



**CELEBRATE
SEABROOK**

**SAT
OCT. 20,
2012**

**25TH
ANNIVERSARY
of the
TOWN**



CELEBRATE SEABROOK

Schedule of Events

<i>Time</i>	<i>Event</i>	<i>Location</i>
10:00	Walking & Biking	Real Estate Parking Lot
1:00	Equestrian Exhibition	Equestrian Center
2:00	Tennis Exhibition	Tennis Center
3:10	Pre-concert <i>The Choraliers</i>	Lake House Back Lawn
3:45	Introductory Remarks <i>Ron Ciancio</i> <i>Bill Holtz</i> <i>Dick Rakovich</i> Concert <i>Charleston Symphony Orchestra</i>	
5:30	Complimentary Dinner Post-concert Entertainment <i>Jimi Algar, the One Man Band</i>	

CELEBRATE SEABROOK 25th Anniversary Committee

- Chairman: Ron Ciancio
- | | | |
|---------------|--------------|---------------|
| Wayne Billian | Lee Hurd | Kimber Smith |
| Rose Crater | Ken Ingram | Sally Schenck |
| Marcia Hider | Randy Pierce | Roger Steel |



25th ANNIVERSARY

The Town welcomes you to its 25th Anniversary Celebration. This is for all Seabrook residents and non-residents but I would especially like to recognize all those folks who volunteer to make the Town, POA and Club work more efficiently. From the person who created this brochure and the many other volunteers who work with our excellent employees we owe a special thank you. There is a large resource of talent and experience available in many fields: finance, road engineering, marketing, government, environment, law, management and more. This 25th Anniversary party is dedicated to all of these volunteers, past and present, as well as all owners of Seabrook Island property who will someday move here permanently and take their place in making our island a great place to live.

Y'all Come.

Bill Holtz
Mayor
Town of Seabrook Island

Incorporation of the Town of Seabrook Island

Not unlike the town of James Island whose efforts to incorporate resulted in litigation with the city of Charleston, the Town of Seabrook Island had a litigious beginning. In early 1985, annexation of parts of Johns Island by the City of Charleston gave rise to a concern regarding the independence of Seabrook Island. Mayor Joseph P. Riley Jr., however, denied any intention to annex either Seabrook Island or Kiawah. "We're six miles away at the closest point, and eight miles from Bohicket Road", Riley said. "It's just so far away." State law made it possible to form a city on Seabrook only as long as there was no other city within five miles – a situation which made the expanding Charleston city limits dangerously close.

Incorporation Committee Formed

Notwithstanding Mayor Riley's protestations to the contrary, SIPOA responded by establishing a committee under the chairmanship of Jack Garvin, a retired Air Force colonel, to study the annexation issue.



Incorporation Committee.

L to R: Jack Garvin, Marilou Stonehouse (now Watts), Peggie Theoharous, Julius Green, Curt Judge, Bob Johnson

It is generally agreed that the interest in incorporation grew out of a fear of annexation by the City of Charleston. However, added to that was an apprehension by many that the residential character of the island was also at risk. This arose because the previous developer had successfully sought rezoning from the Charleston County Council for 46 condominiums near the club beach area. John Stewart, the then president of SIPOA, stressed that residents could control planning and zoning and take over other functions of municipal government if the town were incorporated.

That August the committee recommended incorporation of the Town of Seabrook Island. The committee sought to include about 3,550 acres composed of the Seabrook Island resort, the road to Seabrook, Bohicket Marina, Camp St. Christopher and some undeveloped property. Consideration was given to including Kiawah within the boundaries but the idea was rejected because that island outsized Seabrook by 3-to-1 which the committee felt could lead to Seabrook's losing control.

SIPOA endorsed the recommendation but, to avoid criticism that the property owner's association was sponsoring an effort not supported by the entire community, advised that it should be implemented through a privately financed, independent committee.

Incorporation Papers Filed

A town hall meeting of residents was called in mid-September to discuss the pros and cons of forming a town. At the time, it was estimated that between 500 and 600 people lived full-time on Seabrook Island. The law required signatures of 50 registered voters from the island and 15% of the island's property owners – whether full-time residents or not – to petition for incorporation. The Incorporation Committee obtained the requisite numbers and in October of 1986 filed a petition containing the proposed town boundaries, the form of government, election method and terms of elective office with the Secretary of State.

Two months after the incorporation petition was filed, the Secretary of State authorized the committee to hold an election as to whether the town should be incorporated. The election was originally scheduled for March 3, 1987, but had to be postponed when U.S. Justice Department authorization was not received in time. The Justice Department was required to determine that the referendum did not have a discriminatory intent before it could authorize the vote.

Developer and Others Opposed

Robert Russell, the then-developer, vigorously opposed incorporation stating that the fear of annexation of Seabrook Island by Charleston was "a little exaggerated." He suggested that for Charleston to effect an annexation of Seabrook Island, it would first have to annex large portions of Johns Island and even then annexation could occur only if 75% of the voters approved the action. Russell noted that Mayor Joseph Riley had stated that Charleston had no intent to annex Seabrook.

Russell also claimed that the needs of the community would be too sophisticated for the modest town budget projected by proponents and he raised concerns that Seabrook Island would no longer be a gated community.

There were opponents of incorporation among the property owners as well. They argued that a town government would be in conflict with the property owners association, and because only registered voters would have a hand in choosing elected officials, non-resident property owners would be disenfranchised.

Anti-incorporation Lawsuits Filed

In an attempt to stop the incorporation effort, Russell filed suit seeking a temporary injunction in February of 1987. Simultaneously Russell asked the court to render a declaratory judgment as to the legality of incorporation, alleging that the required statutory procedure for incorporation had not been followed. Specifically, Russell alleged that the Incorporation Committee's petitions did not contain a sufficient number of signatures, and that some of the signatures were invalid.

Advocates of incorporation alleged that the suit was a delay tactic to allow Russell more time to obtain Charleston County's approval for his development projects before incorporation of the town was finalized and control over zoning was transferred to the Island's residents.

Matters became further complicated when several of the island's residents who were opposed to incorporation obtained a temporary injunction delaying the vote until the court could decide if the town could continue to use the security gate to limit access. They contended that residents who had signed the petitions for incorporation didn't realize that the security gate might have to be removed. The court dissolved the temporary injunction in April.

Incorporation Approved

Justice Department approval was ultimately received, and the question of whether or not to incorporate was put to vote on May 19, 1987. The vote was overwhelmingly in favor of incorporation with 341 in favor and 65 against. At the same time the voters approved the town's official name, a mayor /council form of government, two-year terms for elected officials and non-partisan candidates in at-large elections. The results of the vote were filed with the office of the Secretary of State which issued a certificate of incorporation on May 26th. This created a "legal entity," but the town's charter would not become effective until after the mayor and council were elected and sworn in.

The court denied Russell's request for an injunction on August 13, 1987, holding that he had failed to prove that the election would cause irreconcilable harm. The election was held shortly thereafter on August 18th. The town's only voting precinct was a moving van located at the Bohicket Marina (below). There were ten candidates for mayor and council. Four hundred and forty-one votes were cast. Joel Thompson was elected the town's first mayor defeating Warren Watts. The elected councilmen were Richard Rakovich, David Hughes, Thomas Semmens and Marilou Stonehouse. Other candidates for town council were Joseph Hall, Edward Pagola, Seth R. Davis and Kipp K. Valentine.

The remaining elements of Russell's litigation were ultimately resolved in favor of the Town in the spring of 1988.



First Town Election: held in a trailer in the marina parking lot

TOWN OF SEABROOK ISLAND MAYORS/COUNCILS

August 1987 – 1989

Mayor: Joel Thompson
Council: David Hughes
Richard S. Rackovich
Thomas P. Semmens
Marie L. Stonehouse



Joel Thompson

August 1989 – 1991

Mayor: Joel Thompson
Council: Henry J. Lindauer
Richard S. Rackovich
Marie L. Stonehouse
Robert P. Wadley

August 1991 – 1993

Mayor: Joel Thompson
Council: James Demmler
Julius Green
Marie L. Stonehouse
Robert P. Wadley



"Red" Ballentine

August 1993 – 1995

Mayor: A.W "Red" Ballentine
Council: James A. Demmler
Earl G. French
Beatrice D. Linz
Bernard M. Roper

November 1995 – 1997

Mayor: Bernard M. Roper
Council: Robert A. Ferguson
Wayne L. Hockersmith
Beatrice D. Linz*
Charles T. Mangee

*Beatrice Linz resigned during her term and Carole H. Gray was elected as a replacement in a special election



Bernie Roper



Dean Stewart

November 1997 – 1999
Mayor: Dean B. Stewart, Jr.
Council: Jack B. Clarkson
Robert A. Ferguson
Carole H. Gray
James L. Talmage

November 1999 – 2001
Mayor: Dean B. Stewart, Jr.
Council: Ernest J. Berger
Jack B. Clarkson
John B. DuBois
Robert A. Ferguson

November 2001 – 2003
Mayor: John B. DuBois
Council: C. Kenneth Cooper
G. Joseph Crispyn
Robert A. Ferguson
Taunya J. White

November 2003 – 2005
Mayor: John B. DuBois
Council: Robert A. Ferguson
Frank M. McNulty
Dean B. Stewart, Jr.
Thomas L. Willcox

November 2005 – 2007
Mayor: Frank M. McNulty
Council: William J. Boudreau
John B. DuBois
Thomas L. Flynn
Robert M. Savin

November 2007 – 2009
Mayor: Frank M. McNulty
Council: John B. DuBois
Thomas L. Flynn*
William F. Holtz
Robert M. Savin

*Thomas L. Flynn died in office; replaced by G. Jeremy Cummin in March of 2009



John DuBois



Frank McNulty

November 2009 – 2011
Mayor: Bill Holtz
Council: Terrance J. Ahearn
G. Jeremy Cummin
Samuel L. Reed
Robert M. Savin

November 2011– 2013
Mayor: Bill Holtz
Council: Terrance J. Ahearn
Ronald J. Ciancio
G. Jeremy Cummin
Samuel L. Reed



Bill Holtz

CURRENT TOWN COMMITTEES

PLANNING COMMISSION

Richard B. Clarke Chair
Janet Gorski, Vice Chair
Fran Quagliato Allen Thompson
John H. Scofield

Serving in an advisory capacity to the Town Council, the Planning Commission is charged with: (a) maintaining the Town's "Development Standards Ordinance" which addresses such issues as lot size, set-back requirements, building height, buffer zones, impervious surface building constraints, etc. (b) making zoning changes as needed; (c) preparing and updating the Town's Comprehensive Plan; and (d) in collaboration with the POA's Architectural Review Committee, approving proposed architectural designs in areas zoned Multi-Family Residential.

BOARD OF ZONING APPEALS

William S. Wolfe, Chair
Gerald Farber Joe Sanders
Robert Quagliato Ike Smith

The Board of Zoning Appeals has the duty to hear appeals which are brought about by an alleged error in any order, requirement, decision or determination by the Zoning Administrator in the enforcement of the Development Standards Ordinance. The Board also can authorize a variance from the terms of same but each individual case has to meet specific criteria and can be granted only in cases of unnecessary hardship.

ACCOMMODATIONS TAX ADVISORY

Diane Holtz, Chair
 Joan Hylander Eric Nielson Kathleen Rogers
 Charlene Kreusch Tom Peck Stuart Spisak

The Accommodations Tax Advisory Committee is an advisory committee to Town Council and shall make recommendations to Town Council concerning the expenditure of revenues received by the Town which has been generated from the accommodations tax.

PUBLIC SAFETY COMMITTEE

Ronald Ciancio, Chairman
 Steve Bottcher John Gregg
 John Fox Rob Savin

The Public Safety Committee reviews and evaluates on an ongoing basis the effectiveness of (a) the Town's Comprehensive Emergency Plan, (b) the Town's administrative procedures following a natural disaster, (c) in general, the Town's public information strategies, programs and policies that promote pre and post disaster recovery awareness and to make recommendations to the Town Council with respect thereto.

UTILITY COMMISSION

Jeffrey Bostock, Chairman
 James Bannwart Leon Vancini

The Seabrook Island Utility Commission (SIUC) manages and oversees the operations of the water distribution and waste water treatment facilities owned by the Town. The Commission consists of 3 duly elected officials who meet at least monthly. Potable drinking water is provided to residents and businesses on Seabrook Island. This water is purchased from the St. Johns Water Company and distributed by SIUC. Waste water treatment is provided to residents and businesses on Seabrook Island and Kiawah River Estates.

COMMISSIONERS



Bob Johnson 1996-97



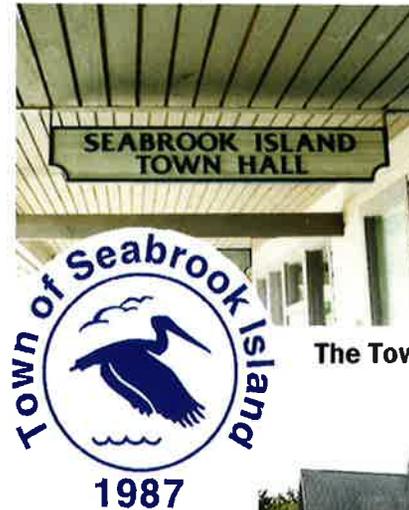
Joe Hall 1997-2011



Jeff Bostock 2011-

SEABOOK ISLAND MEMORIES

1987: The Three Houses of Power



The Town of Seabrook Island 1987-2000



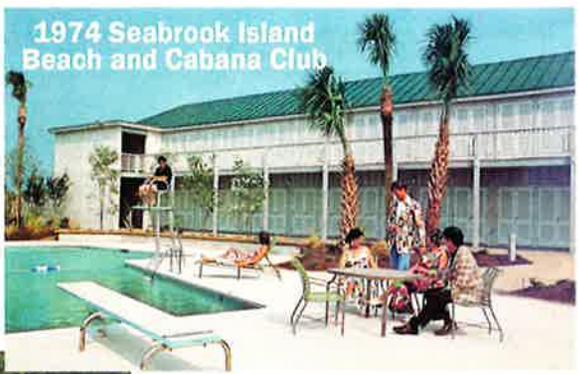
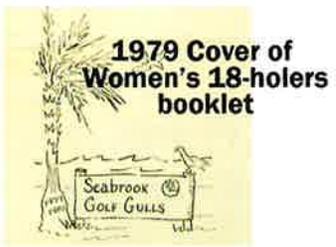
SIPOA (upstairs) 1984-1990



Conference Center 1974-2009



The Club at Seabrook Island



1986



18-holers "back then"



1984



1988 Cancer Tournament



1992 9-holers



1992 Two tennis champs



1989 SINHG Fish Fry - so small



1989 Hugo vs. the Marina. Hugo wins!



1990 SINHG Trip to "explore" Jenkins Point



1992 9-holers do what they do best - have lunch!!



1992 Players keep it tidy around the courts



1991 Betsy Kerrison under construction



1993 Birdathon participants



1992 Doubles winners & presenter



Charleston Summer Classic Horse Show held on Seabrook 1993-6



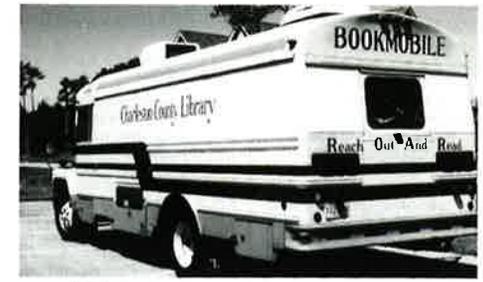
1996 Tennis Team



1998 & 2008 turtle patrols at work. Not much has changed!



1999 bikers



1999 Bookmobile (there was no John's Island Library)



1996 doubles team



1998 Garden Plots



1998 Garden Club Pot Luck



2001 "Lights Out" signs for the turtles are posted.



2002: Garden Clubbers make wreaths for the holidays.



Between 1994 & 1996, the Town landscaped the road outside the gate with live oaks & a split-rail fence. In '86, the POA had done the same between the gate & canopy.



1998 Garden Club Pot Luck



2001: John Wells rides his bike to work because a wren has built a nest in the rim of his jeep's spare tire.



2003 SINHG Trip: The groups have grown since their modest beginnings in the '80s.



With new landscaping completed, sign 1 was put up. It was soon replaced by sign 2 which was deemed to be more welcoming.

Town Administrative Changes:
1998-Barbara Bennett was replaced by Faye Allbritton
1999- Van Willis was replaced by Randy Pierce



2003 committe ran a special 3-day event of speakers and activities focused on Seabook's environment.

(No wonder the name of the Town's 25th Anniversary Celebration sounded so familiar!)

2012: The Three Houses of Power



The Town of Seabrook Island



SIPOA



Seabrook Island Club

