

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

February 10, 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)

Chairman Otstot called the meeting to order at 1:32 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: January 13, 2021:** Dr. Ullner made a motion to approve the minutes from the January 13, 2021, meeting as submitted. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

OLD BUSINESS ITEMS

1. **Temporary Encroachment Permit: 2021 PGA Championship Parking:** Town Administrator Cronin provided members with a brief overview of the request, the purpose of which was to review and approve a temporary encroachment permit 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. Mr. Matt Clark (PGA) and Mr. Tony Woody (Thomas & Hutton) provided additional information regarding the request. The town's on-call transportation consultant, Paul Ford (Reveer Group) also provided a report to the Planning Commission stating that the findings of the traffic study were reasonable.

Chairman Otstot asked if the PGA was able to get in touch with SIPOA to discuss limiting contractor traffic during the tournament. Mr. Clark stated that he had reached out to SIPOA but had not yet received a response. Ms. Welch stated that shutting down contractors for a week would adversely impact local contractors and property owners.

There being no further discussion, Chairman Otstot asked for a motion. Ms. Welch made a motion to approve the temporary encroachment permit. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

NEW BUSINESS ITEMS

There were no New Business Items.

ITEMS FOR INFORMATION / DISCUSSION

1. **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 county staff had prepared amendments to the R-4 district which were requested by the county's Planning Commission, but that the proposed language was even more concerning than the original language due to the potential to allow up to 8 dwelling units per acre. He stated that both he and the mayor had submitted written comments to the county, as had the mayor of Kiawah Island and the Johns Island Task Force. Additional information will be provided to members once it becomes available.

There being no further business, Chairman Otstot asked for a motion to adjourn. Ms. Welch 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 2:00 PM.

Minutes Approved: March 10, 2021



Joseph M. Cronin
Town Administrator