

# TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

March 11, 2020 – 1:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Regular Meeting: February 12, 2020

[Pages 2–3]

### OLD BUSINESS ITEMS

*There are no Old Business Items*

### NEW BUSINESS ITEMS

1. Temporary Use Permit: Bohicket Marina Billfish Tournament

[Pages 4–9]

Request from Bohicket Marina Investors to approve a Temporary Use Permit for the 2020 Bohicket Invitational Billfish Tournament

### ITEMS FOR INFORMATION / DISCUSSION

1. Update on Proposed Text Amendment for LED Signs
2. Update on DSO Rewrite

### ADJOURN

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

February 12, 2020 – 1:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



### MINUTES

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

Absent: None

Guests: None

Chairman Otstot 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: January 8, 2020:** Ms. Welch made a motion to approve the minutes from the January 8, 2020, meeting as submitted. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

#### OLD BUSINESS ITEMS

*There were no Old Business Items.*

#### NEW BUSINESS ITEMS

1. **Rezoning Request: 2561 High Hammock Road:** Chairman Otstot provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 147-10-00-003, containing approximately 0.51 +/- acres located at 2561 High Hammock Road, from SFR Single-Family Residential to AGC Agricultural-Conservation.

Mr. Newton asked if these lots were acquired by the Seabrook Island Greenspace Conservancy. Town Administrator Cronin responded that 2561 High Hammock Road, as well as 3602 Seabrook Island Road, had both been acquired by the Greenspace Conservancy for preservation purposes and subsequently donated to the SIPOA for ownership and maintenance. The SIPOA, as applicant, was seeking to rezone both properties to ensure they remain protected as greenspace.

While he expressed support for preserving greenspace areas, Mr. Otstot also expressed concern over the impact that these properties would have on SIPOA and Club dues rolls once they are set aside for conservation. He also stated that vacant lots near his property commonly house deer and turkey populations.

Dr. Ullner stated that these properties have the potential to become a nuisance if they are not properly maintained. Chairman Otstot responded that SIPOA assumes all maintenance responsibility. He also noted that, in most instances, residents are not able to use the properties.

There being no further discussion, Dr. Ullner made a motion to recommend in favor of approving the rezoning request from SRF to AGC. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

2. **Rezoning Request: 3062 Seabrook Island Road:** Chairman Otstot provided a brief overview of the request, the purpose of which was to review and provide a recommendation to Town Council on the request to rezone Charleston County Tax Map Number 147-12-00-023, containing approximately 0.74 +/- acres located at 3062 Seabrook Island Road, from SFR Single-Family Residential to AGC Agricultural-Conservation.

Dr. Ullner made a motion to recommend in favor of approving the rezoning request from SRF to AGC. Mr. Billian seconded the motion. The motion was **APPROVED** by a vote of 5-0.

#### ITEMS FOR INFORMATION / DISCUSSION

1. **Text Amendment: LED Signs:** Dr. Ullner asked about the status on the draft text amendment regarding LED signs. Town Administrator Cronin responding that he has still not been able to schedule a meeting with the Town Attorney to discuss legal issues related to proposed amendments. Therefore, there was no update at this time.
2. **Salty Dog Café Patio and Fire Pit:** Chairman Otstot stated that he had recently gone by the Salty Dog Café and was impressed by the new patio and fire pit.

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 1:43 PM.

Minutes Approved:



Joseph M. Cronin  
Town Administrator



## MEMORANDUM

**TO:** Town of Seabrook Island Planning Commission Members  
**FROM:** Joseph M. Cronin, Town Administrator  
**SUBJECT:** Temporary Use Request for the 2020 Bohicket Invitational Billfish Tournament  
**MEETING DATE:** March 11, 2020

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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 2020 Bohicket Invitational Billfish Tournament, which will be held at Bohicket Marina and Market (1880-1882 Andell Bluff Boulevard). This year's event is scheduled to take place on May 6-9, 2020.

Similar to previous years, the applicants are proposing to install a temporary stage, vendor and sponsor tents, and signage for the duration of the event. All stages, tents and signage will be located on the back side of the marina, between the marina buildings and Bohicket Creek.

During the Billfish Tournament, two officers from the Charleston County Sheriff's Office will be on-site each day between 5:00 PM and 2:00 AM. Fipps & Sons Towing will be used as the 24-hour towing and wrecker service. The vacant lot on Seabrook Island Road (across the marsh from the marina) will be used for overflow parking.

A copy of the application materials and site plan are included for review.

### **Staff Recommendation**

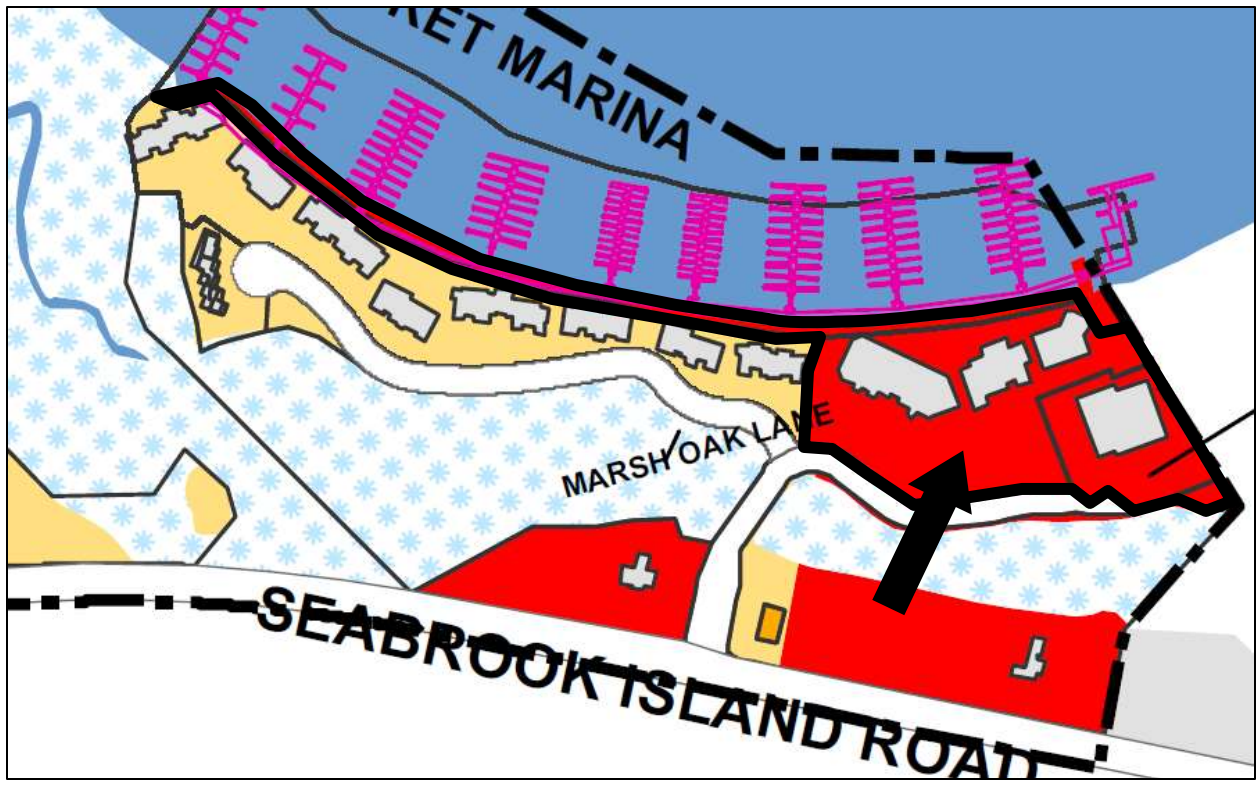
Staff recommends in favor of **APPROVAL** of the request, with the following conditions:

- 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,

  
Joseph M. Cronin  
Town Administrator

Zoning Map



Aerial Image







March 3,2020

Mr. Joseph M. Cronin  
Town Administrator  
Town of Seabrook Island  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

Re: Bohicket Dolphin Slam Tournament – April 25, 2020  
Bohicket Invitational Billfish Tournament – May 6 through 9, 2020

Dear Mr. Cronin,

For your review are temporary use application/permits for both upcoming fishing tournaments, The Bohicket Dolphin Slam and The Bohicket Invitational Billfish Tournament. Please also see the site plan, which is mostly in reference to the Billfish Tournament. For the Dolphin Slam, we will only need the weigh station (no stage).

Fipps & Sons Towing has been contacted to provide 24 hour towing services for the duration of the Billfish Tournament.

Charleston County Sheriff's Department has been contacted to have officers on site during the tournaments.

Dolphin Slam - A request for an officer has been submitted.

Billfish Invitational – Request has been approved, there will be two officers on duty from 5pm through 2am each day (email confirmation is enclosed).

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

  
Kaitlyn Harriss  
Tournament Director  
[marina@bohicket.com](mailto:marina@bohicket.com)  
843-768-1280

TEMPORARY USE APPLICATION/PERMIT

TOWN OF SEABROOK ISLAND

Date Mar. 3, 2020

No. \_\_\_\_\_

Applicant name Bohicket Marina + Market Phone 843.768.1280

Address 1880 Andell Bluff Blvd., Seabrook Island, SC 29455

Description of property Marina.

Exact temporary use requested 2020 Bohicket Invitational Billfish Tournament. This event includes fishing, live-music, food + beverages. A portion of all entries is given back to The Harry Hampton Foundation to promote wildlife conservation. There will be police present and several SCDNR on site. Banners<sup>Tents</sup> and stage to be set up May 5.  
(If more space needed attach sheet)

Responsible party Kaitlyn Harniss + Beau Anderson  
(Please print)

Dates of temporary use May 6, 2020 - May 9, 2020

Date site to be restored May 10, 2020

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's signature \_\_\_\_\_

Zoning Administrator \_\_\_\_\_

(Please print signature)







## Kaitlyn Harriss

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**From:** Extra Duty Solutions <ccso@extradutysolutions.com>  
**Sent:** Tuesday, March 03, 2020 12:14 PM  
**To:** Kaitlyn Harriss  
**Subject:** RE: Charleston County Sheriff's Office SC - New Customer Order (48454) - 01/24/2020

Hello, Kaitlyn. Per our conversation – 5/6 thru 5/9 are all set with Deputy Quinn and Buenting each day.

Best,

## Debbie Vallot

*Account Manager*

**Extra Duty Solutions**

a: One Waterview Drive, Suite 101 Shelton, CT 06484

w: [extradutysolutions.com/](http://extradutysolutions.com/) e: [dvallot@extradutysolutions.com](mailto:dvallot@extradutysolutions.com)

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**From:** [Kaitlyn Harriss](#)  
**Sent:** Friday, January 24, 2020 10:57 AM  
**To:** [Extra Duty Solutions](#)  
**Subject:** Charleston County Sheriff's Office SC - New Customer Order (48454) - 01/24/2020

Order Number: 48454

Date: 01/24/2020

### Your Name

Kaitlyn Harriss

### Your Phone Number

(843) 768-1280

### Your Email Address

[marina@bohicket.com](mailto:marina@bohicket.com)

### Company name or "Individual"

Bohicket Marina & Market

### Detail Location

Bohicket Marina & Market

### Detail Date (Enter Start Date if recurring or multiple days)

05/06/2020

### Detail Start Time

05:00 pm

### Detail End Time

02:00 am

### Number of Officers Requested