

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

January 13, 2021 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Ken Otstot (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator)

Absent: None

Guests: Matt Clark (PGA), Tony Woody (Thomas & Hutton), Paul Ford (Reveer Group)

Acting Chairman Otstot called the meeting to order at 1:33 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.

ELECTION OF CHAIR & VICE CHAIR FOR 2021

Acting Chairman Otstot opened the floor for nominations for the position of Chairman. Mr. Newton nominated Mr. Otstot for the position of Chairman. Mr. Billian seconded the nomination. There being no further nominations, Acting Chairman Otstot called for a vote. The vote in favor of electing Mr. Otstot as Chairman was **APPROVED** by a vote of 5-0.

Chairman Otstot then opened the floor for nominations for the position of Vice Chairman. Mr. Newton nominated Dr. Ullner for the position of Vice Chairman. Mr. Billian seconded the nomination. There being no further nominations, Chairman Otstot called for a vote. The vote in favor of electing Dr. Ullner as Vice Chairman was **APPROVED** by a vote of 5-0.

APPOINTMENT OF SECRETARY FOR 2021

Chairman Otstot nominated Town Administrator Cronin to serve as Secretary to the Planning Commission for 2021. Mr. Newton seconded the nomination. There being no further nominations, the vote in favor of electing Town Administrator Cronin as Secretary was **APPROVED** by a vote of 5-0.

APPROVAL OF MINUTES

1. **Regular Meeting: November 4, 2020:** Mr. Billian made a motion to approve the minutes from the November 4, 2020, meeting as submitted. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

OLD BUSINESS ITEMS

1. **Camp St. Christopher**: Chairman Otstot provided Planning Commission members with a report of his findings regarding Camp St. Christopher. He stated that the 240-acre site has significant historic value. In a normal year, the camp attracts 70,000 visitors; however, due to the COVID pandemic, the camp has not received visitors for the better part of the year, which has impacted the camp's finances. He stated that the camp is not subject to a conservation easement under the land trust, and there is an ongoing lawsuit regarding ownership of the land. Town Administrator Cronin reminded members that the camp was zoned only to allow camp-related uses and structures. If the property was ever sold or redevelopment, it would need to go through a public rezoning process.

NEW BUSINESS ITEMS

There were no New Business Items.

ITEMS FOR INFORMATION / DISCUSSION

1. **Temporary Encroachment Permit: 2021 PGA Championship Parking**: Town Administrator Cronin informed members that the town had received a temporary encroachment permit application from the PGA for off-site parking related to the 2021 PGA Championship on Kiawah Island. The off-site parking would be located on the property behind Freshfields Village. The applicants were seeking to install an additional access point on Seabrook Island Road primarily to alleviate the impact to the traffic circle at Freshfields by allowing patrons to be directed in either direction as conditions warrant. He then introduced Mr. Matt Clark (PGA) and Mr. Tony Woody (Thomas & Hutton), who provided a detailed overview of their request.

Mr. Newton asked if COVID was expected to impact attendance at the 2021 tournament. Mr. Clark responded that it was anticipated that attendance would be limited, but the data included in the traffic study was based on full attendance.

Chairman Otstot noted that he didn't see any real traffic problems during the last event in 2012.

Mr. Billian noted that the traffic study did not address traffic concerns at the Maybank/River and Maybank/Bohicket intersections. Mr. Woody stated that the study did not look at those areas, but that they may put signage at those locations to assist with traffic flows.

Town Administrator Cronin asked about the safety plans for the pathway. Mr. Woody responded that the plans called for two traffic control officers at the proposed driveway; one would control vehicle access and the other would monitor safety at the pathway.

Mr. Billian asked if there would be bike racks at the parking area. Mr. Woody responded that bicycle parking had not been discussed, but was certainly possible.

Town Administrator Cronin noted that KICA would be limiting contractor traffic during the tournament and asked whether there had been similar conversations with SIPOA. Mr. Clark responded that he had reached out to SIPOA, but he has not yet been able to engage in conversations with them.

The town's independent traffic consultant, Paul Ford of the Reveer Group, provided some initial feedback on the traffic study and proposed plans.

Mr. Newton asked if the roadway and landscaping would be put back to its existing conditions after the tournament. Mr. Clark responded that he has already been in contact with the town's landscape contractor to restore the site after the tournament.

There being no further discussion, Town Administrator Cronin stated that the application was tentatively scheduled for the February meeting for additional review and approval.

2. **Proposed Changes to Charleston County ZLDR:** Town Administrator Cronin provided members with an update regarding proposed changes to the county's Zoning and Land Development Regulations Ordinance (ZLDR). He stated that the county was considering a change that would eliminate the existing R-4 district, which allows 4 dwellings per acre, and replace it with a new R-6 district, which would allow 6 dwellings per acre. He noted that there are several large parcels between Seabrook and Kiawah Islands which are currently zoned R-4. If the proposed changes were to be adopted, the allowable density on these parcels would increase by 50%, which would have a significant impact on the local road and utility systems, as well as the character of the Sea Islands. He stated that he had provided comments to the county on behalf of the town and was notified that the county's Planning Commission had asked staff to propose amendments that would better protect communities along the Sea Islands. It is anticipated that amended language will be presented at the county's February meeting.

3. **2021 Meeting Schedule:** Town Administrator Cronin provided members with a copy of the 2021 meeting schedule.

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 5-0, and the meeting was adjourned at 2:36 PM.

Minutes Approved: February 10, 2021



Joseph M. Cronin
Town Administrator