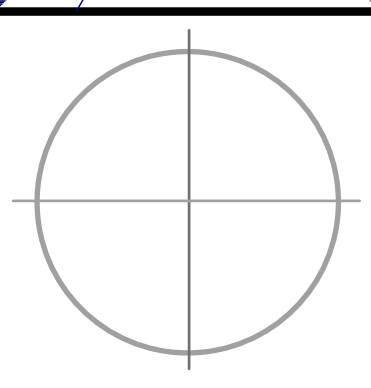
2 RIGHT SIDE ELEVATION
 SD4



1 REAR ELEVATION
 SD4

EXTERIOR ELEVATIONS

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| Commission No.: | A2.2 | |
| SC 1729 | | |