

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

March 6, 2019 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

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

Absent: None

Guests: Heather Paton (SIPOA), Nicole Collins (Reliable Properties)

Chairman Driscoll called the meeting to order at 1:32 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: February 6, 2019:** Mr. Otstot made a motion to approve the minutes from the February 6, 2019, meeting as submitted. Dr. Ullner seconded the motion. The motion was approved by a vote of 5-0.
2. **Regular Meeting: February 15, 2019:** Dr. Ullner made a motion to approve the minutes from the February 15, 2019, 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. **Multi-Family Review: Live Oak Villas (Pool Fence):** Chairman Driscoll provided a brief overview of the request, the purpose of which was to review and approve the replacement of an existing wooden fence surrounding the community pool at Live Oak Villas with a new fence made of black powder-coated aluminum. He noted that there would be no change to the fence's footprint and that this request was before the Planning Commission due to a change in material. Town Administrator Cronin stated that the town's fence ordinance was recently amended to include powder-coated aluminum as a permitted material for fencing. He added that the fence will meet all other requirements of the town's DSO.

Chairman Driscoll asked if the fence had been approved by SIPOA. Town Administrator Cronin stated that he had received verbal confirmation from ARC Administrator Katrina Burrell that the fence had received approval. Ms. Nicole Collins of Reliable Properties (applicant) provided a copy of the SIPOA's written approval.

Ms. Patterson asked the applicant if she knew the total number of linear feet which would be installed. Ms. Collins responded that the linear footage was not included on the bid documents and she wasn't sure of the total length off hand, but that it would be the same amount as the existing fence, which the new fence will replace.

Mr. Billian noted that a metal fence would have a different appearance than the existing fence, adding that the metal would be "shinier" than the existing material. Ms. Collins responded that the fence would be a powder coated aluminum, which would not have a glossy appearance.

There being no further discussion, Mr. Otstot made a motion to approve the request, as submitted. Ms. Patterson seconded the motion. The motion was approved by a vote of 5-0.

- 1. Temporary Use Permit: Dolphin Slam / 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 2019 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 27<sup>th</sup>. Though the Billfish Tournament was scheduled to take place between May 8<sup>th</sup> and 11<sup>th</sup>, the applicants were requesting permission to leave the stage and sponsor signage up between the two events, for a total of 16 days. Because the Dolphin Slam is a one-day event, a temporary use permit for that event may be approved administratively by the zoning administrator.

Town Administrator stated that staff recommended in favor of approving the request with the following condition: "For public safety and emergency access purposes, no vehicle parking shall be permitted on Seabrook Island Road or Andell Bluff Boulevard during the Billfish Tournament, with the exception of existing marked spaces."

Chairman Driscoll reminded members of the Planning Commission that their role was to provide a recommendation to Town Council on whether to grant the temporary use permit.

Ms. Patterson made a motion to recommend in favor of approving the temporary use permit, inclusive of the condition recommended by Town Administrator Cronin. Dr. Ullner seconded the motion. The motion was approved by a vote of 5-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

*There were no Items for Information / Discussion.*

Prior to beginning the Comprehensive Plan Workshop portion of the agenda, Town Administrator Cronin introduced Mr. Paul LeBlanc of PLB Planning Group. Town Administrator Cronin stated that he had previously worked with Mr. LeBlanc while he was the Planning Director in the Town of Fort Mill. The Town of Seabrook Island is currently in discussions with Mr. LeBlanc to undertake a comprehensive update to the town's Development Standards Ordinance. Mr. LeBlanc then briefly introduced himself to members of the Planning Commission.

## COMPREHENSIVE PLAN WORKSHOP

1. **Review of Changes from February 15, 2019 meeting:** Mr. Dan Frazier from Charleston County reviewed the recommended changes to the Transportation and Land Use elements, which were previously discussed during the February 15, 2019 work session. Members of the Planning Commission and town staff provided comments on these updates. Mr. Frazier stated that members may continue to submit comments on these elements after the meeting.
2. **Review and Discussion of Comprehensive Plan Elements:** Members of the Planning Commission, town staff and county staff reviewed and provided comments on draft sections for the Economic Development and Priority Investment elements. County staff will incorporate all comments and suggestions into an updated version of these elements. The updated versions will be reviewed and discussed during a work session to be held later in March.
3. **Other Items for Discussion:** Town Administrator Cronin stated that an additional workshop will be needed to review final changes to the draft comprehensive plan. At that time, the Planning Commission will be asked to endorse the draft document and a meeting will then be scheduled for public review and comment on the draft document. Members of the Planning Commission set the date for this workshop as March 20, 2019 at 1:30 PM.

There being no further business, Chairman Driscoll asked for a motion to adjourn. Mr. Otstot made a motion to adjourn the meeting. Mr. Billian seconded the motion. The motion was approved by a vote of 5-0, and the meeting was adjourned at 4:25 PM.

Minutes Approved: April 3, 2019



Joseph M. Cronin  
Town Administrator