

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

July 12, 2023

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MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch

Absent: None.

Staff: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Asst. Town Administrator)

Guests: Paul Ford (Reveer Group), Michael Schuler, Todd Richardson, Jennifer Bihel, Fowler Del Porto, Thomas Purcell

Chair Ullner called the meeting to order at 1:30PM.

APPROVAL OF MINUTES

1. Regular Meeting: June 14, 2023

Mr. Newton moved to approve the previous meeting minutes of June 14th; Mr. Billian seconded. All voted in favor.

The previous meeting minutes of June 14, 2023, were approved.

OLD BUSINESS ITEMS

None.

NEW BUSINESS ITEMS

1. **Annexation & Rezoning Request: 4484 Betsy Kerrison Parkway**

- a. An ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway
- b. An Ordinance adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project
 - Applicant Presentation (Up to 30 Minutes)
 - Receipt of Public Comments (Up to 30 Minutes)

Prior to the applicant and public comments, Zoning Administrator Newman summarized the staff report for the request for annexation and if Town Council approves the annexation into the Town of Seabrook Island, and the request to rezone the zoning designation from Agricultural (AGR) to Mixed-Use (MU).

Michael Schuler, Applicant: Owner, and Todd Richardson, Applicant: Landscape Architect with Synchronicity, presented their request for annexation and if the parcel is annexed into the Town of Seabrook Island to change the zoning designation from Agricultural (AGR) to Mixed-Use (MU).

Chair Ullner noted prior to the public comments the Planning Commission received 544 comments prior to the meeting as of July 11th at 12:00PM. These comments have been shared with all members of the Planning Commission and members of Council. All these comments are part of the public record and may be subject to release under the Requirements of the South Carolina Freedom of Information Act.

The Public comments were as follows.

- Ava Kleinman, 1400 Nancy Island Drive, Seabrook Island, commented in opposition to the proposed request.
- Ted Flerlage, 3062 Baywood Drive, Seabrook Island, commented in opposition to the proposed request.
- John Reock, 1969 Marsh Oak Ln, commented in favor of the proposed request.
- Paul McLaughlin, 3061 Baywood Dr, commented in opposition to the proposed request.
- Robby Maynor, Coastal Conservation League Program Director of Communities & Transportation, commented in opposition to the proposed request.
- Susan McLaughlin, 3061 Baywood Drive, commented in opposition to the proposed request.
- Jackie Helline, 1925 Marsh Oak Ln, commented in favor of the proposed request.
- Tim Helline, 1925 Marsh Oak Ln, commented in favor of the proposed request.
- Collin Farah, Kiawah Island Green Space Conservancy, commented in opposition to the proposed request.
- Elizabeth Lagana, 2645 Jenkins Point Rd, commented in opposition to the proposed request.

Chair Ullner closed the public comment portion of the meeting at 3:00PM.

Mr. Newton stated the following: "I think the current situation of the marina is in bad shape. We have lost 3 or 4 businesses up there. I am just curious; you hadn't been a very good steward of the marina and I am disappointed in that and hope it doesn't carry over if the annexation goes through what you've done." The applicant responded to Mr. Newton's comment.

The commission inquired to the applicant about the occupancy of the buildings in relation to the traffic study submitted during peak times of traffic in the area.

The commission inquired to the applicant about the internal connection between Bohicket Marina to the proposed plan and where it is outlined.

The commission inquired to the applicant about a deacceleration turn lane on Betsy Kerrison Parkway into the proposed 75-foot buffer.

The commission inquired to the applicant about the width of the internal road if it will be the same width of Andell Bluff Road.

The commission inquired to the applicant parking on the access road in front of the hotel units would be restricted in the proposed plan.

The commission inquired to the applicant what the project entry will be located on Betsy Kerrison Parkway and work its way to Andell Bluff.

The commission inquired to the applicant where the utilities and fueling would be located at the pierhead and located at the site or Bohicket Marina, and inquired if this site will be utilized as a Marina.

The commission inquired to the applicant if they see this project to be considered one development with Bohicket Marina or two separate projects.

Mr. Newton stated the following: "I'm going to look at this from ten thousand feet. All of us here, including council, work for you guys. Okay. Citizens and residents of Seabrook mean an awful lot. We've had 544 comments and about 93%, according to Mr. McLaughlin, were against having this done. That's just the town and that is the citizens and they've gotta be heard. And because of that, I think we ought to be responsible to the citizens and the residents and accede to their wishes. 93% of all the comments were against (inaudible)".

The commission asked Town Administrator Cronin to summarize the next steps after the Planning Commission meeting.

Mr. Billian moved to recommend approval of an ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway; Ms. Welch seconded. A vote was taken as follows:

Ayes: Billian, Hund, Welch, Ullner
Nays: Newton

The recommendation to approve an ordinance annexing Charleston County Tax Map Number 204-00-00-010 containing approximately 17.75 +/- acres at 4484 Betsy Kerrison Parkway passed.

Mr. Hund moved to recommend approval of an ordinance adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project, subject to the proposed development conditions and conceptual site plan included in the applicants' submittal, and subject to the following additional conditions: 1) revisit trip generation assumptions in the TIA to reflect maximum project

impact, specifically, if the maximum number of trips (based on building occupancy) were to take place during the peak traffic hours; 2) explore the feasibility of providing a right-turn deceleration lane at the project entry from Betsy Kerrison Parkway; 3) confirm the design and feasibility of the internal road connection to Andell Bluff Boulevard; and 4) require final site plan approval by the Planning Commission prior to the issuance of development permits; Ms. Welch seconded. A vote was taken as follows:

Ayes: Billian, Hund, Welch, Ullner
Nays: Newton

The recommendation to approve an adopting a mixed-use concept plan and development conditions for the Andell Mixed-Use project with the proposed amendments passed.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

Ms. Welch moved to adjourn the meeting; Mr. Billian seconded. All voted in favor.

The meeting adjourned at 3:31PM.

Date: August 18th, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator