

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

April 11, 2018 – 2:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Special Called Meeting: March 21, 2018

[Pages 2–5]

OLD BUSINESS ITEMS

There are no Old Business Items

NEW BUSINESS ITEMS

1. **Temporary Use Request: Governor's Billfish Tournament**

[Pages 6–13]

Request from Bohicket Marina Investors to approve a Temporary Use Permit for the 2018 Bohicket Marina Governor's Invitational Billfish Tournament

ITEMS FOR INFORMATION / DISCUSSION

1. **Joint Meeting with Town Council: April 19, 2018 – 2:30 PM**

ADJOURN

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.

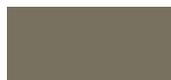
NEW BUSINESS ITEMS

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. Otstot 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:



Joseph M. Cronin
Town Administrator

DRAFT



MEMORANDUM

TO: Town of Seabrook Island Planning Commission Members
FROM: Joseph M. Cronin, Town Administrator
SUBJECT: Temporary Use Request for the 2018 Governor's Invitational Billfish Tournament
DATE: April 9, 2018

The Planning Commission is asked to review and provide a recommendation to Town Council on a temporary use permit request from Bohicket Marina Investors for the 2018 Governor's Invitational Billfish Tournament. This year's tournament is scheduled to take place between Wed. May 9th and Sat. May 12th, at Bohicket Marina (1880-1882 Andell Bluff Boulevard). A copy of the application materials and site plan are included for review.

The Billfish Tournament will include a main stage, several tents and temporary signage, most of which will be located on the back side of the marina, between the marina buildings and Bohicket Creek.

During the Billfish Tournament, one officer from the Charleston County Sheriff's Office will be on-site each day between 12:00 PM and 4:00 PM, while three officers will be on-site during the evening hours between 4:00 PM and 10:00 PM. Karl Fipps Sr. of Fipps & Sons Auto Service will be used as the 24-hour wrecker service. The vacant lot on Seabrook Island Road (across the marsh from the marina) will be used for overflow parking.

In advance of the Billfish Tournament, Bohicket Marina will also be hosting the 5th Annual Dolphin Slam on April 23, 2018. Because the Dolphin Slam is a one-day event, § 13.80.40.30 of the town's Development Standards Ordinance (DSO) allows the Zoning Administrator to approve this event administratively.

While the Billfish Tournament is scheduled to take place over a four-day period between May 9-12, the applicants are requesting approval to leave the stage and signage up at the marina between the two events. Therefore, the total length of the temporary use permit would be 19 days (April 24th to May 12th), though the stage will only be used for the tournament on May 9-12.

Staff Recommendation

Staff recommends in favor of approving the temporary use permit, 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.

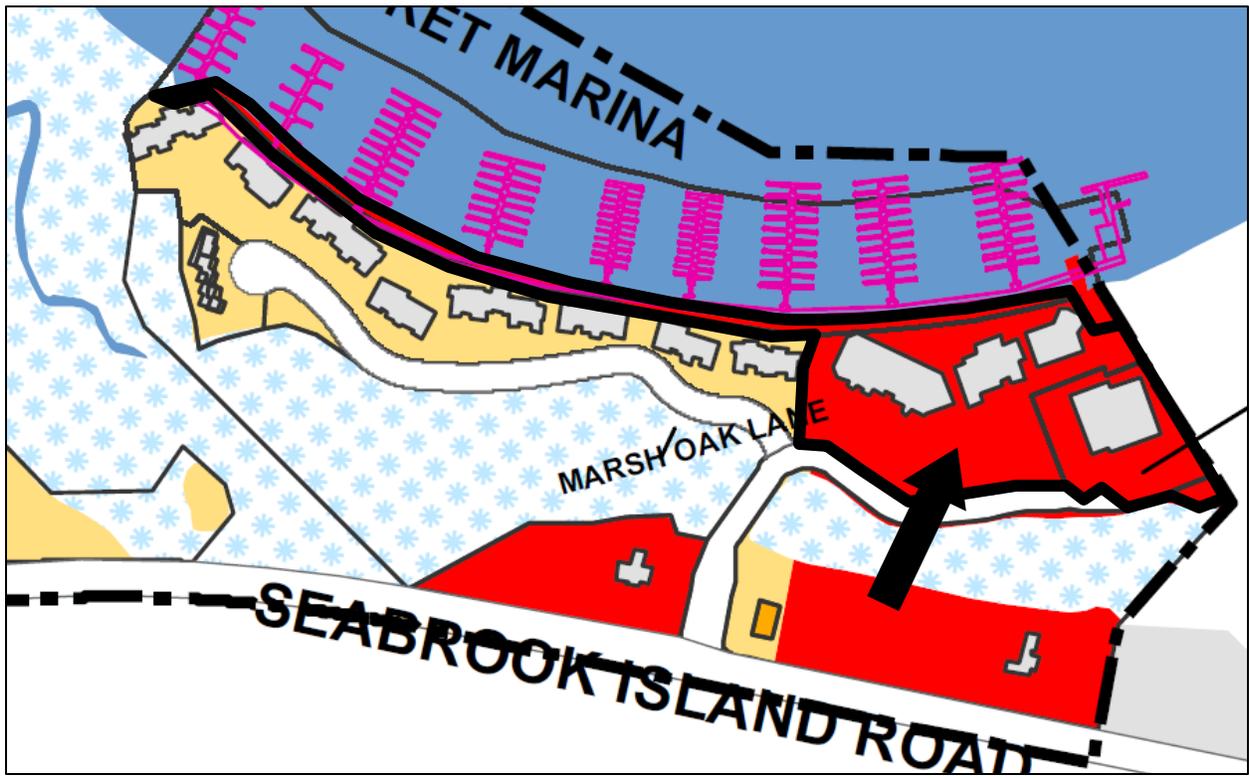
Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is fluid and cursive, with a prominent initial "J" and a long, sweeping underline.

Joseph M. Cronin

Town Administrator/Zoning Administrator

Zoning Map



Aerial Image



Temporary use application/permit
Town of Seabrook Island

Date: 3/12/2018 App #: 223

Applicant: Bohicket Marina Investors Phone (843) 768-1280

Contact: Suyin George

Address: 1880 Andell Bluff Blvd. City: Seabrook Island St SC Zip 29455

Description of Property:

Bohicket Marina Waterfront

Exact temporary use requested:

2018 Bohicket Marina Governors Invitational Billfish Tournament.
Event will include the use of tents, banners, live music and
fishing. Proceeds donated to the Harry Hampton Fund.

Responsible Party: Bohicket Marina Investors

Dates of temp use: May 9th thru May 12th, 2018

Date site to be restored: May 13, 2018

This permit is valid for a maximum of 72 hours. For periods longer
than 72 hours this application must be approved by Town Council.

Town Council approval:

Conditions, if any:

APPLICANT SIGNATURE

ZONING ADMINISTRATOR

Please print signature

TEMPORARY USE APPLICATION/PERMIT

TOWN OF SEABROOK ISLAND

Date 2-8-2018

No. _____

Applicant name BOHICKET MARINA

Phone 843-768-1280

Address 1880 ANDELL BLUFF BLVD.

Description of property BOHICKET MARINA

Exact temporary use requested 2018 BOHICKET INVITATIONAL BILFISH TOURNAMENT. ANNUAL TOURNAMENT THAT GIVES A PORTION OF THE EVENTS PROCEEDS TO BENEFIT THE HARRY HAMPTON FUND. EVENT TO INCLUDE BANNERS, TENTS, LIVE MUSIC AND FISHING

(If more space needed attach sheet)

Responsible party SUYIN GEORGE, TOURNAMENT DIRECTOR

(Please print)

Dates of temporary use MAY 9TH TO MAY 12TH, 2018

Date site to be restored MAY 13, 2018

This permit is valid for a maximum of 72 hours. For periods longer than 72 hours this application must be approved by Town Council.

Town Council approval _____

Conditions, if any _____

Suyin George
Applicant's signature

Zoning Administrator

SUYIN GEORGE
(Please print signature)



March 6, 2018

To: The Town of Seabrook Island

Re: Security & Towing

5th Annual Dolphin Slam Saturday, April 28, 2018

Bohicket Invitational Billfish Tournament May 9-May 12, 2018

Dear Town of Seabrook Island,

For each of our spring tournaments we have hired off duty officers with the Charleston County Sheriff's Department. During the one day Dolphin Slam tournament there will be an officer on site from 4pm-10pm. During the four day Bohicket Invitational Billfish Tournament there will be an officer from 12pm-4pm and three officers each evening from 4pm-10pm.

For the duration of both tournaments we will continue to utilize Karl Fipps Sr. of Fipps & Sons Auto Service as our 24 Hour Wrecker Service.

If there are any questions or concerns please do not hesitate to give me a call and I will be happy to help.

Sincerely,

A handwritten signature in black ink that reads "Suyin George".

Suyin George
Tournament Director
Bohicket Marina
843-768-1280



**BOHICKET INVITATIONAL BILLFISH TOURNAMENT
EVENT LAYOUT 2018**



February 8, 2018

Dear Council Members,

The Bohicket 5th Annual Dolphin Slam is fishing tournament that was created by the locals, for the locals. It's our opportunity for us to offer a tournament that everyone can enter because of the low entry fee. This tournament has grown from approximately 20-25 teams in the first two years to 93 teams in 2016 and 88 teams in 2017. It now draws participants from not only all over SC, but also from GA and NC. I've been told by local property managers that their business increases about 30% during our tournament!

In addition the Dolphin Slam Tournament offers an opportunity for those entering in the Bohicket Invitational Billfish Tournament a chance to arrive early, "Prefish" during the Dolphin Slam, and stay with us for two weeks.

With the tournament growth it has become operationally difficult to setup and teardown in one day. The 5th Annual Dolphin Slam is our "Kick Off" to our Invitational Billfish. There will be vendors on site for a day that will setup and breakdown in the same day. We would like to set the Weigh In Stage up April 23, 2018 and leave it up until we conclude the Bohicket Invitational Billfish Tournament on May 12th. This includes sponsorship banners. We believe that this will help us operationally but also give us curb appeal that will help build excitement for the tournaments.

Your consideration and permission would be greatly appreciated by Bohicket Marina, all of our Sponsors, and of course by all of those that will be coming to participate and observe the tournaments. With all of the wonderful renovations throughout the marina we really want to be standing tall come tournament time!

Warmest Regards,

A handwritten signature in black ink that reads "Suyin George".

Suyin George
Tournament Director
Charter & Event Coordinator
Bohicket Marina
843-768-1280