

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

April 3, 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: John Wilcox (Seabrook Island Club), Don Romano (Seabrook Island Club), Larry Buchman (Seabrook Island Club), Julia Kim (Seamon Whiteside), Mary Martinich (Seamon Whiteside)

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. Town Administrator Cronin noted that the original agenda included an incorrect date due to a copy and paste error, but that a corrected version had been prepared and distributed in advance of the meeting.

### APPROVAL OF MINUTES

1. **Regular Meeting: March 6, 2019:** Mr. Otstot made a motion to approve the minutes from the March 6, 2019, meeting as submitted. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.
2. **Regular Meeting: March 20, 2019:** Dr. Ullner made a motion to approve the minutes from the March 20, 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. **Commercial Review: Seabrook Island Beach Club Improvements:** Chairman Driscoll called on representatives from the Seabrook Island Club to present an overview of their request.

Mr. Don Romano of the Seabrook Island Club spoke on behalf of the applicants. Mr. Romano stated that the Club was seeking approval for a major upgrade to the Beach Club facility at 3768-3772 Seabrook Island Road. The proposed upgrades would include:

- Demolition and reconstruction of the existing pool deck;
- Demolition and reconstruction of the larger of two existing pools;
- Construction of a new outdoor bar pavilion with trellis and corrugated metal roof;
- Renovation of the existing restroom building;
- Renovation of the existing towel building;
- Removal and replacement of existing wooden perimeter fencing and gate (6');
- Removal and replacement of existing aluminum perimeter fencing and gate (4');
- Construction of a new smooth concrete finish retaining wall with travertine cap (30" max);
- Installation of triangle shade sails;
- Installation of artificial turf;
- Removal of 19 existing palmetto trees; and
- Installation of new landscaping per the planting schedule shown on sheet L3.1.

Mr. Romano explained that these upgrades were part of the Club's master plan. He stated that representatives from the Club and their design team had previously met with town staff to review and address potential zoning issues. He stated that the Club was seeking to start construction after Labor Day 2019, with a targeted completion date of May 2020. He added that the Club was seeking to move forward with the project now in order to complete the work prior to future changes to the OCRM beachfront jurisdictional line.

Chairman Driscoll stated that in addition to meeting OCRM requirements, the Club must comply with the town's Development Standards Ordinance (DSO). He added that the DSO does not specifically allow pools and recreational facilities within the CRO Commercial/Retail Office zoning district, but that the Planning Commission has the authority, pursuant to § 5.50.20 of the DSO to allow "any proposed commercial/retail office use not specifically allowed under the permitted uses" within the CRO district if it finds that the proposed use satisfies eight specific criteria. Chairman Driscoll then reviewed the eight criteria. Members of the commission determined that the proposed use met each of the eight criteria. To formalize this finding, Chairman Driscoll recommended taking a separate vote on the proposed use. Chairman Driscoll made a motion to find that the proposed use satisfies the eight criteria listed under § 5.50.20 (a) through (h). Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

Chairman Driscoll then called on Town Administrator Cronin to provide a summary of his zoning review. Town Administrator Cronin reported that the proposed improvements would conform to the maximum lot coverage, side yard setback, oceanfront setback, buffering, landscaping and fencing requirements. He noted that there are two existing structures which encroach into the 30-foot front yard setback: the towel building and a portion of an existing trellis. As long as the renovation work of these two structures does not exceed 50% of the fair market value (as shown on the attached appraisal), they may be renovated in their current

location and will not need to be brought into conformity with the current front yard setback requirement. He stated that the proposed retaining wall was intended to be constructed with smooth concrete finish with travertine cap. While concrete is not expressly listed as a permitted material under the DSO, he noted that the Planning Commission has discretion to approve "similar materials." Lastly, he stated that the Planning Commission has the discretion to determine whether the proposed designs, materials and colors are architecturally "compatible" and "harmonious" with neighboring development.

Chairman Driscoll then opened the floor for comments.

Mr. Billian asked if the slope of the remaining pool would be modified to make it ADA compliant. Mr. Romano stated that changes to the other pool were not included in the project scope.

Ms. Patterson asked if the interior of the existing restroom building would also be renovated. She noted that the women's restroom contains only four stalls, whereas the men's restroom contains six. She stated that there were frequently lines outside of the women's restroom and asked whether additional stalls could be added. Mr. Romano responded that the interior of the restrooms would be renovated, but that the number of stalls was not expected to be changed.

Ms. Patterson then asked how the capacity present pools will compare to that of the proposed pools. Mr. Romano stated that he could not recall the exact capacity of the present vs. proposed design, but that the total capacity would increase by approximately 65%. Mr. Buchman added that the number of chairs was intended to match the maximum capacity of the pools. Ms. Patterson added that if the number of people was anticipated to change substantially, then the Club should also increase the capacity of the restrooms to handle the larger number of people.

Ms. Patterson stated that SIPOA does not allow metal roofing material due to its reflective nature. She noted that the design of the bar area illustrates a galvalume (metal) roofing material. She expressed concern that this material could reflect sunlight toward the neighboring Atrium Villas residential units and recommended a coated metal to reduce the reflectivity. Mr. Buchman responded that this was a very valid point and stated that he would have his architects look into that issue. Town Administrator piggy-backed on this comment and noted that staff had noted that the proposed roofing material for the bar area appeared to be inconsistent with other non-residential buildings, each of which all have asphalt shingles. However, he noted that there was green metal roofing on Atrium Villas across the street. He stated that while this material was inconsistent with other commercial buildings in the area, it was not inconsistent with the residential buildings located closest to the pool complex. Mr. Buchman stated that asphalt shingles would not work on this type of roof, which was why they are proposing the use of a metal roof.

Chairman Driscoll stated that the Planning Commission's role is to determine whether the proposed design and materials are architecturally compatible with neighboring development.

While he felt that that the proposed improvements were quite handsome, he asked if anyone else had any other questions or comments on the proposed designs.

Mr. Billian asked if the designs had been reviewed and approved by the SIPOA's Architectural Review Committee. Mr. Romano responded that the Club is not subject to the ARC's jurisdiction, and ARC review was not required.

Town Administrator Cronin asked about the proposed color scheme for the restroom and towel buildings. He noted that the plans showed two concepts, one of which was blue with white accents, and another of which included white with blue accents. He stated that these colors were inconsistent with all other Club facilities near the pool complex. Mr. Romano responded that the colors were not intended to be blue or white but would likely follow the existing "horizon" color scheme. Dr. Ullner asked if the color scheme would need to be brought back to the Planning Commission for subsequent review. Town Administrator Cronin responded that the Planning Commission could either require the applicants return for final color approval or could authorize staff to approve the colors during the issuance of a zoning permit as long as the colors are consistent with the Club's existing color scheme.

Chairman Driscoll noted that the DSO requires a two-part approval process consisting of preliminary and final approval. Chairman Driscoll felt that the general consensus was that there were no significant objections to the proposed scope, and that a second review would not be necessary; however, if there were any objections or significant revisions, then a second review could be required.

Town Administrator Cronin recommended that if the Planning Commission votes to approve the request, then the approval should be subject to the following conditions:

1. The Zoning Administrator shall have the authority to approve the paint colors administratively as long as they are consistent with the Club's existing color scheme; and
2. If renovation of the towel building or trellis exceeds 50% of its pre-renovation value (as determined by the appraisal), then subsequent review – as well as a possible variance – will be required.

Mr. Otstot made a motion to grant final approval to the request as submitted, subject to the conditions recommended by the Town Administrator. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

#### **ITEMS FOR INFORMATION / DISCUSSION**

1. **Comprehensive Plan Public Drop-In Meeting:** Town Administrator Cronin reminded members that the public drop-in meeting for the comprehensive plan would take place at Seabrook Island Town Hall at 2:00PM on Monday, April 15<sup>th</sup>.
2. **Mediation Update:** Chairman Driscoll stated that there is no update on the encroachment

permit for the Kiawah Senior Living Facility, as the issue is still in mediation.

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 2:38 PM.

Minutes Approved: May 1, 2019



Joseph M. Cronin  
Town Administrator