

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 10, 2021 – 1:30 PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

**Participate in the Virtual Meeting:** Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:** [Access Zoom Meeting](#)
- **To join by phone:** Call (646) 558-8656 *\*Please note that long distance rates may apply\**
- **Meeting ID:** 851 4088 6472 **Passcode:** 231983

**Submit a Written Comment:** Individuals who wish to submit a comment in advance of the meeting may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **Email:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

**Watch Live Stream Video:** The meeting will be live streamed on the town's YouTube channel beginning at 1:30 pm.

- **Watch Live:** [Live Stream Video \(YouTube\)](#)

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Regular Meeting: February 10, 2021

[Pages 3–4]

### OLD BUSINESS ITEMS

*There are no Old Business Items*

### NEW BUSINESS ITEMS

1. Commercial Site Plan Review: Seabrook Island Club Rest Station

[Pages 5–17]

Request from the Club at Seabrook Island to review and approve a proposed rest station at the Seabrook Island Golf Club

### ITEMS FOR INFORMATION / DISCUSSION

*There are no Items for Information / Discussion*

**ADJOURN**

# TOWN OF SEABROOK ISLAND

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:



Joseph M. Cronin  
Town Administrator



## MEMORANDUM

**TO:** Planning Commission Members  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Commercial Plan Review: Seabrook Island Golf Club Rest Station  
**MEETING DATE:** March 10, 2021

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The Planning Commission is asked to review and approve a request from the Club at Seabrook Island to construct a new rest station (ie. stand-alone restroom facility) on the golf course. The rest station will be located on Charleston County Tax Map # 147-00-00-027, near the intersection of Seabrook Island Road and Oyster Catcher Court, and adjacent to the existing cart pat.

The total area of the proposed building will be approximately 300 square feet. The enclosed part of the rest station will be 14' wide by 13' 4" deep, or 187 square feet, and will include two individual restrooms. A covered entrance, which will be 13'4" wide by 8' deep, as well as access from the pathway, are also included. From the slab to the top of the roof, the building will be 15' tall.

The property is zoned PDD-Parks & Recreation and is properly zoned for a golf course and accessory structures.


Copies of the proposed site plan, architectural renderings, and proposed materials/colors are included for review.

### **Staff Recommendation**

The proposed rest station was reviewed by town staff and found to comply with all requirements of the Development Standards Ordinance. Therefore, staff recommends in favor of **APPROVAL** of the request, subject to the Planning Commission's review and approval of proposed materials and colors.

While Article 14 of the Development Standards Ordinance required Planning Commission review of both a Preliminary and Final Site Plan, given the limited scope of this project, as well as its conforming status, staff recommends approving the drawing as submitted and waiving the requirement for an additional Final Site Plan Review.

Respectfully submitted,

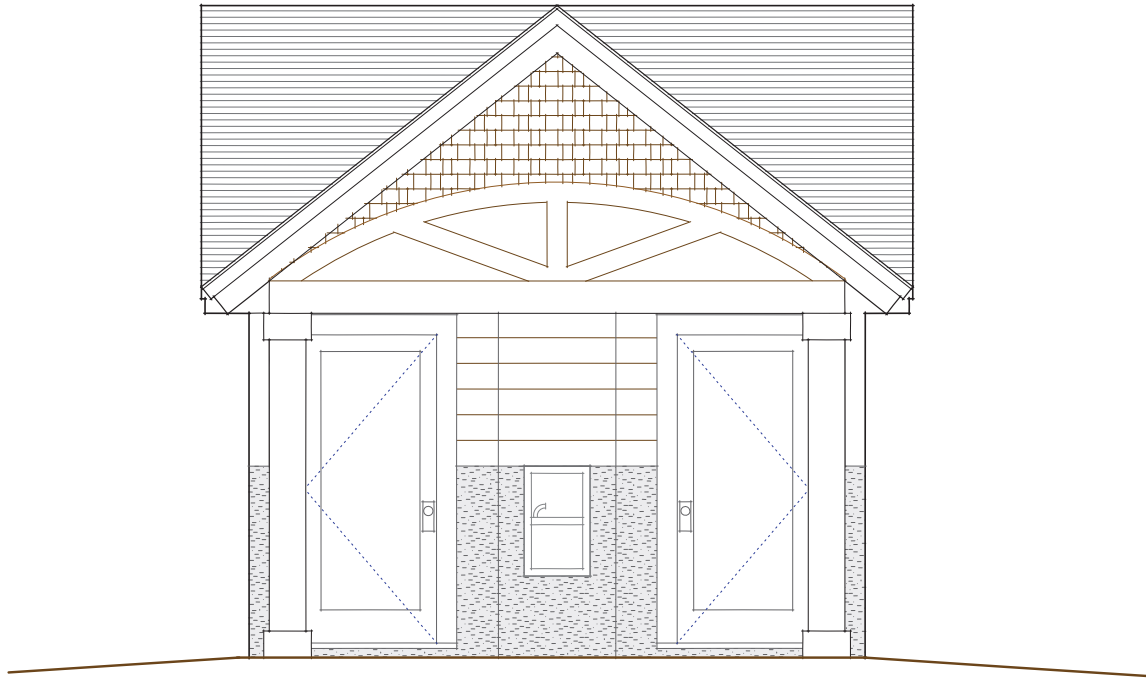
  
Joseph M. Cronin  
Town Administrator

### Aerial Image



### Zoning Map





# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

## Index of Drawings

T1.1 COVER SHEET  
T1.2 GENERAL INFORMATION  
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A1.1 PLANS, ELEVATIONS, & SECTIONS  
A1.2 WALL SECTION  
A2.1 EXTERIOR DETAILS  
A2.2 EXTERIOR DETAILS  
A2.3 INTERIOR DETAILS  
S1.0 STRUCTURAL GENERAL NOTES  
S1.1 FRAMING / ELECTRICAL PLANS  
S2.1 STRUCTURAL DETAILS

COVER SHEET

**MICHAEL E. KARAMUS**  
ARCHITECT, L.L.C.  
P. O. Box 22209  
Charleston, SC 29413



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Checked: MK

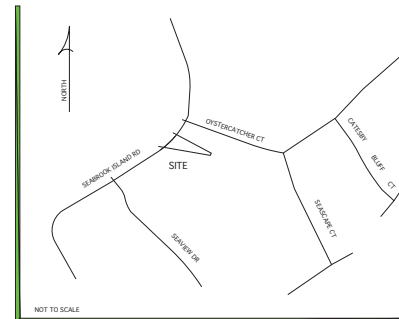
Date: FEBRUARY 19, 2021  
Drawing No.:

Commission No.: SC 2022

**T1.1**







LOT 1 BLOCK 19  
DIANE H JOHN  
TMS# 147-16-00-001

- LEGEND:**
- TBM - TEMPORARY BENCHMARK
  - PTFF - PUNCH TOP PIPE FOUND
  - WM - WATER METER
  - CC - CONCRETE COLUMN
  - CCAB - COMMUNICATION CABINET (ON CONCRETE SLAB)
  - CH - COMMUNICATION HANDHOLE
  - TM - TRANSFORMER
  - EM - ELECTRIC METER
  - + 7.09 - SPOT ELEVATION (IMPERVIOUS SURFACE)
  - + 6.9 - SPOT ELEVATION (PERVIOUS SURFACE)

1 SITE LAYOUT  
L1.1

# The Club at Seabrook Rest Station

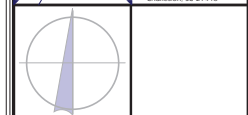
3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

NOTE:  
ALL SITE INFORMATION HAS BEEN TAKEN FROM A SURVEY DATED 11/19/19, PREPARED BY JEFFREY S. COOPER, P.L.S. #12516 FOR FORSBERG ENGINEERING & SURVEYING CO0343.

**SITE LAYOUT**

**MICHAEL E. KARAMUS ARCHITECT, L.L.C.**  
P. O. Box 22050  
Charleston, SC 29413



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Scale: 1/4"=1'-0"  
Drawn: MK  
Checked: MK

Date: FEBRUARY 19, 2021  
Drawing No.:

Commission No.: SC 2022  
**L1.1**

# The Club at Seabrook Rest Station

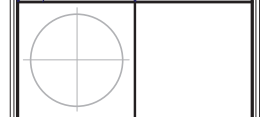
3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

MAIN FLOOR ENCLOSED AREA: 183 S.F.  
COVERED PORCH AREA: 110 S.F.

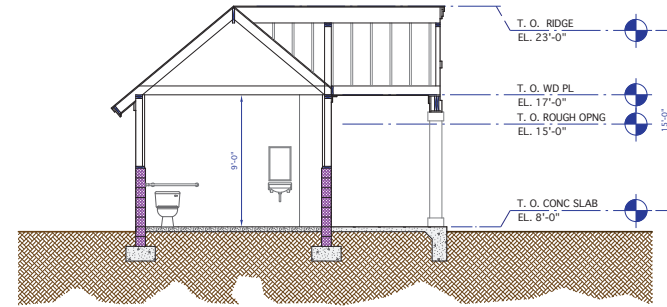
PLANS, ELEVATIONS, SECTIONS

**MICHAEL E. KARAMUS**  
ARCHITECT, LLC  
P. O. Box 222050  
Charleston, SC 29413

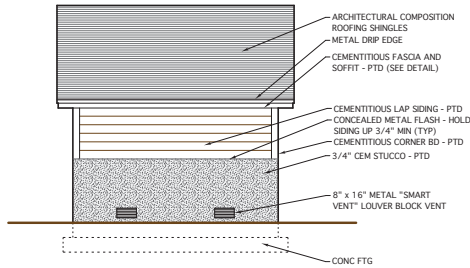


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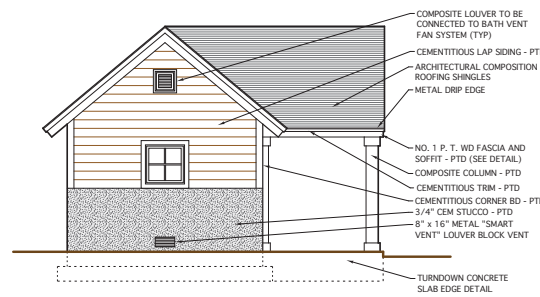
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Date: FEBRUARY 19, 2021	Drawing No.: <b>A1.1</b>	
Commission No.: SC 2022		



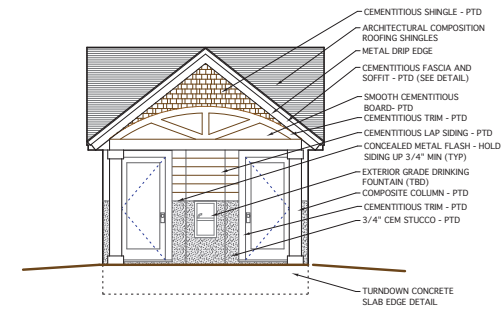
8 BUILDING SECTION  
A1.1



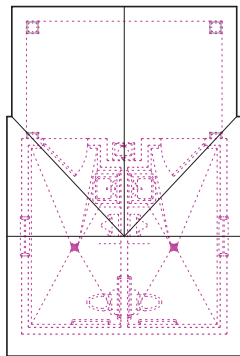
7 REAR ELEVATION  
A1.1



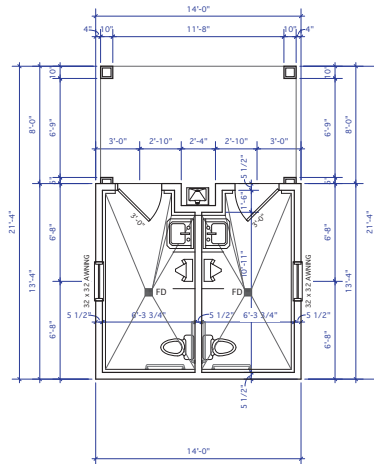
6 SIDE ELEVATION  
A1.1



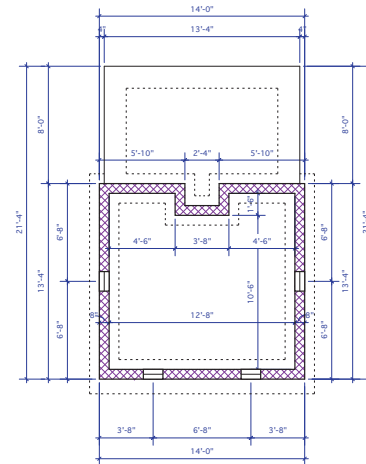
5 FRONT ELEVATION  
A1.1



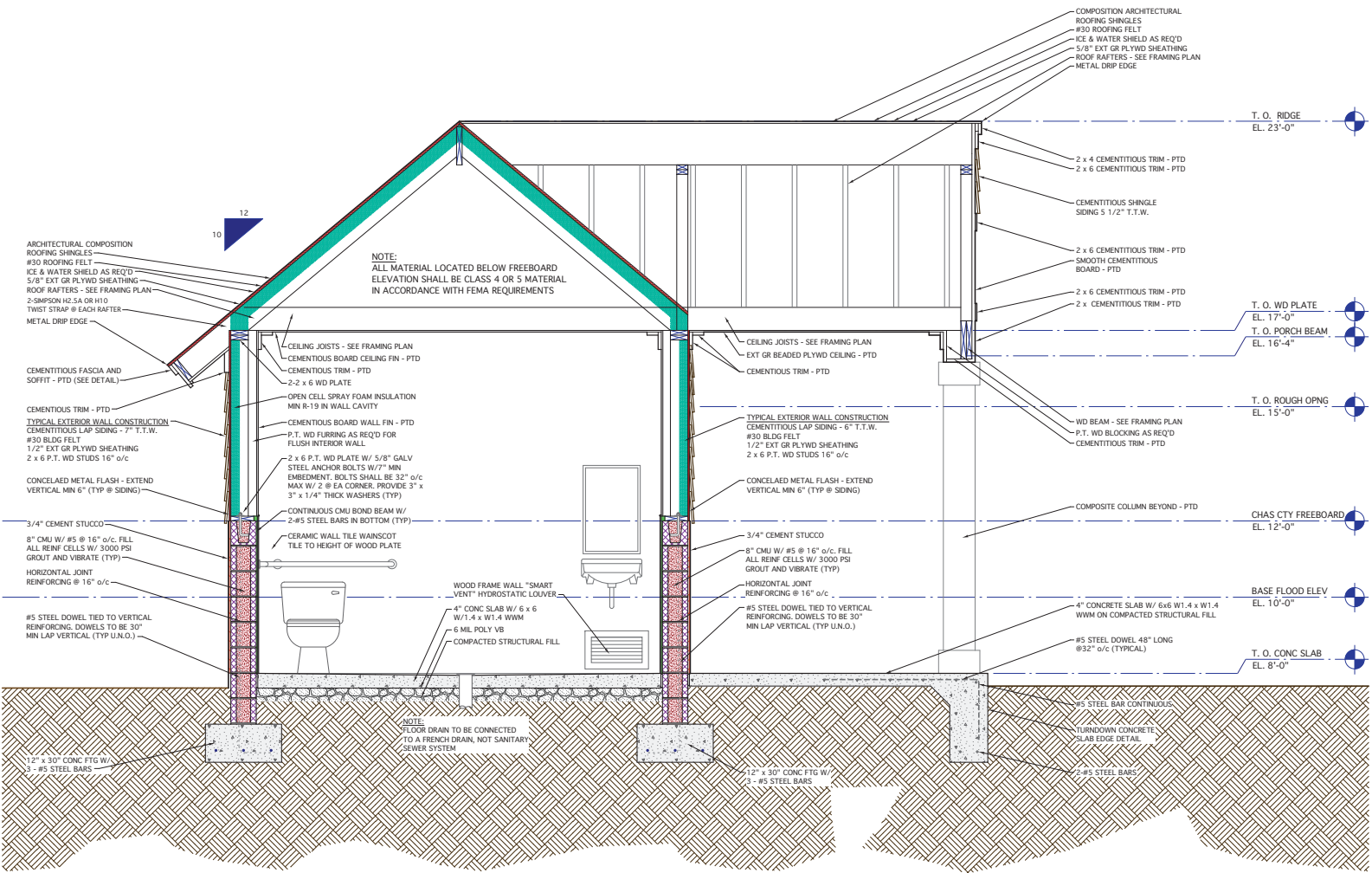
3 ROOF PLAN  
A1.1



2 FLOOR PLAN  
A1.1



1 FOUNDATION PLAN  
A1.1



NOTE:  
ALL MATERIAL LOCATED BELOW FREEBOARD  
ELEVATION SHALL BE CLASS 4 OR 5 MATERIAL  
IN ACCORDANCE WITH FEMA REQUIREMENTS

NOTE:  
TOUR DRAIN TO BE CONNECTED  
TO A FRENCH DRAIN, NOT SANITARY  
SEWER SYSTEM

ROOF PLAN  
A1.5

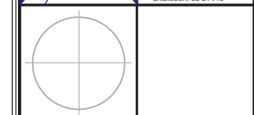
# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

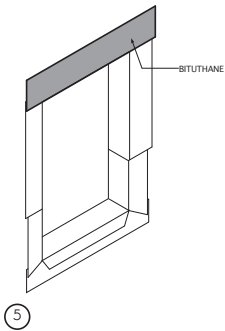
## WALL SECTION

MICHAEL E. KARAMUS  
ARCHITECT, LLC  
P. O. Box 227050  
Charleston, SC 29413

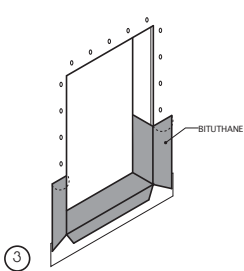


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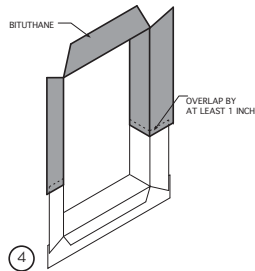
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Date: FEBRUARY 19, 2021	Drawing No.:	
Commission No.:	<b>A1.2</b>	
SC 2022		



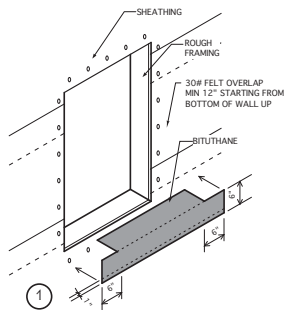
**STEP FIVE**  
PLACE MOISTURE BARRIER  
6" HIGH AND EXTENDING 6" TO EACH  
SIDE OVER PREVIOUS INSTALLATION.



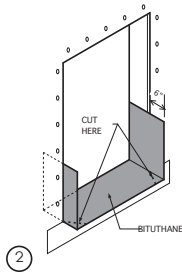
**STEP THREE**  
FOLD MOISTURE BARRIER INSTALLED  
IN STEP TWO AGAINST FACE OF  
BUILDING.



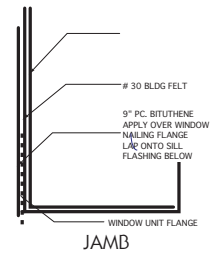
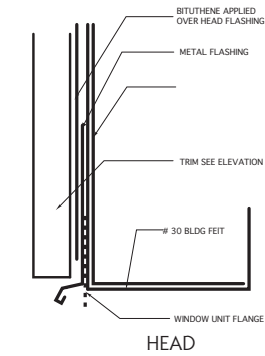
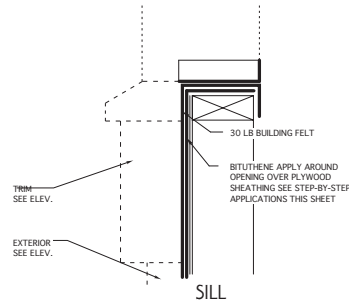
**STEP FOUR**  
REPEAT STEPS TWO AND THREE BUT FOR  
UPPER PART OF ROUGH OPENING. MAKE SURE  
THIS APPLICATION OVERLAPS THE TOP OF  
MOISTURE BARRIER INSTALLED IN STEP TWO.



**STEP ONE**  
CREATE FIRST LAYER OF BOTTOM PAN FOR  
EACH OPENING. COVER SILL AND EXTEND  
6" BELOW AND TO EACH SIDE. LEAVE 1"  
OF THE BACKING ON THE BOTTOM OF FLAP  
TO LAP OVER AND ADHERE TO ROW OF  
SIDING.

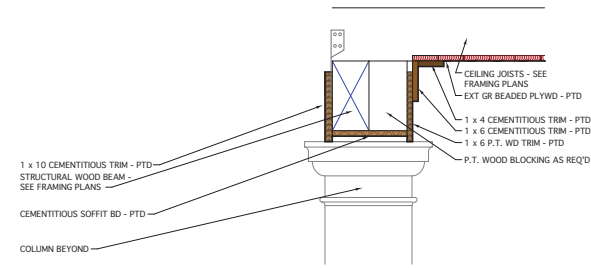


**STEP TWO**  
WRAP MOISTURE BARRIER, EXTENDING  
6" PAST BUILDING'S FACE, AND  
AROUND FRAMING AT BOTTOM OF  
ROUGH OPENING. CUT WHERE INDICATED.

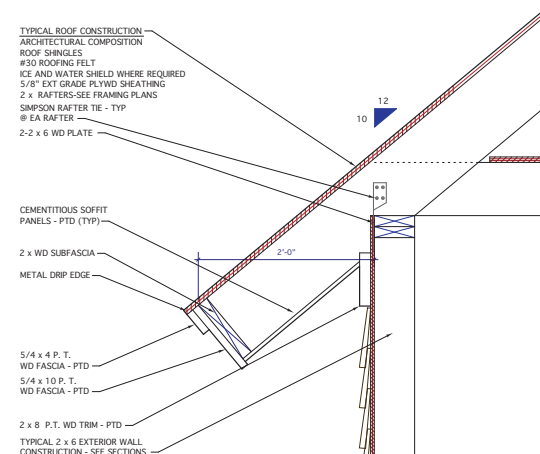


**3** TYPICAL WINDOW FLASHING APPLICATION  
NO SCALE

**2** TYPICAL WINDOW FLASHING DETAIL  
NO SCALE



**4** PORCH BEAM DETAIL  
SCALE: 1 1/2" = 1'-0"



**1** MAIN ROOF SOFFIT DETAIL  
SCALE: 1 1/2" = 1'-0"

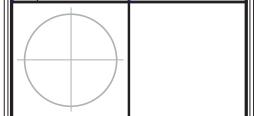
# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

## EXTERIOR DETAILS

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 222050  
Charleston, SC 29413



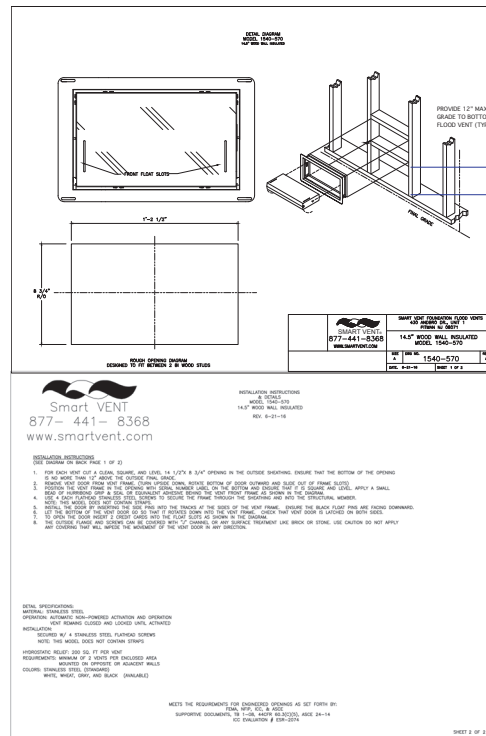
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Commission No.:	<b>A2.1</b>	
SC 2022		

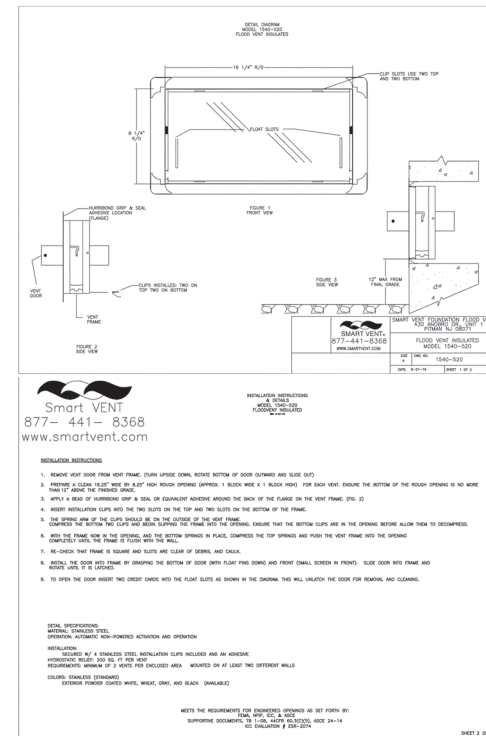
# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

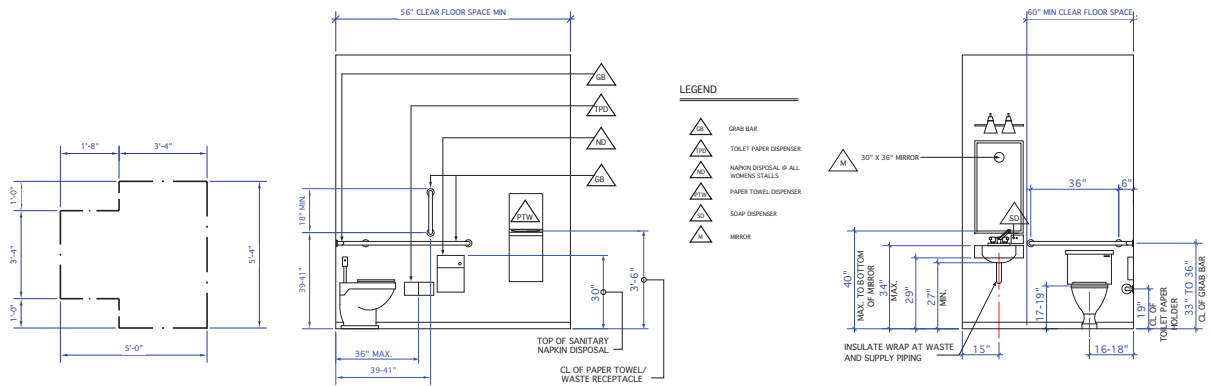
Revisions:



2. INTERIOR FLOOD VENT DETAIL  
NO SCALE



1. EXTERIOR FLOOD VENT DETAIL  
NO SCALE



NOTE: THESE DRAWINGS ARE FOR REFERENCE ONLY AND SPECIFICALLY REFER TO ANSI 117.1 FOR ACCESSIBILITY.

1 TURNING RADIUS (ANSI 304.3.2.1)  
A2.3 SCALE: 1/2" = 1'-0"

2 TYPICAL ACCESSIBILITY DETAILS  
A2.3 NO SCALE

1 TYPICAL ACCESSIBILITY DETAILS  
A2.3 NO SCALE

# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

## RESTROOM DETAILS

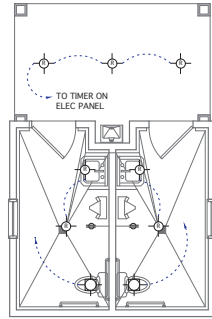
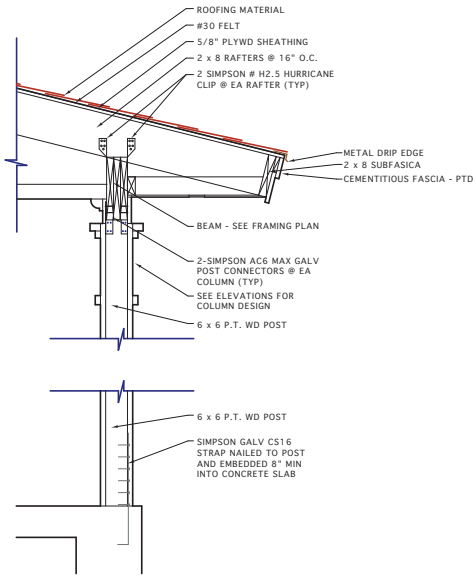
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 222050  
Charleston, SC 29413



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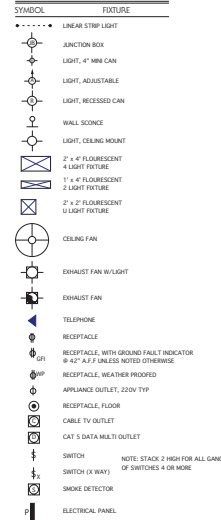
AS NOTED	Drawn: MK	Checked: MK
Date: FEBRUARY 19, 2021	Drawing No.: <b>A2.3</b>	
Commission No.: SC 2022		





CEILING MOUNTED LIGHTS & FAN / LIGHT COMBO UNIT OPERATED VIA MOTION SENSOR UNIT IN EA ROOM  
OUTLETS TO BE MOUNTED IN CEILING

**ELECTRICAL LEGEND:**



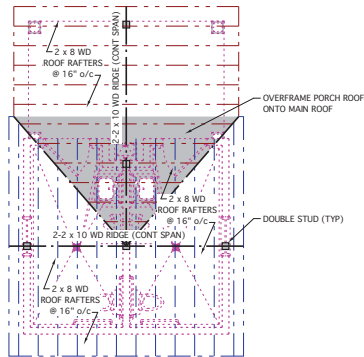
NOTE: OUTLETS INDICATED TO BE SWITCHED SHALL BE WIRED SUCH THAT THE TOP RECEPTACLE IN THE OUTLET SHALL BE SWITCHED, LOWER RECEPTACLE SHALL REMAIN HOT AT ALL TIMES.

**ELECTRICAL GENERAL NOTES:**

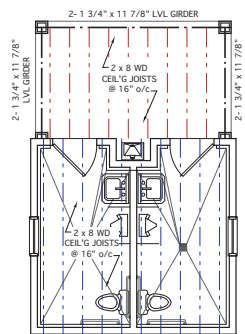
1. ALL WORK TO BE DONE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
2. ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO BEING INSTALLED.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE SERVICE TO ALL EQUIPMENT SHOWN ON THE DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE MECHANICAL EQUIPMENT, TELEPHONE LINES, FANS, PUMPS, MOTORS, ETC.
4. THE FINAL PLACEMENT OF ALL OUTLETS, LIGHTS, AND SWITCHES TO BE FIELD VERIFIED WITH THE OWNER PRIOR TO WORK BEING COMPLETED.
5. PROVIDE SPARE CIRCUITS AS REQUIRED TO ACCOMMODATE LANDSCAPE LIGHTING.
6. CONTRACTOR TO PROVIDE ALL MATERIAL, LABOR, TRANSPORTATION, AND EQUIPMENT AS REQUIRED FOR A COMPLETE JOB.
7. SMOKE DETECTORS TO BE INSTALLED AND LOCATED PER CODES.
8. ONE (1) SWITCH AND ONE (1) OUTLET MAY BE LOCATED BELOW THE BASE FLOOD ELEV., VERIFY THE LOCATION WITH THE OWNER. ALL OTHER ELECTRICAL SWITCHES & OUTLETS SHALL BE 24\"/>

5 COLUMN STRAPPING DETAIL  
NO SCALE

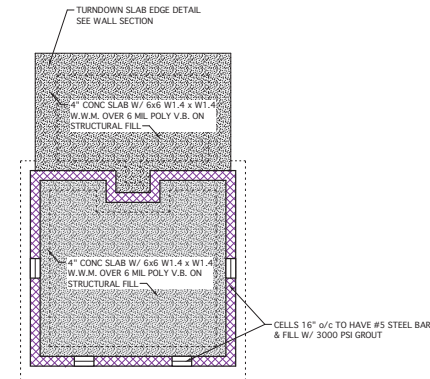
4 ELECTRICAL PLAN  
S1.1



**NOTE:**  
1. PROVIDE SIMPSON LS70 GALV CONNECTOR W/ 2\"/>



**NOTE:**  
1. ALL EXTERIOR WALL HEADERS SHALL BE 3-2 x 10 W/ 2-1/2\"/>



**NOTE:**  
1. 8\"/>

3 ROOF FRAMING PLAN  
S1.1

2 CEILING FRAMING PLAN  
S1.1

1 FOUNDATION PLAN  
S1.1

**The Club at Seabrook Rest Station**

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

**FRAMING PLANS & ELECTRICAL PLAN**

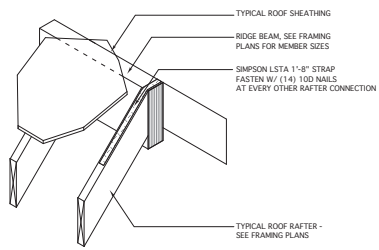
MICHAEL E. KARAMUS  
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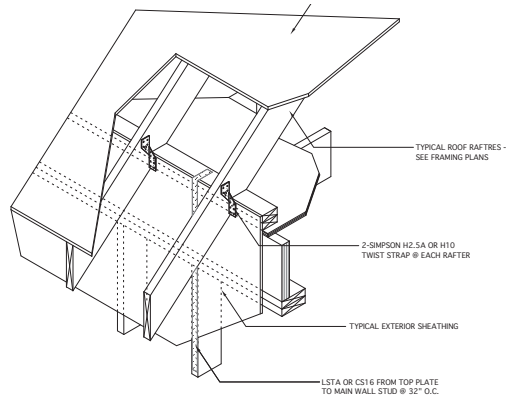
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Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: FEBRUARY 19, 2021	Drawing No.: <b>S1.1</b>	
Commission No.: SC 2022		

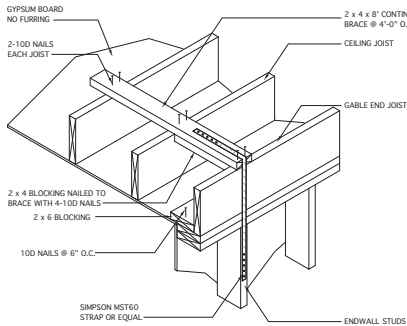




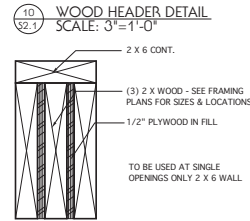
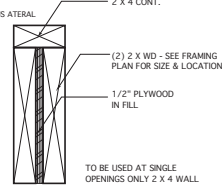
14  
S2.1 TYPICAL RIDGE BEAM HOLDDOWN



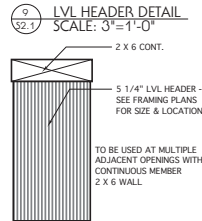
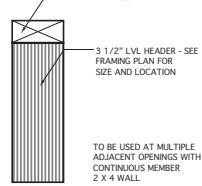
13  
S2.1 TYPICAL RAFTER HOLDDOWN



11  
S2.1 TYPICAL GABLE END DETAIL

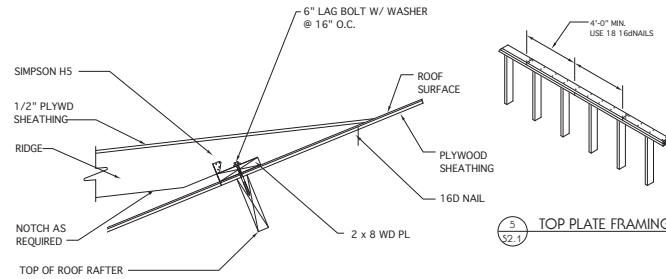


10  
S2.1 WOOD HEADER DETAIL  
SCALE: 3\"/>

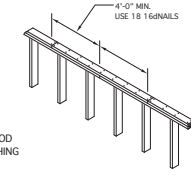


9  
S2.1 LVL HEADER DETAIL  
SCALE: 3\"/>

7  
S2.1 LVL HEADER DETAIL  
SCALE: 3\"/>

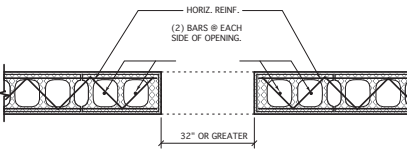


12  
S2.1 TYPICAL WALL NAILING DIAGRAM

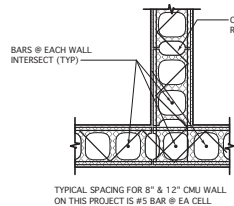


5  
S2.1 TOP PLATE FRAMING DETAIL

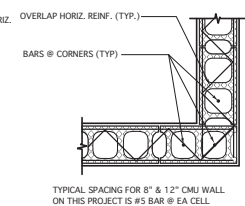
NOTES:  
1. FILL ALL CELLS CONTAINING VERTICAL REBAR SOLID WITH MN 3000 PSI GROUT OR CONCRETE.  
2. ALL VERTICAL REBAR SHALL LAP FOOTING DOWELS. WALL REBAR TO EXTEND 6\"/>



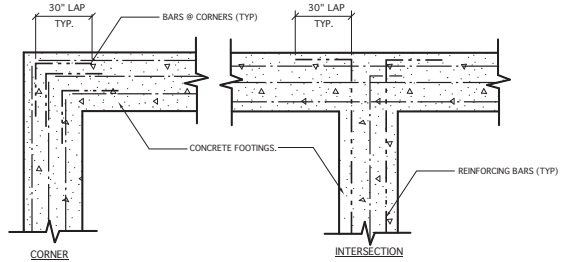
4  
S2.1 CMU OPENING DETAIL  
NO SCALE



3  
S2.1 CMU INTERSECTION DETAIL  
NO SCALE



2  
S2.1 CMU CORNER DETAIL  
NO SCALE



1  
S2.1 FOOTING REINFORCEMENT DETAIL  
NO SCALE

# The Club at Seabrook Rest Station

3482 Seabrook Island Rd  
Seabrook Island, SC

Revisions:

## STRUCTURAL DETAILS

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AS NOTED	Drawn: MK	Checked: MK
Date: FEBRUARY 1, 2021	Drawing No.: <b>S2.1</b>	
Commission No.: SC 2022		