

Planning Commission Regular Meeting

February 14, 2024 @ 1:30 PM

[Watch Live on YouTube](#)

Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

1. CALL TO ORDER

2. NEW BUSINESS ITEMS

A. Election of Chair and Vice Chair

3. APPROVAL OF MINUTES

A. Planning Commission Regular Meeting: December 13, 2023

4. OLD BUSINESS ITEMS

There are no old business items

5. ITEMS FOR INFORMATION OR DISCUSSION

A. Town of Seabrook Island Comprehensive Plan Five Year Update

6. ADJOURNMENT

TOWN OF SEABROOK ISLAND

Planning Commission Regular Meeting

December 13, 2023

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



MINUTES

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

Absent: Sharon Welch

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

Guests: Jim Zelinski (President Seabrook Island Club), Todd Lynch (Board of Governor's for Seabrook Island Club), Paul Ford (Reveer Group, LLP, Engineer for Seabrook Island Club), Laura Ferreira (Director of Racquet Club Sports, Seabrook Island Club), Robert Terry (Facilities Maintenance Manager, Seabrook Island Club)

Chair Ullner called the meeting to order at 1:31PM.

APPROVAL OF MINUTES

1. Regular Meeting: November 8, 2023

Mr. Newton moved to approve the previous meeting minutes of November 8th; Mr. Hund seconded. All voted in favor.

The previous meeting minutes of November 8th were approved.

OLD BUSINESS ITEMS

There are no old business items.

NEW BUSINESS ITEMS

1. **Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1B**

Zoning Administrator Newman summarized the commercial site plan review for the Seabrook Island Racquet Club Phase 1B.

Discussions were had with the commissioners and staff.

Paul Ford, Laura Ferreira, Robert Terry, Todd Lynch, and Jim Zelinski presented the proposed site plans for the Seabrook Island Racquet Club Phase 1B.

Discussions were had with the commissioners, the applicants, and members of the audience.

Mr. Hund moved to approve the site plan contingent on the following: noise mitigation strategy based on industry standards, a parking strategy, architectural site features, all to be completed prior to permit issuance and for staff approval; Mr. Billian. A vote was taken as follows:

Ayes: Billian, Hund, Ullner
Nays: Newton

The commercial site plan was approved with the following contingencies: noise mitigation strategy based on industry standards, a parking strategy, architectural site features, all to be completed prior to permit issuance and for staff approval.

Discussions were had with members of the commission and the applicant.

2. Rezoning Request: 2723 Old Oak Walk

Mr. Newton moved to approve the rezoning request at 2723 Old Oak Walk; Mr. Hund seconded. All voted in favor.

The rezoning request was approved.

ITEMS FOR INFORMATION / DISCUSSION

There are no items for information or discussion.

ADJOURN

Mr. Newton moved to adjourn the meeting; Mr. Hund seconded. All voted in favor.

The meeting adjourned at 3:14PM.

Date: December 13, 2023

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

Note: These minutes are not verbatim minutes. To listen to the meeting, please use the following link:
<https://www.youtube.com/@townofseabrookisland5287/streams>