

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 10, 2021 – 1:30 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



MINUTES

Present: Ken Otstot (Chair), Wayne Billian, Jim Newton, Joe Cronin (Town Administrator)

Absent: Stan Ullner, Sharon Welch

Guests: Larry Buchman (Seabrook Island Club), Katrina Burrell (SIPOA)

Chairman Otstot 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 10, 2021:** Mr. Newton made a motion to approve the minutes from the February 10, 2021, meeting as submitted. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 3-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Commercial Site Plan Review: Seabrook Island Club Rest Station:** Town Administrator Cronin provided members with a brief overview of the request, the purpose of which was to review and approve a site plan for a proposed rest station (ie. stand-alone restroom facility) on the golf course. The rest station will be located on Charleston County Tax Map # 147-00-00-027, near the intersection of Seabrook Island Road and Oyster Catcher Court, and adjacent to an existing cart pat. He stated that the total area of the proposed building would be approximately 300 square feet. The enclosed part of the rest station would be 14' wide by 13' 4" deep, or 187 square feet, and will include two individual restrooms. A covered entrance, which will be 13' 4" wide by 8' deep, as well as access from the pathway, were also included. From the slab to the top of the roof, the building would be 15' tall.

Mr. Newton stated that he would abstain from voting on the request due to the proximity of the proposed structure to his property, but he would ask a few questions for clarification.

Mr. Newton asked why the existing station was proposed to be removed and reconstructed rather than refurbished. Mr. Larry Buchman, representing the applicant, responded that this would certainly be the more economical option; however, the current station is not on club property and would need significant upgrades. Therefore, it made more sense to reconstruct the facility.

Mr. Newton asked if the new location would have any impact on the horse rides from the equestrian center. Mr. Buchman responded that there would be no impact. The club consulted with the equestrian center, which was okay with the proposed location.

Mr. Billian asked what colors and materials would be used for the structure. Mr. Buchman responded that they would be identical to the club's existing facilities. He added that the proposed rest station would be essentially the same as the one constructed near the driving range a short time ago.

Chairman Otstot asked when construction would commence. Mr. Buchman stated that the project was out for pricing now and would likely commence in approximately 2 months.

Mr. Billian asked why the club was not going to pave the horse area. Mr. Buchman responded that the unpaved surface was easier for horses to walk upon. He added that this area has also frequently been used as a lay down area for course materials.

Mr. Billian asked if there would be any lights associated with the structure. Mr. Buchman responded that there would be two can lights in the canopy for safety purposes. He added that the rest station was not anticipated to be used at night.

Chairman Otstot asked if the structure would be locked or accessed with a code. Mr. Buchman responded that it would be accessed with a code.

Mr. Billian asked where the sewer would be tied in. Mr. Buchman responded that they would use the existing tie ins for utilities, including the existing electric meter.

There being no further discussion, Mr. Billian made a motion to approve the request as submitted. Chairman Otstot seconded the motion. The motion was **APPROVED** by a vote of 2-0, with Mr. Newton abstaining.

Mr. Billian made a subsequent motion to accept the proposed improvements as "final" approval and waive the required "preliminary" review. Chairman Otstot seconded the motion. The motion was **APPROVED** by a vote of 2-0, with Mr. Newton abstaining.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information.

There being no further business, Chairman Otstot asked for a motion to adjourn. Mr. Billian made a

motion to adjourn the meeting. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 3-0, and the meeting was adjourned at 1:53 PM.

Minutes Approved: April 14, 2021



Joseph M. Cronin
Town Administrator