

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

May 2, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

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

Absent: Ken Otstot

Guests: Don Romano (Seabrook Island Club), Michael Karamus (Architect), Katrina Burrell (SIPOA)

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. **April 11, 2018:** Mr. Billian made a motion to approve the minutes from the April 11, 2018, meeting, as submitted. Ms. Patterson seconded the motion. The motion was approved by a vote of 4-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Architectural Review: Seabrook Island Club Equestrian Center:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve exterior modifications to the existing horse barn located at 2313 Seabrook Island Road. Applicants Don Romano (Seabrook Island Club) and Michael Karamus (Architect) provided additional information regarding the request. Among the items submitted for review were construction of a first floor addition, second floor addition, second floor porch, a 3' concrete sidewalk, interior renovations, and repair and replacement of several existing items.

Chairman Driscoll asked for the height of the new additions. Mr. Karamus responded that the additions would match the height of the existing building. Chairman Driscoll stated that

the maximum height was 36', but may be increased with an increase in the building's setback. Mr. Karamus stated that the existing building is not even close to 36'.

Chairman Driscoll asked what colors would be used. Mr. Karamus responded that it would be the same color scheme as the existing building. The same materials (rails, pickets, hardie plank and shingles) would also be used for the addition and renovation. Mr. Romano added that they had originally planned to leave the Dutch doors; however, these will be replaced when the entire building is re-sided.

Chairman Driscoll asked how many square feet will be added. Mr. Karamus responded that approximately 360 square feet would be added to the first floor, 840 to the second floor, as well as a 130 square foot covered porch on the second floor.

Ms. Patterson asked why they were not adding more stalls. Mr. Romano responded that they already have approximately 40 horses, half of which are boarder horses. He stated that the current barn was at capacity, but that didn't warrant tearing it down and rebuilding it. Mr. Karamus added that if the barn was expanded significantly, it would cut off access to other parts of the facility.

Chairman Driscoll asked if there were any staff comments. Town Administrator Cronin noted that the plan called for the removal of one crepe myrtle. However, because the building was set so far back from both rights-of-way, and a significant number of trees will remain, staff did not have any objections.

Mr. Billian asked if any changes to the site lighting were being proposed. Mr. Romano responded that the Club will look at changing the lights once the tennis court lighting project is completed. Mr. Billian stated that he didn't understand the lighting pattern at the equestrian center, as sometimes they were on, and sometimes they were off. Mr. Romano responded that the Club is evaluating the lighting at all of their facilities, and hopes to make it less haphazard. Ms. Patterson agreed that the current lighting situation is an inconvenience for neighboring property owners.

There being no further questions, Chairman Driscoll called for a motion. Ms. Leary made a motion to approve the architectural plans, as submitted. Mr. Billian seconded the motion. The motion was approved by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Presentation by Katrina Burrell regarding SIPOA Color Requirements:** Town Administrator Cronin stated that members of the Planning Commission had recently asked for a presentation from SIPOA regarding the Architectural Review Committee's (ARC) paint color requirements. Town Administrator Cronin then introduced Ms. Katrina Burrell, the ARC Administrator for SIPOA, for a brief presentation.

Ms. Burrell stated that the ARC follows "grayscale" requirements, where paint colors must generally follow a "1" for trim, "3" for wood and stucco, and "4" for fiber cement. She

stated that all colors do not necessarily need to be gray; rather, the grayscale is used to determine a color's intensity and light reflective properties. She then demonstrated a "value finder" which the ARC uses to determine grayscale values. She stated that the ARC tries to mimic nature, and noted that the same color may appear to be lighter in sunny areas and darker in heavily wooded areas. She added that some regimes pre-date the SIPOA's color requirements. In these areas, many of the homes are darker than what the current requirements would allow; however, when they are repainted at a later date, they will need to follow the ARC's requirements. Ms. Burrell stated that color approval is typically an administrative decision, but that decisions may be appealed to the full ARC.

Chairman Driscoll asked if the ARC generally requires trim to be lighter than the main color on the house. Ms. Burrell responded that they try to get the trim color to be within 4 shades of the main color. Chairman Driscoll asked if white trim is allowed. Ms. Burrell responded that white does not fall within 4 shades, but that white is a common color; however, she noted that it is usually not "pure white."

Ms. Patterson noted that some colors may be different based on the manufacturer, noting that "Navajo White" is a different color when comparing Sherwin Williams and Benjamin Moore brand paints.

Ms. Leary asked when the ARC began using the grayscale requirement. Ms. Burrell responded that the grayscale was implemented in approximately 2014.

Chairman Driscoll asked if the ARC has color requirements for roofs. Ms. Burrell responded that most asphalt roofs use a weathered pattern. For metal roofs, the ARC generally advises applicants to stay away from red, blue and green roofs. She added that the ARC also seeks to avoid reflective properties in metal roofs.

There being no further questions, Chairman Driscoll thanked Ms. Burrell for her presentation.

- 2. Comprehensive Plan Update:** Chairman Driscoll asked for an update on the comprehensive plan. Town Administrator Cronin stated that the intergovernmental agreement with Charleston County is anticipated to be approved at the May 22nd Town Council meeting. He stated that he was also working on a write-up of the notes and comments from the joint meeting with Town Council on April 19th. Those notes will be distributed to Planning Commission members once they are completed.

Chairman Driscoll asked what Planning Commission members should be doing now. Town Administrator Cronin recommended reviewing the town's current comprehensive plan, as well as those from Charleston County and Kiawah Island. He also recommended that Planning Commissioners begin thinking about the names of potential stakeholders, as well as questions for a community survey which will go out this summer.

There being no further business, Mr. Billian made a motion to adjourn. Ms. Leary seconded the motion. The motion to adjourn was approved by a vote of 4-0, and the meeting was adjourned at 3:50 pm.

Minutes Approved: July 28, 2018



Joseph M. Cronin
Town Administrator