

# TOWN OF SEABROOK ISLAND

Town Council Public Hearing

September 28, 2021

Virtual



## MINUTES

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

The September 28, 2021, Town Council Public Hearing was conducted via Zoom, and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilwomen Finke and Fox, Councilman Goldstein, Town Administrator Cronin, and Town Clerk Watkins participated in the meeting. Mayor Gregg called the meeting to order. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act had been met.

### 2. Public Hearing:

- Ordinance 2021-10: An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

No public comments were made.

### 3. Adjourn

Councilwoman Finke moved to adjourn the public hearing meeting; Councilwoman Fox seconded. All voted in favor.

The public hearing meeting adjourned at 2:31PM.

Date: September 29<sup>th</sup>, 2021

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

# TOWN OF SEABROOK ISLAND

Town Council Meeting  
September 28, 2021  
Virtual



## MINUTES

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

The September 28, 2021, Town Council Meeting was conducted via Zoom, and was simultaneously made available to the public via YouTube live stream and by conference call, all in keeping with practices adopted to address the ongoing coronavirus pandemic. Mayor Gregg, Councilwomen Finke and Fox, Councilman Goldstein, Town Administrator Cronin, and Town Clerk Watkins participated in the meeting. Mayor Gregg called the meeting to order at 2:31PM.

2. **Minutes:** Town Council Meeting August 24<sup>th</sup>, 2021  
Ways and Means Committee Meeting September 14<sup>th</sup>, 2021  
Town Council Special Meeting September 14<sup>th</sup>, 2021

Councilwoman Finke moved to approve the previous meeting minutes of August 24<sup>th</sup>; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of August 24<sup>th</sup> were approved.

Councilwoman Finke moved to approve the previous Ways and Means meeting minutes of September 14<sup>th</sup>; Councilwoman Fox seconded. All voted in favor.

The previous Ways and Means meeting minutes of September 14<sup>th</sup> were approved.

Councilwoman Finked moved to approve the previous special meeting minutes of September 14<sup>th</sup>; Councilwoman Fox seconded. All voted favor.

The previous special meeting minutes of September 14<sup>th</sup> were approved.

3. **Financials:** For the Month of August 2021

Mayor John Gregg reviewed the financials for August as follows:

- The total fund balance for the period ending August 31, 2021, was \$6,200,104 about \$896,434 more than the balance as of August 31, 2020, and about \$1,166,341 more than for the same period of 2019.
- Unrestricted revenue for August totaled \$99,841 and unrestricted revenue for the year totaled \$1,195,013, representing about 89% of the 2021 annual budget and being about \$327,040 more than for the same period in 2020.

- Expenditures for August totaled \$115,155 and expenditures for the year totaled \$626,891, representing about 44% of the 2021 annual budget. Expenditures for the year were about \$46,246 more compared to the same period of 2020.
- Excess of expenditures over revenues was \$15,314 for the month of August and excess of revenues over expenditures for the year was \$568,121 compared to an excess of revenues over expenditures of about \$287,328 as of August 31, 2020, reflecting the significantly greater revenue in the period this year as compared to the same period of 2020.

#### **4. Citizens/Guests Presentations, Comments:**

Town Clerk Watkins summarized the emails received from the following residents:

- David Sweet                      Opposed to the proposed petition regarding Short Term Rentals
- Cherie Tibbetts                Believes SIPOA should handle the proposed petition regarding Short Term Rentals
- Max Sherman                    Opposed to the proposed petition regarding Short Term Rentals
- Carol Moore                      Opposed to the proposed petition regarding Short Term Rentals

Copies of these comments are included with these minutes.

#### **5. Reports of Standing Committees, Commissions, Boards:**

- **Public Relations/Communications**

Councilwoman Fox summarized the radio operations of September 19<sup>th</sup> to Council.

- **Public Safety & Special Projects**

Councilman Goldstein notified Council there was no Public Safety update.

Councilman Goldstein updated Council on the Seabrook Island Road drainage project fieldwork that the Town's provider (ESP Associates) has started.

- **Beach Administration and Community & Government Relations**

Councilwoman Finke updated Council that the Greenbelt committee met to discuss potential projects that are eligible for the Greenbelt grant. Councilwoman Finke added the committee will be meeting again to discuss more projects that will be beneficial to the community.

Council discussed the guidelines and parameters for Greenbelt funding and the committee's understanding thereof.

- **Ways & Means**

Mayor Gregg summarized the Ways and Means Committee meeting of September 14<sup>th</sup>, 2021, and updated Council regarding related news pertaining to certain items since the Ways and Means meeting.

- **Planning Commission**

None.

- **Board of Zoning Appeals**

None.

**6. Reports of Ad Hoc Committees:**

None.

**7. Reports of Town Officers:**

- **Mayor** – John Gregg
  - Appointment of Zoning Administrator/Chief Code Enforcement Officer

Mayor Gregg announced the appointment of the new Zoning Administrator/Chief Code Enforcement Officer Tyler Newman.

Council welcomed Mr. Newman to the Town of Seabrook Island.

- Memorandum of Understanding with Seabrook Island Property Owners Association concerning cooperation to address recurrent traffic back-ups on Seabrook Island Road

Mayor Gregg summarized the Memorandum of Understanding between the Town and the Seabrook Island Property Owners Association (SIPOA) concerning exploration of solutions to recurring traffic back-ups on Seabrook Island Road. It is intended that the Town and SIPOA will formulate a comprehensive statement concerning these back-ups as a basis for consideration of the matter by consulting experts. The Memorandum of Understanding allows for sharing of information without obligating either the Town or SIPOA in respect of any solicitation of services that may be desired.

Council clarified the proposed responsibilities of the Town and SIPOA and addressed concerns of the language in the MOU regarding engagement of services.

Councilwoman Finke moved to approve entry of the Town of Seabrook Island into the Memorandum of Understanding with Seabrook Island Property Owners Association; Councilwoman Fox seconded. A vote was taken as follows:

Ayes: Finke, Fox, Mayor Gregg

Nays: Goldstein

**The Memorandum of Understanding with Seabrook Island Property Owners Association was approved.**

- Submission to Charleston County by the Towns of Kiawah and Seabrook concerning so-called Segment C of the Main Road Corridor project

Mayor Gregg summarized the meetings between the Town and a representative of Rational Roads, a local organization advocating for improvements to the portion of the Main Road Corridor identified as Segment B (Main Road from Chisolm Road to Maybank Highway). He added the Towns continue to consider advocacy for improvements of Segment C (Bohicket Road from Maybank Highway to Betsy Kerrison Parkway).

- Revised petition for annexation by the Town of Kiawah of portion of so-called Andell Tract

Mayor Gregg informed Council revision of the petition for annexation for the so-called Andell West proposed development was posted to the Town of Kiawah Island website on September 22. He added the Town of Kiawah Island was informed that the developer expected to amend the scope of work and submit a new petition for only the commercial component of the proposed development.

- **Town Administrator/Zoning Administrator**

- Beach Patrol Update

Town Administrator Cronin summarized the beach patrol report for the month of August and compared it to the previous year.

- FY 2022 Budget Update

Town Administrator Cronin updated Council that the draft budget has been sent to the Mayor and that the Mayor's recommended budget is expected to be provided to members of Council by the end of the week. He also reminded Council of the remaining timeline for the proposed budget adoption.

- MASC Hometown Economic Development Grant

Town Administrator Cronin informed Council a MASC Hometown Economic Development Grant was submitted for gateway and wayfinder signage requesting \$25,000 to complete this project.

- Town Administrator Cronin summarized the fieldwork being conducted by ESP for the drainage on Seabrook Island Road and the timeline for the project.

- Town Administrator Cronin notified Council of the surveyor work for the senior citizen living facility that happened on Seabrook Island Road (flags and markers for the utilities).
- Town Administrator Cronin notified all the last day to register to vote for the upcoming election is Saturday October 2<sup>nd</sup>. He added there will be an absentee satellite voting trailer on October 22<sup>nd</sup> from 9:00am to 3:00pm in the Contractor Parking Lot at Town Hall.
- Council discussed the timeline for the edits to the business license ordinance.

- **Town Council Members**

None.

- **Utility Commission**

Commissioner Smith summarized the Utility Commission meeting of September 15<sup>th</sup>, the August financials, and the water usage and distribution for August. The next Utility Commission Meeting will be on October 20<sup>th</sup>.

Council discussed the status of enlarging the holding pond, the timeline for this project, and consideration of other potential approaches to address expected capacity demands from local developments and buildout of Seabrook Island.

**8. Petitions Received, Referred or Disposed of:**

None.

**9. Ordinances for Second Reading:**

- Ordinance 2021-10: An ordinance amending the Zoning Map of the Town of Seabrook Island so as to change the zoning designation for Charleston County Tax Map Number 147-01-00-062, containing approximately 0.37 +/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District

Councilwoman Finke moved to approve Ordinance 2021-10; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2021-10 passed second reading and was adopted.**

**10. Ordinances for First Reading:**

- Ordinance 2021-11: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 32, Waterways and Beaches; Article II, Beachfront Management; Division 2, Restrictions; Section 32-42, Vehicle Use; so as to amend the requirements relating to the operation of motor vehicles on the beaches of Seabrook Island.

Town Administrator Cronin summarized Ordinance 2021-11 for Council.

Council discussed some scrivener's errors in Ordinance 2021-11 to be edited prior to second reading.

Councilwoman Finke moved to approve Ordinance 2021-11 with the scrivener edits; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2021-11 passed first reading.**

- Ordinance 2021-12: An ordinance adopting a temporary moratorium on the consideration of zoning map amendments (i.e., "rezoning's"), annexation requests, and certain subdivision approvals for a period not to exceed one hundred and eighty (180) days.

Town Administrator Cronin summarized Ordinance 2021-12 for Council and clarified the purpose of the moratorium.

Council discussed some scrivener's errors in Ordinance 2021-12 to be edited prior to second reading.

Councilwoman Finke moved to approve Ordinance 2021-12 with the scrivener edits; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2021-12 passed first reading.**

- Ordinance 2021-13: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article V, Financial Administration; Division 2, Purchasing Requirements; so as to amend the policies and procedures related to the procurement of goods and services by the town.

Town Administrator Cronin summarized Ordinance 2021-13 for Council and the changes to the procurement process.

Councilwoman Finke moved to approve Ordinance 2021-13; Councilwoman Fox seconded.

**Ordinance 2021-13 passed first reading.**

#### **11. Miscellaneous Business:**

- Resolution 2021-22: A resolution prohibiting the carrying of concealable weapons on town property and while using any machinery, vehicle, or equipment owned or leased by the town

Town Administrator Cronin summarized Resolution 2021-22 for council.

Council discussed the signage needed for this change.

Councilwoman Finke moved to approve Resolution 2021-22; Councilwoman Fox seconded. All voted in favor.

**Resolution 2021-22 was approved.**

- Resolution 2021-23: A resolution directing the expenditure of unbudgeted revenues from the Charleston County Accommodations Tax Program

Council decided to table Resolution 2021-23 until the October meeting.

## **12. Public Comments:**

- Ted Flerlage, 3062 Baywood Drive, spoke in favor of a circulated petition regarding short term rental regulations.

Mr. Flerlage submitted a copy of his statement that was circulated to Council on September 29<sup>th</sup>, 2021.

- Paul McLaughlin, 3061 Baywood Drive, spoke in favor of a circulated petition regarding short term rental regulations.

Mr. McLaughlin submitted a copy of his statement that was circulated to Council on September 29<sup>th</sup>, 2021.

- Vince Schiavoni, 3620 Loggerhead Court, spoke in favor of a circulated petition regarding short term rental regulations.

## **13. Executive Session:**

- Discussion of Items Incidental to Proposed Contractual Arrangements (Landscaping Contract)

Councilwoman Finke moved to go into Executive Session; Councilwoman Fox seconded. All voted in favor.

Council moved into Executive Session at 4:25PM.

Councilwoman Fox moved to adjourn Executive Session; Councilman Goldstein seconded. All voted in favor.

Council adjourned Executive Session at 4:50PM with observation that the Town Administrator would proceed as discussed during Executive Session.

## **14. Adjourn**

Councilwoman Finke moved to adjourn the meeting; Councilwoman Fox seconded. All voted in favor.



The meeting adjourned at 4:51PM.

Date: September 29<sup>th</sup>, 2021

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