

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

November 6, 2019 – 1:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

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

Absent: Wayne Billian

Guests: John Wilcox (Seabrook Island Club), Larry Buchman (Seabrook Island Club)

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.

APPROVAL OF MINUTES

1. **Regular Meeting: September 11, 2019:** Mr. Otstot made a motion to approve the minutes from the September 11, 2019, meeting as submitted. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 4-0.

OLD BUSINESS ITEMS

There were no Old Business Items.

NEW BUSINESS ITEMS

1. **Architectural Review: 3036 Seabrook Village Drive (Cable Railings):** Town Administrator Cronin stated that the town had received a request from Vintage Homes by the Charleston Group, Inc., to review and approve modifications to a previously approved plan for 3036 Seabrook Village Drive (Lot B-37) in the Village at Seabrook. He noted that the Planning Commission previously approved construction plans for this home on July 18, 2018; however, the applicants were now seeking approval to substitute cable railings on the rear porches, decks and stairs in lieu of the previously approved material. He noted that cable railings had not been used as a building material up until this point, and it was his recommendation that the commission would need to approve metal as an approved building material in the Village at Seabrook. He noted that the proposed material had been reviewed and approved by the Village at Seabrook Regime, as well as the SIPOA ARC, as required by Sec. 14.20.20.10 of the town's DSO. Therefore, staff recommended in favor of approval.

Mr. Otstot made a motion to approve the revised architectural plans for 3036 Seabrook Village Drive, to include the cable railings. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 3-0. As President of the Village at Seabrook Regime, Ms. Patterson recused herself from voting on this matter. *(See attached recusal statement)*

Chairman Driscoll then made a subsequent motion to classify cable railings as an approved building material within the Village at Seabrook, and to authorize the Town Administrator to approve the use of such materials without the necessity of obtaining Planning Commission review and approval, provided the use of the material has also received approval from the regime and the SIPOA ARC. Mr. Otstot seconded the motion. The motion was **APPROVED** by a vote of 3-0. As President of the Village at Seabrook Regime, Ms. Patterson again recused herself from voting on this matter. *(See attached recusal statement)*

- 2. Architectural Review: Island House & Pelican's Nest Restaurant:** Chairman Driscoll called on representatives from the Seabrook Island Club to present their request. Mr. Larry Buchman provided a brief presentation on proposed modifications to the Island House (3771 Seabrook Island Road) and the Pelican's Nest restaurant (3772 Seabrook Island Road). Mr. Buchman stated that the plans for the Island House included: construction of a new ADA entrance at the rear of the building; extending the veranda and decking at the rear of the building and constructing a new fire pit; construction of a 500 square foot storage addition on the left side of the building above the existing utility area; and service improvements at the first level. The proposed modifications to the Pelicans Nest restaurant included: removing and reconstructing the existing bar area so as to remove overhead portions of the bar structure; opening the view from the bar to the ocean; making the service area more functional; and increasing the number of seats at the bar.

Chairman Driscoll then opened the floor for questions.

Chairman Driscoll asked if there would be a propane tank for the fire pit and, if so, where the tank would be located. Mr. Buchman responded that there would be a buried tank in the rear yard behind the Island House and pointed to the approximate location on the screen.

Mr. Otstot asked if the propane company's hose would be able to reach the tank. Mr. Buchman responded that the location of the tank was selected in consultation with the propane company, Blue Flame.

Mr. Otstot asked if the proposed storage addition at the Island House would be a single story or two stories. Mr. Buchman responded that the addition would be a single story but elevated above the existing ground floor utility area.

Dr. Ullner stated that there was a problem with flies near the service area on the side of the Pelican's Nest restaurant and asked if anything was being done about it. Mr. Buchman responded that the Club had installed a spray system and conducted regular pest control activities in that area. He stated that he could ask the designers to determine if any additional improvements could be made, but that those were not part of the scope for the proposed

modifications.

Dr. Ullner asked what safety precautions were being made near the new ADA entrance to avoid collisions with golf carts. Mr. Buchman responded that there were no significant changes, adding that the proposed modifications are no different than the existing conditions where handicapped patrons go into and out of the building from the cart area.

Mr. Otstot asked how the new bar area would be secured without an upper portion. Mr. Buchman stated that shutters would be installed for security purposes, adding that the bay area would be locked and secured when the restaurant is closed.

Ms. Patterson asked if the bay doors screening the utility area at the Island House would be the same size as those which are there currently. Mr. Buchman responded that one existing door would remain, and one would be replaced with a smaller door. He added that the doors would be the same color.

Chairman Driscoll then called on Town Administrator Cronin to provide a zoning review of the proposed modifications. Town Administrator Cronin stated that the proposed modifications complied with all zoning requirements for use, lot coverage, setbacks, buffers, landscaping, fences and retaining walls. He added that the proposed architecture and materials were subject to the Planning Commission's discretion, but that in his opinion, the proposed modifications were consistent with existing development. Therefore, staff recommended in favor of approving both requests.

Chairman Driscoll asked if there were any additional comments.

Ms. Patterson stated that she felt that the proposed modifications fit in with the existing structures.

Mr. Otstot stated that he was looking forward to these enhancements.

Dr. Ullner reiterated that he would like to see something done about the fly issue at the Pelican's Nest restaurant. Chairman Driscoll reiterated that the Club may seek to address that issue at some point in the future, but that the issue was not currently before the Planning Commission for review or approval.

There being no further comments, Mr. Otstot made a motion to grant preliminary and final approval for the proposed modifications to the Pelican's Nest restaurant, thereby waiving the requirement for a second review at the next meeting. Chairman Driscoll seconded the motion. The motion was **APPROVED** by a vote of 3-0, with Dr. Ullner abstaining from voting.

Mr. Otstot made a motion to grant preliminary and final approval for the proposed modifications to the Island House, thereby waiving the requirement for a second review at the next meeting. Chairman Driscoll seconded the motion. The motion was **APPROVED** by a vote of 4-0.

- 3. Text Amendment: Comprehensive Beachfront Management Plan Update:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the adoption of an updated Comprehensive Beach Management Plan. He stated that the town's plan was last updated in 2014 and, by law, must be updated every five years. The town engaged a consultant – Coastal Science and Engineering – to assist with the update. He added that while the 2014 update was essentially a comprehensive re-write of the plan, the 2019 update was intended to be more of a “refresh” of the 2014 plan. He stated that the most significant changes incorporated into the 2019 update were mainly related to the “scientific data,” such as updated observations and statistics; however, several additional changes were made to the text of the document, including: updates to the town's off-leash dog regulations; updates to other beach rules and policies; changes to the town's beach patrol and code enforcement activities; updates to the town's comprehensive plan; and changes to the town's development regulations. He added that the updated plan would need to be adopted by ordinance and referenced a draft text amendment which was included in the meeting packet.

Chairman Driscoll complimented Dr. Tim Kana and his staff at Coastal Science and Engineering for their work on preparing the updated document. He stated that the document was a “tour de force” and far exceeds the last update.

Mr. Otstot asked if there was a “cliff's notes” version of the changes from the 2014 plan. Town Administrator Cronin responded that he had attempted to create a “red line” version that highlighted the changes between the two documents; however, given the number of updates to the text, charts and graphics, this document quickly became too unwieldy to provide a useful comparison.

Town Administrator Cronin stated that following the Planning Commission's recommendation, the draft document would be sent to SCDHEC-OCRM and SIPOA for review and comment. If there are any substantive changes to the document following review by those entities, an updated draft would be brought back to the Planning Commission for subsequent review. Absent any substantive changes, the document will be forwarded directly to Town Council for two readings and a public hearing on the enacting ordinance.

Dr. Ullner made a motion to recommend in favor of approving the ordinance adopting the five-year update to the town's Comprehensive Beach Management Plan. Mr. Otstot seconded the motion. The motion was **APPROVED** by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

- 1. Mediation Update: Senior Living Facility Encroachment Permit:** Town Administrator Cronin informed members of the commission that the settlement agreement between the town and Atlantic Partners II, LLC, was approved by the court on October 30, 2019 and is now in full force and effect. He added that the town will host a follow-up meeting on November 14, 2019 with representatives from Atlantic Partners (property owner), Big Rock (developer), Balfour Beatty (construction contractor), Reveer Group (traffic consultant), and the Town of Kiawah Island to discuss next steps for the project.

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 4-0, and the meeting was adjourned at 2:56 PM.

Minutes Approved: December 4, 2019



Joseph M. Cronin
Town Administrator