

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

July 10, 2019 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

Present: Robert Driscoll (Chair), Ken Otstot (Vice Chair), Cathy Patterson, Wayne Billian, Stan Ullner, Joe Cronin (Town Administrator)

Absent: None

Guests: Mayor Ron Ciancio, Mike Kiser (Seabrook Island Racquet Club), Dr. Tim Kana (Coastal Science and Engineering), Dr. Patrick Barrineau (Coastal Science and Engineering), Mariah McBride (Coastal Science and Engineering)

Chairman Driscoll called the meeting to order at 1:30 PM and welcomed everyone in attendance. 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. **Regular Meeting: June 5, 2019:** Mr. Otstot made a motion to approve the minutes from the June 5, 2019, meeting as submitted. Ms. Patterson 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 Permit: 2019 Alan Fleming Tennis Tournament:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on a request to issue a temporary use permit for the 2019 Alan Fleming Senior Open Clay State Championship Tennis Tournament, which is scheduled to be held on October 2-6, 2019, at the Seabrook Island Racquet Club (1701 Long Bend Drive). Town Administrator Cronin recommended in favor of approval, subject to the following conditions:
  - For public safety and emergency access purposes, no vehicle parking shall be permitted within the right-of-way of any public or private street, and sufficient space

shall be provided at all access points to ensure access for emergency vehicles.

- No signs or banners related to the event shall be placed in a location that obstructs the view of motorists or pedestrians.

Chairman Driscoll asked if the applicant had anything they wished to add. Mr. Mike Kiser of the Seabrook Island Racquet Club stated that the request for the temporary use permit is essentially the same as 2018, with no significant changes to the site layout.

Dr. Ullner asked how the town monitors special events and other types of temporary uses for compliance with permit requirements. Town Administrator Cronin responded that town staff will usually perform a site visit to verify compliance. He added that a site visit will also be performed if the town receives any complaints from neighboring property owners or the public.

Mr. Otstot asked who Alan Fleming was. Mr. Kiser responded that Mr. Fleming was a former resident of Seabrook Island. His son, Peter Fleming, was a professional tennis player who, along with John McEnroe, won more than 50 doubles titles. Mr. Fleming began the tennis tournament in Seabrook Island in the early 1980's. Following his death in 1997, the tournament was renamed in his honor.

There being no further discussion, Dr. Ullner made a motion to recommend in favor of approving the temporary use permit, subject to the two conditions recommended by staff. Mr. Otstot seconded the motion. The motion was **APPROVED** by a vote of 5-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

1. **2019 Beach Management Plan Update**: Chairman Driscoll reminded members that it was time for the town to update its Beach Management Plan. The plan was last updated in 2014 and must be updated every five years. He introduced Dr. Tim Kana of Coastal Science and Engineering, who assisted the town with the 2014 plan and has been brought in once again to assist with the five-year update.

Dr. Kana introduced himself and members of his team, including Dr. Patrick Barrineau and Mariah McBride. Dr. Kana stated that this would not be a complete update to the 2014 plan, but more of a targeted review and refresh of relevant sections. He highlighted specific changes which should be incorporated into the 2019 update, including the inlet relocation, recent changes to OCRM regulations, and updated beach and drainage data. He added that his team will begin by reviewing the current plan, identifying areas to be updated and then preparing draft amendments for the commission's review and recommendation.

Town Administrator Cronin stated that the 2019 update would be more of a turnkey update than the 2014, with the consultant doing most of the heavy lifting. Since this won't be a full update, the Planning Commission's role will primarily involve reviewing and providing comments on draft updates, similar to the recently completed comprehensive plan update.

Mr. Otstot asked what data sources would be used for the update. Dr. Kana responded that he has personally worked in Seabrook Island since the 1970's and is intimately familiar with the history and patterns of the beach. He stated that his firm has worked with the SIPOA for a long time and recently completed a comprehensive beach report for SIPOA in 2018. He added that he has also been involved in the three previous efforts to relocate Captain Sams Inlet. Members of the commission recognized Dr. Kana for his work on the island and thanked him for agreeing to work with the town once again.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Mr. Otstot made a motion to adjourn the meeting. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 1:56 PM.

Minutes Approved: September 11, 2019



Joseph M. Cronin  
Town Administrator