

TOWN OF SEABROOK ISLAND, SC
PUBLIC HEARING MINUTES
October 27, 2020 at 2:25 PM at Town Hall

The October 27, 2020 Public Hearing was conducted as a video conference using 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, Councilmembers Crane, Finke, Fox and Goldstein, Town Administrator Cronin and Town Clerk Allbritton participated in the meeting. Mayor Gregg called the meeting to order and confirmed with the Town Clerk that notice of the meeting had been posted and the requirements of the SC Freedom of Information Act had been met.

The Public Hearing was scheduled to hear comments on the following:

- **Ordinance 2020-08**: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article VI, Emergency Preparedness; Section 2-312, Emergency Operations Plan; so as to adopt a new comprehensive emergency plan for the Town of Seabrook Island
- **Ordinance 2020-09**: 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 32-43, Wildlife and Marine Life Protection; so as to prohibit the harassment of marine mammals on the beaches of Seabrook Island and to restrict swimming in Captain Sams Inlet at times when dolphins are present or most likely to be present

In response to the Mayor's question as to whether any comments had been received pertaining to Ordinance 2020-08 and 2020-09, the Town Clerk read eight comments urging Town Council to adopt Ordinance 2020-09. Comments, received from the following individuals, were read:

Joanne Fagan, 813 Treeloft Trace
Jane Marvin, 2650 High Hammock Road
Bill Walthall, 3500 Seabrook Island Road
Teri Hinkebein, Seabrook Island Homeowner
Patricia Schaefer, 2565 Clear Marsh Road
Kim & Dave Westberg, 1990 Marsh Oak Lane
Andy Allen, 2600 Jenkins Point
Lauren Rust, Lowcountry Marine Mammal Network, Dolphin Education Program

There being no further business, the meeting was adjourned at 2:30 p.m.

Date: November 17, 2020



Town Clerk

TOWN OF SEABROOK ISLAND
Town Council Meeting
October 27, 2020, at 2:30 p.m.

MINUTES

The October 27, 2020 Town Council meeting was conducted as a video conference using 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, Councilmembers Crane, Finke, Fox and Goldstein, Town Administrator Cronin, Town Clerk Allbritton and Annie Smith-Jones, chair of the Seabrook Island Utility Commission, participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act were met.

Minutes:

The Town Council meeting minutes of September 22, 2020, the Public Hearing of September 22, 2020, the Ways & Means Committee meeting minutes of October 13, 2020 and the Budget Workshop meeting minutes of October 15, 2020 were unanimously approved as written.

Financials:

Mayor Gregg reported that the total fund balance for the period ending September 30, 2020 was \$5,338,519, about \$383,993 more than the balance for the same period in 2019. Unrestricted revenue for September totaled \$121,322. Unrestricted revenue for the year, as of September 30, totaled \$989,294, representing about 82% of the 2020 amended annual budget, and was about \$126,667 less than the same period in 2019. Expenditures for September totaled \$82,468 and expenditures for the year, as of September 30, totaled \$663,113, representing about 55% of the 2020 amended annual budget. Expenditures for the year were about \$265,147 less than the same period in 2019, due primarily to there being no expenditures for the roadway project and no capital expenditures during the period this year, compared to \$67,397 in the same period in 2019, and more than \$54,593 less in engineering charges compared to 2019. Excess of revenues over expenditures was \$38,854 for September and the excess of revenues over expenditures was about \$326,181 for the year, as of September 30, compared to about \$187,700 for the same period in 2019.

Citizens/Guests Presentations, Comments: None

Reports of Standing Committees, Commissions, Boards:

Public Safety Committee – Skip Crane

Councilman Crane stated that Ordinance 2020-08, which will be adopted later in the meeting, will incorporate the latest version of the Town's Comprehensive Emergency Plan (CEP). The latest update of the CEP should be ready for distribution by the end of the week. He reported that the Public Safety Committee met on Monday, October 12. Whenever the prior meeting's minutes are approved, the minutes are posted and available for review on the Town's website.

Public Relations/Communications – Pat Fox – No Report

Special Projects/Beach Administration – Barry Goldstein – No Report

Beach Administration/Community and Government Relations – Councilwoman Finke – No Report

Ways & Means – John Gregg

The Mayor reported that the following topics were discussed at the October Ways & Means Committee meeting:

- **Terms of Elected Officials** – At the Ways & Means Committee meeting, the Mayor requested comments from members of Council concerning the draft of a proposed ordinance that would change the terms of elected officials from two years to four years, with staggered terms, and would change the

time for swearing in elected officials to January of the year following the election. Their comments reflected different views and Council will consider Ordinance 2020-16 at the October Town Council meeting.

- **Replacement of Emergency Ordinance 2020-05** – The Mayor reminded Council that Emergency Ordinance 2020-05 would expire October 25. Council determined that a replacement ordinance would be addressed at a Special Called Meeting on October 22. At that meeting, Council adopted Emergency Ordinance 2020-06, which will expire after 60 days.
- **Budget Workshops** – The Mayor confirmed that Council would hold work sessions for review of the proposed 2021 budget on October 22, October 29 and November 5.
- **Adoption of Charleston County Flood Damage Prevention and Protection Ordinance** – Mayor Gregg informed Council that an ordinance, Ordinance 2020-12, by which the Town will adopt the Charleston County Flood Damage Prevention and Protection Ordinance by reference will be on the agenda for the October Town Council meeting. The Charleston County Ordinance implements the revision of the Flood Insurance Rate Maps that take effect in January 2021.
- **Public Safety Committee** – Councilman Crane stated that Ordinance 2020-08, which will adopt the Town’s updated Comprehensive Emergency Plan, will be on the agenda for the October Town Council meeting.
- **Development Standards Ordinance Advisory Committee** – Councilman Crane noted that the Committee would hold a review session on October 23 to continue its review of the initial draft of the proposed revision of the Town’s Development Standards Ordinance.
- **Updates on Seismic Testing Litigation** – Councilwoman Finke informed Council of the dismissal without prejudice of the litigation seeking revocation of permits for seismic testing in waters off the Southeastern coast of the United States. Dismissal was ordered in consequence of expiration of the existing permits and would not be reinstated without action that overrides the permit expiration. The Town joined the litigation as a party in 2018 and has relied on advocacy of the South Carolina Environmental Law Project to serve the Town’s interests in the litigation.
- **Short-Term Rental Ad Hoc Committee** – Councilwoman Finke informed Council that stakeholder meetings were scheduled for October 16 and 19 to get input on provisions of Ordinance 2020-14. The Ordinance, which provides for regulation of short-term rentals by the Town, will be on the October Town Council agenda for first reading. The Ordinance will affect regulation under the Development Standards Ordinance and will require a Town business license and a Conditional Use Permit for rental properties. Ordinance 2020-15, which pertains to fees, is also on the October Town Council agenda for first reading and will establish a fee for the Conditional Use Permit.
- **Committee Volunteer Application Form** – Councilwoman Fox indicated that she would work with the Town Administrator to develop a form for the Town website to be used by residents who would be interested in serving as volunteers on Town committees. She will also review the Town Code section pertaining to the functions, responsibilities and authority of Town committees and provide a report for Council at the November Ways and Means Committee meeting.
- **Items for October Town Council Meeting** – The Town Administrator reminded Council that Ordinances 2020-08 and 2020-09 would be on the October Town Council meeting agenda for second reading. He also informed Council that the following ordinances would be on the October Town Council agenda for first reading: Ordinances 2020-10, pertaining to procedures for street naming or renaming; Ordinance 2020-11, pertaining to rezoning of one property within the Town; Ordinance 2020-13, which deals with the elimination of insurance requirements for contractors; Ordinance 2020-14, which deals with short-term rental regulation, and Ordinance 2020-15, which deals with revision of the Town’s fee schedule. The Town Administrator also noted that, due to the adoption of the Business License Tax Standardization Act by the State Legislature, the Town’s Business License Ordinance will be revised and that the Municipal Association of South Carolina will be providing resources to aid the municipalities in the transition.
- **Undertakings in Respect of Certain Rodenticides** – When the Mayor inquired as to progress made with communications directed to reducing the use of Second Generation Anticoagulant Rodenticides, the Town Administrator commented that Councilwoman Fox was working with him to create a pop out for Wildlife, under the Town Services tab, on the website that would house the “bobcat pledge”.

Councilman Goldstein added that he would like for the letters to be sent to the pest control companies, operating within the Town, right away. Letters could always be sent to residents and businesses later.

Planning Commission – No Report

Board of Zoning Appeals – No Report

Reports of Ad Hoc Committees:

Development Standards Ordinance Advisory Committee – Councilman Crane, Chairman, reported that the DSO Advisory Committee met September 29 and October 23 and have completed a review of the specific articles and are now reviewing definitions required to complete the revision. Other meetings are being scheduled for early November.

Regulation of Short-Term Rentals Committee – Councilwoman Finke reported that later in the meeting Ordinance 2020-14 will have first reading and the Town Administrator has a power point presentation summarizing the provisions of the ordinance. At the beginning of the year, the Mayor appointed an ad hoc committee, consisting of Councilwomen Finke and Fox to determine how the Town could complement the work of the Seabrook Island Property Owners Association (SIPOA) in regard to short-term rentals. SIPOA had originally told the Town they could use help with occupancy limits and parking and the draft ordinance focuses on these two issues as health and safety concerns. After coming up with a draft ordinance, Councilwomen Finke and Fox had three Zoom meetings with interested stakeholders – regime representatives, COVAR representatives, some homeowners who rent, rental agents, etc. – and a few changes were made to the ordinance after input from these groups.

Reports of Town Officers:

Mayor – John Gregg

- **High demand for conceptual review by SIPOA Architectural Review Committee** – Mayor Gregg reported that, at a recent meeting, the SIPOA Vice President commented that the SIPOA Architectural Review Committee has been getting a high number of requests for conceptual review that are attributed, in part, to perceived challenges to meeting building height requirements under the revised Flood Insurance Rate Maps, which will take effect in January 2021. The Town Administrator will be meeting with representatives of SIPOA and architects, who are working for property owners within the community, on November 2 to explore this matter.
- **Timeline for Engineering Proposals** – At a recent meeting, it was noted by the SIPOA President that SIPOA wishes to be kept informed in respect of any planned changes for Seabrook Island Road that may impact the intersection with Landfall Way. Mayor Gregg stated that the Town has been awaiting engineering proposals from ESP and asked about their status. Town Administrator Cronin added that the Town had ESP working on two projects – the in and outbound pathways and Seabrook Island Road but the Town had asked ESP to prioritize the flooding issues along on the pathways.

Town Administrator/Zoning Administrator – Joe Cronin

- **Beach Patrol** – The Town Administrator gave a recap of the Beach Patrol year-end report that ran through September, which included 188 days of coverage on the beach. There was a total of 582 warnings, verbal and written, compared to 328 last year. There has been 1 citation written and 1 call to the Charleston County Sheriff's Office. There have been 284 leash law violations compared to 103 last year. Of these violations, 93% were in the general beach area from Boardwalk 9 to Camp St. Christopher and 7% in the Critical Habitat area, between Boardwalk 1 and Captain Sams Inlet. The current contract, initial term plus two one-year renewals, with Island Beach Services is over and the Town will soon go out for a new RFP for beach patrol services.
- **Update from 2020 Fall Shredding Event** – The fall shredding event was very well attended, and the Town anticipates having two shred events next year, one in the spring and one in the fall.
- **Update Regarding Damaged Dock and Styrofoam** – Town Administrator Cronin stated that a very large dock, which was made of Styrofoam encased in concrete, washed up on the beach last week. Tom Strehle coordinated with the Club to get a backhoe on the beach to remove the larger pieces. With the

Styrofoam washing up on the rocks, many smaller pieces of Styrofoam are still on the beach. The Town will be renting a trailer mounted vacuum from Sunbelt for use in removing that material.

Town Council Members – See Above

Utility Commission: Chairman Annie Smith-Jones reported that the net income for the Seabrook Island Utility Commission (SIUC) for the month of September was a surplus of \$35,557. Operating and maintenance expenses were more than \$10,000 under budget with no capital expenditures in September. After adjusting for bond principle and interest, September showed a net profit of \$33,779.

Effluent quality continued to meet all permit requirements. Total deep well and effluent pumped to Seabrook Island Club Golf Courses for the month was 18.377 million gallons and 1.816 million gallons to Oak Point. Daily average flows were .453 million gallons a day. During the month, SIUC had three leak repairs, 32 radio read meters installed and 2 new sewer inspections.

SIUC had received a legal opinion letter from Stephen Brown pertaining to charging a facility fee/effluent fee to the Seabrook Island Club under SIUC's agreement with the Club. An affluent fee charge to the Club, according to that Agreement, allows for \$.25/1000 gallons of effluent. The holding pond expansion engineering design work proposal by W.K. Dickson was also approved. A special budget meeting has been scheduled for November 13 at 9:30 a.m.

Petitions Received, Referred or Disposed of: None

Ordinances for Second Reading:

- **Ordinance 2020-08:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article VI, Emergency Preparedness; Section 2-312, Emergency Operations Plan; so as to adopt a new comprehensive emergency plan for the Town of Seabrook Island. Mayor Gregg explained that this ordinance amends the Town Code to adopt the Town's updated 2020 Comprehensive Emergency Plan and provides for adoption of future revisions. Councilman Crane made a motion for approval for second reading of Ordinance 2020-08. Councilwoman Finke seconded the motion and the vote to approve was unanimous.
- **Ordinance 2020-09:** 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 32-43, Wildlife and Marine Life Protection; so as to prohibit the harassment of marine mammals on the beaches of Seabrook Island and to restrict swimming in Captain Sams Inlet at times when dolphins are present or most likely to be present. Councilman Crane made a motion for approval for second reading of Ordinance 2020-09. Councilwoman Finke seconded the motion and the vote to approve was unanimous.

Ordinances for First Reading:

- **Ordinance 2020-10:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 16, Design and Improvement Standards; Section 16.10, Subdivision Design Standards; Subsection 16.10.50.160, Street Names; so as to amend the naming requirements for new streets; and to create a new section called Section 16.50, Street Naming Policy; so as to adopt a policies and procedures for the naming of new streets and the renaming of existing streets within the town. Councilman Crane made a motion to approve Ordinance 2020-10 for first reading. Councilwoman Finke seconded the motion and the vote to approve was unanimous.

- **Ordinance 2020-11:** 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 147-03-00-119, containing approximately 0.50 +/- acres located at 3095 Baywood Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District. Councilman Crane made a motion to approve Ordinance 2020-11. Councilwoman Finke seconded the motion. Town Administrator Cronin commented that the Planning Commission reviewed the rezoning request at their meeting in October and recommended in favor of the rezoning. Ordinance 2020-11 was approved as presented with everyone voting in favor except Councilman Goldstein, who recused himself since he is a member of the board of Greenspace Conservancy.
- **Ordinance 2020-12:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 20, Planning and Development; Article II, Flood Damage Prevention; Section 20-22, County Ordinance Adopted by Reference; Administration of Article; so as to adopt the most recent version of the Charleston County Flood Damage Prevention and Protection Ordinance. Councilman Crane made a motion to approve Ordinance 2020-12 for first reading as presented. Councilwoman Finke seconded the motion and the vote to approve was unanimous.
- **Ordinance 2020-13:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Article 8, Businesses and Business Regulations; Section 8-27, Proof of Insurance; so as to delete the requirement for contractors and subcontractors to submit proof of insurance as a precondition to the issuance of a business license. Councilman Crane made a motion to approve Ordinance 2020-13 for first reading as presented. Councilwoman Finke seconded the motion and the vote to approve was unanimous.
- **Ordinance 2020-14:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 2, Definitions and Interpretation of Terms; Section 2.10, Definitions; so as to add definitions for “Dwelling, Accessory,” “Short-Term Rental Unit,” “Vacation Club Unit,” “Vacation Time sharing Lease Plan,” “Vacation Time Sharing Ownership Plan,” and “Vacation time sharing plan;” to delete definitions for “Dwelling, Rental” and “Guesthouse;” and to modify the definition for “Family;” Article 5, Zoning District Specifications; Section 5.20, Agricultural-General (AG); Subsection 5.20.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the AG zoning district; Section 5.30, Single-Family Residential District (SR); Subsection 5.30.30, Conditional Uses; so as to amend the requirements for Accessory Dwelling Units and to establish Short-Term Rental Units and Vacation Club Units as allowed conditional uses in the SR zoning district; and Section 5.40, Planned Development District (PDD); Subsection 5.40.50, PDD Conditional Uses; so as to establish Accessory Dwelling Units, Short-Term Rental Units and Vacation Club Units as allowed conditional uses within PDD zoning districts; and Article 8, General Development Requirements; Section 8.70, Restricted Uses; Subsection 8.70.30, Time Sharing; so as to amend the prohibition on Vacation Time Sharing Plans. Councilman Crane made a motion to approve Ordinance 2020-14 for first reading and Councilwoman Finke seconded the motion.

Town Administrator Cronin gave a power point presentation that described the purpose and intent of the ordinance and highlighted the sections of the Development Standards Ordinance

that were amended by the ordinance, described the requirements contained in the ordinance and what constituted violations of the ordinance and their consequences and described the appeal process if anyone did not approve a decision made by the Zoning Administrator.

The Mayor polled members to make comments, ask questions or propose amendments to Ordinance 2020-14:

- Councilman Crane – In response to Councilman Crane’s question about the difference between a business license and a permit, Town Administrator Cronin explained that a business license is a tax paid on gross income and a Conditional Use Permit is issued for the use of the property as a short-term rental and the permit is subject to all the conditions in the ordinance. Each permit is tied to a specific property and a violation for one property would not affect an owner, who has multiple properties, causing him not to be able to rent other properties. Councilman Crane also asked if anyone had expressed concern about the fee schedule. Councilwoman Finke stated that there had been concern about the fees and that can be discussed when the ordinance is discussed that adopts the fee schedule.
- Councilwoman Finke moved to amend Section 5.20.30 (b) (1) (j) (2) (i) (under Parking Requirements) by striking “On-street parking shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m.” and renumber the remaining items. Councilwoman Fox seconded the motion. Mayor Gregg suggested changing the wording in the sentence above (2) from “on-street parking shall be allowed for renters and guests of short-term rental units” to “on-street parking shall be allowed for renters and their guests”. Councilwoman Finke and Fox accepted the addition to their motion and the vote to approve was unanimous.
- Councilman Goldstein commented that Section 5.20.30 (b) (2) a-c of the ordinance should contain standards for smoke alarms, fire extinguishers and carbon monoxide detectors. Councilwoman Finke said that she would investigate.
- Mayor Gregg made the following suggestions pertaining to wording:
 - Check to make sure all references to “short-term” have a hyphen.
 - In Section 5.20.30 (b) (1) (j) (2) (iv) (as newly numbered) that the wording “restrict ingress or egress to or from” be changed to “restrict ingress to or egress from”.
 - In Section 5.20.30 (b) (1) (j) (2) (v), he suggested changing the wording from “shall not block visibility at any driveway” to “shall not block sight lines at any driveway”.
 - In Section 5.20.30 (b) (1) (j) (4), he suggested refining the term “Commercial vehicles” so that everyone is sure what type vehicle is being prohibited.
 - In Section 5.20.30 (b) (1) (k), he suggested adding “town” before “business license number”.
 - In Section 5.20.30 (b) (1) (n), he suggested specifying that the sign limitation applies to signs advertising the unit as a short-term rental.
 - In Section 5.20.30 (b) (2)(c) (1) (i-iii), change the wording “is powered by the burning of” to “burns”.
 - In Section 5.20.30 (b) (2) (e), clarify that areas to remain clear of litter and debris must be under the owner’s control and not common areas.
 - In Section 5.20.30 (b) (4) (a) (9), add the word “to” after “Fail to respond” and clarify that a public complaint must be communicated to the owner, agent or local contact “by the town”.

- In Section 5.20.30 (b) (4) (d), specify that designated agents are jointly responsible for violations pertaining to advertising, use and rental of a short-term rental, not all violations.
- In Section 5.30.30 (b), the word “on” should be inserted after “may be permitted by right”.

The vote to approve Ordinance 2020-14 as amended and revised was unanimous.

- **Ordinance 2020-15:** An ordinance amending the Development Standards Ordinance for the Town of Seabrook Island, South Carolina; Article 21, Fees; so as to amend the fee schedule for various application and service fees. Councilman Crane made a motion to approve Ordinance 2020-15 as presented. Councilwoman Finke seconded the motion.

Town Administrator Cronin stated that he likes to review the Fee Schedule every other year or so to make sure fees are in line with other similar jurisdictions and the Town is recouping its cost for providing a service. The Town Administrator pointed out to Council that the fee schedule is broken down into types of services. One of the new fees, a Short-Term Rental Permit, is recommended to be \$250. There are fees for modifications of the Short-Term Rental Permit that range from \$25 to \$125 and a reinstatement of a suspended permit is \$125. There will be administration and enforcement costs associated with Ordinance 2020-14 and the Town must have the manpower to enforce the ordinance. Based on the limited options of raising income to pay for this, if the short-term rentals do not generate the income needed to enforce the ordinance, all of the business license fee rates would probably have to be increased.

When Mayor Gregg polled Council, no amendments to the ordinance were offered and the vote to approve Ordinance 2020-15 for first reading, as presented, was unanimous.

- **Ordinance 2020-16:** An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; so as to amend the term of office for the Mayor and members of Town Council; so as to amend the general powers of the Mayor and Town Council; so as to amend the emergency powers of the Mayor; so as to clarify the role of the Mayor Pro Tempore; and other matters related thereto; and Chapter 12, Elections; so as to amend the commencement date for the terms of office for the Mayor and members of Town Council. Councilman Crane made a motion to approve Ordinance 2020-16 as presented and Councilwoman Fox seconded the motion.

Mayor Gregg polled Council for questions, comments or amendments:

- Councilman Crane remarked that he is not sure if he is in favor of changing to four-year terms, but he will go along with whatever Council decides but he is in favor of changing the swearing-in date.
- Councilwoman Finke stated that she was opposed to changing to four-year terms. Considering the average age of Seabrook Island residents, changing the term limit is not practical. She is in favor of changing the date of the swearing-in. She moved to change the provisions of the proposed ordinance as to maintain the current terms of office of the Mayor and members of Council at two years. Councilman Goldstein seconded the motion.
- Councilwoman Fox stated that the pandemic is changing Seabrook Island and feels the average age may tend to be younger. Her opinion is that four-year terms would be better for the Town.

- Councilman Goldstein stated that he is in favor of Councilwoman Finke's amendment. If someone wants to serve four years, they can run for another term.
- Mayor Gregg stated that he feels it would be a challenge to find people who are willing to make a four-year commitment.

The vote to approve the amendment made to the ordinance was unanimous. Councilwoman Fox remarked that Councilman Goldstein made a very good point that anyone wanting a four-year term could run for a second term.

When the Mayor called for a vote to approve Ordinance 2020-16, as amended, the vote was unanimous.

Miscellaneous Business:

Mayor Gregg stated that Emergency Ordinance 2020-06 which was adopted at the Special Town Council meeting on October 22 contained a provision that applications for Temporary Use Permits would have to be approved by Town Council. At that meeting, Pat Welch made a presentation on behalf of the Exchange Club for a Temporary Use Permit for a 5K Run and Half Marathon that is scheduled to take place in November. The Mayor polled Council to get comments:

- Councilman Crane had no questions or comments.
- Councilwoman Finke commented that, if this application is approved, it is because there are very strict protocols in place to deal with the pandemic.
- Councilwoman Fox commented that the Exchange Club had already gotten approved from the Department of Commerce in conjunction with DHEC and she thought a lot of thought had gone into developing the safety protocols.
- Councilman Goldstein and the Mayor had no further comments or questions.

Town Administrator Cronin noted that the application should have as a condition that it is subject to all the COVID protocols and procedures that were included in the application. The vote from Council to approve the application for a Temporary Use Permit for the Exchange Club 5K and Half Marathon was unanimous.

Citizens Comments:

The Town Administrator reported that the following comments had been received regarding short-term rentals:

- Paul McLaughlin had inquired why the ordinance did not put a cap on rentals. Councilwoman Finke had responded to his Mr. McLaughlin's email. Councilwoman Finke stated that the committee had discussed whether to institute rental caps but, at this point, because the committee made a point of recognizing the economic impact of the rental business to the Town and to individual owners who rent their properties for the income, we decided not to propose any cap on rentals within the Town as Kiawah did.
- Joanne Fagan had sent a comment concerning the age that is being considered in determining the occupancy of a short-term rental. She suggested setting the age at 2 or 3, not 5 years of age. The wording in the ordinance has already been changed to 2.
- Jean Dunn had sent in a comment asking for clarification on the term "Accessory Dwelling Unit". The Town Administrator explained that an "Accessory Dwelling Unit" cannot be rented out as a separate unit. A short-term rental can only be rented as an entire unit. Rooms over a garage, extra bedrooms, etc., cannot be rented as a separate unit.
- Cynthia Robertson sent in a comment speaking against adding another fee for short-term rentals on top of the business license fee and having someone inspect a villa on two-hour's notice. She indicated that the Town would have to get a warrant to inspect her villa as she would not have someone inspecting while rental guests were present.

- Jeanne Davis sent a comment dealing with algae growing along the curb at 2525 Seabrook Island Road and that comment has been referred to the Seabrook Island Property Owners Association.

There being no further business, the meeting was adjourned at 6:30 p.m.

Date: November 17, 2020



Town Clerk