

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

December 13, 2023

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## MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Tom Hund, Jim Newton

Absent: Sharon Welch

Staff: Tyler Newman (Zoning Administrator), Katharine Watkins (Asst. Town Administrator)

Guests: Jim Zelinski (President Seabrook Island Club), Todd Lynch (Board of Governor's for Seabrook Island Club), Paul Ford (Reveer Group, LLP, Engineer for Seabrook Island Club), Laura Ferreira (Director of Racquet Club Sports, Seabrook Island Club), Robert Terry (Facilities Maintenance Manager, Seabrook Island Club)

Chair Ullner called the meeting to order at 1:31PM.

### APPROVAL OF MINUTES

#### 1. Regular Meeting: November 8, 2023

Mr. Newton moved to approve the previous meeting minutes of November 8<sup>th</sup>; Mr. Hund seconded. All voted in favor.

The previous meeting minutes of November 8<sup>th</sup> were approved.

### OLD BUSINESS ITEMS

*There are no old business items.*

### NEW BUSINESS ITEMS

#### 1. **Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1B**

Zoning Administrator Newman summarized the commercial site plan review for the Seabrook Island Racquet Club Phase 1B.

Discussions were had with the commissioners and staff.

Paul Ford, Laura Ferreira, Robert Terry, Todd Lynch, and Jim Zelinski presented the proposed site plans for the Seabrook Island Racquet Club Phase 1B.

Discussions were had with the commissioners, the applicants, and members of the audience.

Mr. Hund moved to approve the site plan contingent on the following: noise mitigation strategy based on industry standards, a parking strategy, architectural site features, all to be completed prior to permit issuance and for staff approval; Mr. Billian. A vote was taken as follows:

Ayes: Billian, Hund, Ullner  
Nays: Newton

The commercial site plan was approved with the following contingencies: noise mitigation strategy based on industry standards, a parking strategy, architectural site features, all to be completed prior to permit issuance and for staff approval.

Discussions were had with members of the commission and the applicant.

## 2. Rezoning Request: 2723 Old Oak Walk

Mr. Newton moved to approve the rezoning request at 2723 Old Oak Walk; Mr. Hund seconded. All voted in favor.

The rezoning request was approved.

## ITEMS FOR INFORMATION / DISCUSSION

*There are no items for information or discussion.*

## ADJOURN

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

The meeting adjourned at 3:14PM.

Date: December 13, 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>