

# TOWN OF SEABROOK ISLAND

Town Council – DSO Public Hearing & Special Called Meeting  
May 17, 2022

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



## MINUTES

### 1. Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance

Mayor Gregg called the May 17, 2022, Town Council DSO Public Hearing and Special Meeting to order at 2:39PM due to technical difficulties. Councilwomen Finke and Fox (arrived at 2:44PM) Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, and Town Clerk Watkins participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the South Carolina Freedom of Information Act had been met.

### 2. Presentations

- Paul LeBlanc, PLB Planning Group (Consultant)

Town's consultant Paul LeBlanc summarized the process and edits done to the DSO thus far and how this document will better serve the community.

- Joe Cronin, Town Administrator

Town Administrator Cronin thanked all for coming to the Public Hearing and Mr. LeBlanc for his presentation.

Town Administrator Cronin summarized Ordinance 2022-04 and clarified the process of repealing and replacing the DSO and Zoning Map Island wide.

Council clarified the process for adoption with regards to second reading that the May Town Council Meeting, and when this will be implemented.

### 3. Public Hearing Items

- Ord. 2022-04: An ordinance to repeal and replace the Town of Seabrook Island Development Standards Ordinance ("DSO"); to repeal and replace the Town of Seabrook Island Zoning Map; and to repeal conflicting provisions from the Town Code for the Town of Seabrook Island

Mayor Gregg opened the Public Hearing at 3:22PM.

The public comments submitted electronically prior to the Public Hearing were as follows:

- Richard Wildermann, 3138 Privateer Creek Road (submitted 2 comments)
- Ava Kleinman, 1400 Nancy Island Drive
- Susan McLaughlin, 3061 Baywood Drive (submitted 2 comments)
- Debbie Yannascoli, 1215 Jenkins Lagoon Drive N
- Barbara Long, Andell Way
- Veronica & Michael L'Allier, 2609 Jenkins Point Road
- Elizabeth Lagana, 2605 Jenkins Point Road
- Marsha Papanek, 2592 Jenkins Point Road (submitted 2 comments)
- Bob and Donna LeFevre, 1408 Nancy Island Drive
- Bronda & Greg Silvers, 2708 Jenkins Point Road
- Barbara & Jock Vincentsen, 1020 Old Warf Road
- Suzanne Quentz, 931 Sealoft Villa Drive
- Richie Bavasso, 2345 Andell Way
- Joel Pondelik, 3109 Pine Needle Ln
- Maritza R. Doak, 1203 Jenkins Lagoon North (submitted 2 comments)
- John Burich, 3237 Seabrook Island Road
- Ted Flerlage, 3062 Baywood Drive
- Robert Mercer, 1244 Creek Watch Trace
- Cynthia Davis, 2595 Jenkins Point Road
- George, Patricia, and Alexandra Doolittle, 2613 Jenkins Point Road
- Wallace Kyle, 1009 Old Wharf Road
- Karen Nuttall, 2525 Pelican Perch
- Blair Pugh, 1211 Jenkins Lagoon Drive North
- Jeffrey Hall, 1144 Summerwind Lane & 2727 Jenkins Point Road
- Elizabeth Lagana, 2605 Jenkins Point Road
- Gloria Hilker, 2432 High Hammock Road
- Bruce Kleinman, no address given
- Kem O'Sullivan, no address given
- Janet Gorski, 3212 Seabrook Island Road
- Paul D McLaughlin, 3061 Baywood Drive
- Janet Chesley, 2521 Haulover Pointe Circle
- John and Pat Harloe, 1030 Old Wharf Road
- Steve Pugh, 1211 Jenkins Lagoon Drive North
- Andy Allen, 2600 Jenkins Point
- Melissa Morgan, no address given

Larry Bradham, Jenkins Point, clarified the proposed zoning at Jenkins Point with regards to his property.

Ted Flerlage, 3062 Baywood Drive, commented in opposition of the proposed DSO with regards to the regulations of short-term rentals.

Susan McLaughlin, 3061 Baywood Drive, commented in opposition of the proposed DSO with regards to the zoning designation of the 30-acre lot on Jenkins Point.

Paul McLaughlin, 3061 Baywood Drive, commented in opposition of the proposed DSO with regards to the regulations of short-term rentals and to the zoning designation of the 30-acre lot on Jenkins Point.

Ava Kleinman, 1400 Nancy Island Drive, commented in opposition to the removal of the agricultural zoning district to the new RSf-1 district, the process in which the Town notified the residents of the changes to the zoning map island wide, and the regulations of short-term rentals.

Steve Pugh, 1211 Jenkins Lagoon Drive, commented in opposition to Mr. LeBlanc's presentation on the DSO specifically to the zoning designation of the 30-acre lot on Jenkins Point.

Bruce Kleinman, 1400 Nancy Island Drive, commented in opposition of the proposed DSO with regards to the zoning designation of the 30-acre lot on Jenkins Point and agreed with Mr. Flerlage and Mr. McLaughlin's comments regarding short-term rentals.

Cynthia Davis, 2595 Jenkins Point Road, commented in opposition of the proposed DSO with regards to the zoning designation of the 30-acre lot on Jenkins Point.

Janet Gorski, 2130 Seabrook Island Road, commented in opposition of the proposed DSO with regards to the zoning designation of the 30-acre lot on Jenkins Point.

Town Clerk Watkins read aloud the questions submitted via zoom through the "chat" during the public hearing to Council, and Town Administrator Cronin responded to those questions.

Close the public hearing at 4:03PM.

#### **4. Council Discussion**

Council discussed postponement of second reading until the June Council meeting after remanding Ordinance 2022-04 to the Planning Commission and have an Executive Session with the Town Attorney regarding Ordinance 2022-04.

Council clarified the zoning designation for the 30-acre lot at Jenkins Point with regards to Mr. Bradham's comments.

Council discussed if the 30-acre lot at Jenkins Point could be purchased and used for recreational purposes.

Council clarified the four phases of development at Jenkins Point that have already happened.

Council clarified the current zoning regulations with regards to development at the 30-acre lot on Jenkins Point.

Town Administrator Cronin clarified with members of the audience the issues regarding proposed DSO and zoning map, specifically; the rezoning of the island, rezoning of the 30-acre lot on Jenkins Point, and regulations for short-term rentals.

Town Administrator further clarified with members of the audience what the Town legally can and cannot do with regards to the Town repealing and replacing the zoning map and the DSO.

**5. Adjournment**

Councilman Kortvelesy moved to adjourn; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 4:42PM.

Date: May 20, 2022

Prepared by: *Katharine E. Watkins*  
Town Clerk/Treasurer