

# TOWN OF SEABROOK ISLAND

Town Council Meeting  
October 24, 2023



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## MINUTES

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

Mayor Gregg called the October 24, 2023, Town Council Regular Meeting to order at 2:30PM. Councilwoman Finke, Councilmen Goldstein and Kortvelesy, Town Administrator Joe Cronin, Zoning Administrator Newman, Communications & Events Manager Robin Ochoa, and Assistant Town Administrator Katharine Watkins participated in the meeting. The Assistant Town Administrator confirmed the requirements of the SC Freedom of Information Act have been satisfied.

### 2. Approval of Minutes:

- Town Council Regular Meeting Minutes – September 26, 2023
- Town Council Work Session Meeting Minutes – October 10, 2023
- Town Council Budget Workshop Minutes – October 13, 2023
- Town Council Budget Workshop Minutes – October 20, 2023

Councilwoman Finke moved to approve the previous meeting minutes of September 26<sup>th</sup>; Councilman Kortvelesy seconded. All voted in favor.

The previous meeting minutes of September 26<sup>th</sup> were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 10<sup>th</sup>; Councilman Kortvelesy seconded. All voted in favor.

The previous meeting minutes of October 10<sup>th</sup> were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 13<sup>th</sup>; Councilman Kortvelesy seconded. All voted in favor.

The previous meeting minutes of October 13<sup>th</sup> were approved.

Councilwoman Finke moved to approve the previous meeting minutes of October 20<sup>th</sup>; Councilman Kortvelesy seconded. All voted in favor.

The previous meeting minutes of October 20<sup>th</sup> were approved.

### 3. Presentations:

None.

#### 4. Public Hearing Items:

- Ord. 2023-11: An ordinance authorizing the issuance and sale of a not to exceed \$5,500,000 General Obligation Bond, Series 2023, or such other appropriate series designation, of the Town of Seabrook Island, South Carolina or one or more notes issued in anticipation thereof to pay the costs of repairs, replacements and debris removal arising from a major or catastrophic storm event of natural disaster and the cost of issuance of such bond or notes; fixing the form and details of the bond; authorizing the Mayor and Town Administrator, or either of them acting alone, to prescribe certain details relating to the bond; providing for the payment of the bond and the disposition of the proceeds thereof; and other matters relating thereto

Mayor Gregg opened the public hearing at 2:34PM.

Assistant Town Administrator Watkins noted the following comments were received for Ord. 2023-11 prior to the meeting today:

- Bob Fine, 811 Tree loft Trace, commented on suggested changes to the Ord. 2023-11 neither in favor nor opposed.
- Paul McLaughlin, 3061 Baywood Dr., commented on Ord. 2023-11, neither for nor against.

Bruce Kleinman, 1400 Nancy Island Dr, commented not in favor of Ord. 2023-11.

Mayor Gregg closed the public hearing at 2:39pm.

#### 5. Citizens Comments:

Assistant Town Administrator Watkins summarized the comments received prior to the Council Meeting. *Note: All comments received prior to the meeting are available for viewing and are subject to S.C. FOIA laws.*

#### 6. Reports of Town Boards, Commissions, and Committees:

- **Advisory Committees**
  - Community Promotions and Engagement Committee

Mayor Gregg summarized the Community Promotions and Engagement Committee meeting of October 19<sup>th</sup>.

Mayor Gregg summarized the recent Seabrook Island Property Owners Association's (SIPOA) Long Range Planning meeting.

- Environment and Wildlife Committee

Councilwoman Finke noted the October Environment and Wildlife Committee Meeting was cancelled and the next meeting will be held on November 9<sup>th</sup>.

- Public Safety Committee

Councilman Kortvelesy summarized the Public Safety Committee Meeting held on October 17<sup>th</sup>.

Councilman Kortvelesy noted the costs of clean up as outlined in the Town's Comprehensive Emergency Plan as it relates to Ord. 2023-11.

- Public Works Committee

Councilman Goldstein updated the Council on the status of the Seabrook Island Road Project and asked Council to give authorization to Town Administrator Cronin to be able to obtain the proper permits.

Councilman Goldstein noted the crosswalk and radar signs have been installed along Seabrook Island Road.

Mayor Gregg moved to authorize Town Administrator Cronin to obtain the permits for Seabrook Island Road Project with ESP Associates; Councilwoman Finke seconded.

Town Administrator Cronin summarized the project so far and the steps needed to move forward.

Discussions and clarifications were had with members of the Council and members of the audience.

Using the original motion, a vote was taken; all voted in favor.

Town Administrator Cronin was authorized to sign off and obtain the permits for the Seabrook Island Road Project.

- **Special Committees**

None.

- **Ad Hoc Committees**

Councilwoman Finke summarized the proposed nuisance and short-term rental ordinances are on the agenda for discussion and the history behind the ordinances.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones summarized the meeting of October 18<sup>th</sup> and the financials and operations for the month of September and the year to date.

Discussions were had with members of council and members of the audience.

## 7. Reports Town Officers:

- **Mayor**

- Update from Informal Discussion with Representatives of SIPOA and Club

Mayor Gregg summarized recent informal discussions had with representatives of SIPOA and the Seabrook Island Club.

- Update, if any, from Charleston County Concerning Regional Hazard Mitigation Plan

No update was given.

- **Town Administrator**

Town Administrator Cronin noted the push button crosswalks and radar signs were installed along Seabrook Island Road and are operational.

- **Assistant Town Administrator**

- Report of Financials for the Month of September 2023

Assistant Town Administrator Watkins summarized the September Financials as follows:

- Total fund balance ending on September 30, 2023, was \$9,383,970 an amount about \$1,841,153 more than the balance as September 30, 2022.
- Revenues for September totaled \$199,072 representing about 102.9% for the 2023 annual budget and being about \$69,377 more than for the same period in 2022.
- Expenditures for September totaled \$113,092 which is 64.3% of the 2023 annual budget.
- Expenditures for the year to date are approximately \$35,378 more compared to the same period of 2022.

- Excess revenues over expenditures were \$84,890 for September compared to an excess revenues over expenditures of \$51,982 in 2022, representing an increase in revenue from this year compared to last.

Discussions were had with members of council and members of the audience.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman summarized the code enforcement summary since the previous Town Council meeting.

Discussions were had with members of council.

- **Communications & Events Manager**

Communications & Events Manager Ochoa updated the council on the status of the Holiday Extravaganza on December 7<sup>th</sup>, the status of the Communications Plan, and monthly newsletter.

Discussions were had with members of council.

## **8. Ordinances for Second Reading:**

- Ord. 2023-08: 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 149-06-00-016, containing approximately 0.27+/- acres at 2125 Royal Pine Dr, from the Moderate Single Family (R-SF2) District to the Conservation (CP) District

Councilwoman Finke moved to approve Ord. 2023-08; Councilman Kortvelesy seconded. All voted in favor.

**Ord. 2023-08 passed second reading and was adopted.**

- Ord. 2023-09: 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 147-06-00-062, containing approximately 0.27+/- acres at 2156 Royal Pine Dr, from the Moderate Single Family (R-SF2) District to the Conservation (CP) District

Councilwoman Finke moved to approve Ord. 2023-09; Councilman Kortvelesy seconded. All voted in favor.

**Ord. 2023-09 passed second reading and was adopted.**

- Ord. 2023-11: An ordinance authorizing the issuance and sale of a not to exceed \$5,500,000 General Obligation Bond, Series 2023, or such other appropriate series designation, of the Town of Seabrook Island, South Carolina or one or more notes issued in anticipation thereof to pay the costs of repairs, replacements and debris removal arising from a major or catastrophic storm event of natural disaster and the cost of issuance of such bond or notes; fixing the form and details of the bond; authorizing the Mayor and Town Administrator, or either of them acting alone, to prescribe certain details relating to the bond; providing for the payment of the bond and the disposition of the proceeds thereof; and other matters relating thereto

Councilwoman Finke moved to approve Ord. 2023-11; Councilman Kortvelesy seconded.

Mayor Gregg moved to amend Ord. 2023-11 as follows: at Section 3, second paragraph insert “(including the interest rate)” immediately following “advantageous to the Town” and following “receipt of one or more bids” delete the text “, provided in all events the net interest cost does not exceed 6% per annum”. Councilwoman Finke seconded.

Discussions were had with members of council.

Using the motion for the amendment, a vote was taken; all voted in favor.

**The amendment was approved.**

The council voted on Ord.2023-11 as amended; all voted in favor.

**Ord. 2023-11 passed second reading as amended and was adopted.**

## **9. Ordinances for First Reading:**

- Ord. 2023-12: An ordinance amending the Business License Ordinance of the Town of Seabrook Island to update the class schedule as required by Act 176 of 2020

Councilwoman Finke moved to approve Ord. 2023-12; Councilman Kortvelesy seconded.

Town Administrator Cronin summarized Ord. 2023-12.

Using the original motion, a vote was taken; all voted in favor.

**Ord. 2023-12 passed first reading.**

- Ord. 2023-13: An ordinance adopting a second amendment to the annual operating budget for the fiscal year beginning January 1, 2023, and ending December 31, 2023

Councilwoman Finke moved to approve Ord. 2023-13; Councilman Kortvelesy seconded.

Town Administrator Cronin summarized Ord. 2023-13.

Using the original motion, a vote was taken; all voted in favor.

**Ord. 2023-13 passed first reading.**

## **10. Other Action Items**

- **Res. 2023-31:** A resolution adopting Business License Appeal Procedures for the Town of Seabrook Island

Councilwoman Finke moved to approve Res. 2023-31; Councilman Kortvelesy seconded.

Town Administrator Cronin summarized Res. 2023-31.

Discussions were had with members of council.

Using the original motion, a vote was taken; all voted in favor.

**Res. 2023-31 was approved and adopted.**

## **11. Items for Information or Discussion:**

- **Short-Term Rental Ad Hoc Committee Recommendations**

*The following ordinances are for discussion purposes only; no votes will be taken:*

- **Ord. 2023-14:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina, so as to establish regulations pertaining to prohibited noise; property maintenance; trash, litter and debris; illegal dumping; and the parking of vehicles and equipment; to repeal Sections 14-21 through 14-24 relating to public nuisances; to repeal Section 22-21 relating to illegal dumping; and other matters related thereto
- **Ord. 2023-15:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, General Provisions; Section 2.1, General Compliance; so as to repeal subsection (e) pertaining to the placement and storage of trash, litter and junk on premises within the town; Article 9, Conditional Use Requirements; Section 9.4, Specific Use Requirements; so as to amend the conditional use provisions of subsection (O) pertaining to short-term rental units; and Appendix E, Fee Schedule; so as to update the schedule of fees to reflect changes relating to permitting requirements and procedures for short-term rental units within the town

Councilwoman Finke and Town Administrator Cronin summarized Ord. 2023-14 and Ord. 2023-15.

Discussions were had with members of the council and the audience.

## **12. Citizen Comments:**

Bruce Kleinman, 1400 Nancy Island Dr, commented on the proposed short-term rental ordinance and how it was presented.

Susan McLaughlin, 3061 Baywood Dr, commented on enforcement within the Town of Seabrook Island.

Paul McLaughlin, 3061 Baywood Dr, commented on the proposed cap on short-term rentals in the proposed changes to the rental ordinance.

Annie Smith-Jones, no address given, inquired about the number of active short-term rental permits issued.

### **13. Council Comments**

### **14. Adjournment**

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

The meeting adjourned at 5:43PM.

Date: October 24, 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>