

TOWN OF SEABROOK ISLAND

Planning Commission Special Called Meeting

March 21, 2018 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

Present: Lori Leary (Vice-Chair), Ken Otstot, Wayne Billian, Joe Cronin (Town Administrator)

Absent: Robert Driscoll (Chair), Cathy Patterson

Guests: Ron Welch (Ron Welch Contracting Inc.), Chase Crawford (Ravenel Associates), Katrina Burrell (SIPOA ARC)

Vice-Chairwoman Leary 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. March 7, 2018:** Mr. Billian made a motion to approve the minutes from the March 7, 2018, meeting, as submitted. Mr. Otstot 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. Exterior Modifications: Bay Pointe Villas (Multi-Family):** Ron Welch of Ron Welch Contracting Inc. (Contractor) provided a brief overview of the request on behalf of the applicant, the Bay Pointe Villas Council of Co-owners. The purpose of the request was to review and approve changes to the exterior paint colors for buildings A-E, located at 2101-2140 Landfall Way, as well as minor upgrades and repairs to the exterior of the existing multi-family buildings. The applicants were seeking approval for the following color scheme:



Hampshire Gray (HC-101)

- Stucco



Gloucester Sage (HC-100)

- Foundation



Richmond Gray (HC-96)

- Trim



Dragons Breath (1547+25% Black)

- Shutters



Cottage Red (PM-15)

- Gable Vents / Louvers

The applicants also requested approval of the following exterior modifications:

- Areas under the units to be finished with stucco and repainted;
- Areas of existing lattice to be replaced with 1" x 6" horizontal boards, including under the stairs, screened porches and HVAC screening;
- Railings on the stairs and screened porches to be changed from lattice to 2" x 2" spindles, with post, caps and hand rails;
- Existing shutters and faux vents to be replaced with new shutters and vents; and
- Additional minor items as listed in the scope of services attached to the agenda.

Mr. Otstot asked where the Cottage Red color would be used. Mr. Welch responded that it was an accent color, and would be used only on the gable vents and louvers.

Mr. Billian asked if the Planning Commission was being asked to review the new paint colors only, or all of the proposed modifications. Town Administrator Cronin stated that the Planning Commission was being asked to approve the paint colors, as well as the other modifications included in the scope of services. Mr. Welch provided additional information about the other items included in the project scope.

Vice-Chairwoman Leary asked Katrina Burrell, ARC Administrator for the SIPOA, if she had anything to add to the presentation. Ms. Burrell responded that she did not have anything to add, other than these modifications would be an improvement to the existing buildings.

Mr. Otstot made a motion to approve the request, as submitted. Ms. Billian seconded the motion. The motion was approved by a vote of 3-0.

2. **Exterior Modifications: Bay Pointe Villas (Multi-Family)**: Chase Crawford of Ravenel Associates (Community Manager) provided a brief overview of the request on behalf of the applicant, the Shelter Cove Villas Owners Association. The purpose of the request was to review and approve changes to the exterior paint colors for Shelter Cove Villas, located at 1401-1424 Live Oak Park. The applicants were seeking approval for the following color scheme:



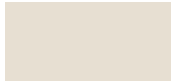
Grassland (SW6163)

- Siding & Mailbox Kiosks



Connected Gray (SW6165)

- Foundation & HVAC Stands



Aunt Betty's China (DCR101)

- Trim & Doors

Mr. Crawford stated that these were the same colors used in neighboring Horseshoe Cove, and no other changes in the building's architecture were proposed.

Town Administrator Cronin stated that the applicants were also seeking approval to increase the height of the existing HVAC screening by 14". Mr. Crawford informed members that several HVAC units had been raised to comply with the county's flood requirements. The purpose of the additional 14" in height was to provide sufficient screening for the units which have been raised, as well as those which may be raised in the future. Town Administrator Cronin added that while the HVAC stands were non-conforming due to their location in front of the units, it was staff's opinion that these modifications would not add more than 50% in area or valuation to the existing structures.

Mr. Otstot asked how high the HVAC units were being raised. Mr. Crawford responded that they were being raised to the height of the unit's first floor level.

Mr. Billian asked if all of the HVAC units were going to be raised at the same time. Mr. Crawford responded that some HVAC units have already been raised, and that the remainder would be raised as they are replaced. Town Administrator Cronin called attention to the photos included in the agenda packet, which showed how the tops of several HVAC units were now visible above the existing screening due to their higher elevations.

Mr. Otstor asked if the modifications had been reviewed and approved by the SIPOA ARC. Ms. Burrell responded in the affirmative.

Mr. Billian made a motion to approve the request, as submitted. Vice-Chairwoman Leary seconded the motion. The motion was approved by a vote of 3-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of SIPOA ARC Color Requirements:** Mr. Billian asked Ms. Burrell if the SIPOA ARC has specific color requirements. Ms. Burrell responded that while the ARC has color guidelines, there is no set color palette and each request is judged individually. She added that the review is generally more stringent for single-family homes, while multi-family buildings tend to have more flexibility.

Mr. Billian asked if it would be possible for the ARC to share its color guidelines with the Planning Commission. Ms. Burrell responded that SIPOA has color cards and other information, which she would be happy to share with Planning Commission members. Town Administrator Cronin added that he would coordinate with Ms. Burrell for her to present information at an upcoming Planning Commission meeting.

There being no further business, Mr. Billian made a motion to adjourn. Vice-Chairwoman Leary seconded the motion. The motion to adjourn was approved by a vote of 3-0, and the meeting was adjourned at 2:43 pm.

Minutes Approved: April 11, 2018



Joseph M. Cronin
Town Administrator