CELEBRATING INDEPENDENCE DAY ON SEABROOK ISLAND

FROM TOWN HALL

Joe Cronin

Under the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, municipal and county governments are required to have a local Planning Commission and Board of Zoning Appeals. These two bodies undertake several important — though often overlooked — functions for local governments. So who are these bodies and what do they do?

**Planning Commission**

The town’s Planning Commission consists of five members, each of whom are appointed by Town Council for a term of two years. Each member must be a registered voter of the town and shall either reside or own property within the town limits. No member may hold any other public office in the town or county.

The Planning Commission is responsible for overseeing the administration of subdivision and land development regulations upon adoption by Town Council, including, but not limited to, the review and approval of subdivision plans, as well as commercial and multi-family development plans. The Commission may also be tasked by Town Council with reviewing and providing recommendations on any other municipal matter, such as the review of encroachment permits and the periodic update of the town’s Beach Management Plan.

An appeal of any decision by the Planning Commission must be made to the circuit court for Charleston County within thirty days after actual notice of the decision. A property owner whose land is the subject of a decision of the Planning Commission may appeal by filing a notice of appeal with the circuit court accompanied by a request for pre-litigation mediation in accordance with the SC Code of Laws.

**Board of Zoning Appeals**

The town’s Board of Zoning Appeals is a quasi-judicial body. The Board is made up of five members, each of whom must be residents of the town. Board members are appointed by Town Council for a four-year term. The Board has three specific powers, duties, and responsibilities:

- To hear and decide appeals for variances from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. State law outlines four criteria which must be met in order to qualify for a variance. In deciding whether to grant a variance, the Board must determine whether the request meets each of the four criteria:
  - To permit uses by special exception when designated within the zoning ordinance; and
  - To hear and decide appeals where it is alleged there is an error in an ordinance or regulation, requirement, decision or determination made by an administrative official in the enforcement of the zoning ordinance.

Prior to acting on any variance, special exception or appeal, the Board must provide public notice of all hearings in a newspaper of general circulation, as well as due notice to all parties in interest. At the hearing, any party may appear in person, or be represented by an agent or attorney.

In exercising its powers, the Board may reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, it has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

The Board, in the execution of its duties, may subpoena witnesses and, in case of contempt, may certify this fact to the circuit court having jurisdiction.

The Board must issue a decision on all appeals and requests within a reasonable time. All final decisions and orders of the board must be in writing and be permanently filed as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board and must be delivered to parties of interest by certified mail.

Any person having substantial interest in a decision of the Board or an officer or agent of the town may appeal the Board’s decision to the circuit court for Charleston County by filing with the Clerk of Court a written petition setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within thirty days after the decision of the Board is mailed.

On behalf of the Mayor and Council, we would like to recognize and thank the following individuals for their service to the Town of Seabrook Island:

**Planning Commission Members:**

Ken Otstot (Chair), Wayne Billian, Sharon Welch, Jan Newton and Stan Uhler

**Board of Zoning Appeals Members:**

Walter Sewell (Chair), John Fox, Janet Gorski, Bob Leggett and Tom Mackney

For more information about the town’s Planning Commission and Board of Zoning Appeals, including copies of agendas and minutes and links to live-streamed meetings, please visit our website at www.townofseabrookisland.org.
Alan Fleming Fall Senior Clay Competition; Dates Set by United States Tennis Association

For the 2021 tournament there are two separate registrations. One is for the Fall Senior Clay Competition and the other is for the Senior Fall Clay Competition. The second category, day 2 finale, allows a separate registration and a new format. The tournament will be held at The Seabrook Island Club next year. The tournament ID is USSTA16. For additional information please contact the Fleming committee at USSTA16.
The March 2021 Town Council meeting was conducted as a virtual meeting using Zoom and broadcast on the Town’s TV channel. Attendees were able to listen and join the discussions through the Zoom platform. The Council conducted a number of items, including approval of the 2021 annual budget, discussions on short-term rentals, and various other topics.

A primary focus of the meeting was the approval of the 2021 annual budget. The budget was presented by the Town Administrator and was approved by the Council. The budget includes funding for a number of projects, including improvements to the Sewer and Water Systems, and the acquisition of a new fire truck.

In addition to the budget, the Council also discussed short-term rentals. It was noted that the Town’s MunicipalOrdinance 2021-03 encourages residents to engage in short-term rentals and that the Town endorses and promotes the Charleston County Greenbelt Program.

Other topics discussed included the Charleston County Greenbelt Program, the Charleston County Solid Waste Management Ordinance 2021-06, and the Charleston County Water Quality Ordinance 2021-01. The Council also approved a resolution establishing the Charleston County Greenbelt Program.

The meeting ended with the approval of a resolution establishing the Charleston County Greenbelt Program. The resolution was approved by a unanimous vote of the Council.

The next regular Council meeting is scheduled for May 11, 2021. The meeting will be held at 7:00 p.m. at the Town Hall.
Dear Fellow Members of SIC:

Since the open meeting of the Board of Governors on June 24, the Board and management have taken important steps to improve safeguards against outsider access. The requirement of amenity cards for admission and service at the golf, tennis, and food and beverage venues are positive actions for which we are grateful. The requirement of amenity cards for admission and service at the Beach Club and pool area is also positive. Access to the Beach Club and pool area is not being required of members, but many members have experienced continuing problems with outsider access. The Beach Club and pool area are not being staffed, and management is not staffing the entry gates. Also, there has been no progress in opening up the Island House with quality food and beverage. Since the open meeting of the Board of Governors on June 24, the Board and management have taken important steps to improve safeguards against outsider access.

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Welcome American Oystercatcher Chicks DY & DZ!

Oystercatchers are social birds and bond with their mate for life. DY and DZ were first seen in February 2019 and resighted throughout the breeding season. In May 2021 they were banded at Captain Sams Inlet. In August 2020 DZ was seen in North Carolina while DY was in South Carolina. DY and DZ have produced four chicks: in 2020 one chick was banded as L78, in 2021 two chicks were banded as U49 and U5, and in 2022 two chicks were banded as U54 and U55. DY and DZ are known as the ‘Little Couple’ and are often seen feeding in the lagoon and in the sand. They are part of a larger group of oystercatchers that live in the area.

The American Oystercatcher Working Group (AMOY) is a collaborative effort that brings together scientists, conservationists, and citizen scientists to study the biology, ecology, and conservation of the American Oystercatcher. The working group was formed in 2009 to address the need for a coordinated approach to oystercatcher conservation. Since its inception, the group has made significant progress in understanding the biology and ecology of the species and in developing conservation strategies. The working group is actively involved in the management and conservation of the American Oystercatcher in the United States and internationally.

Hernia: A Common Problem for Men with Age

Hernias are a common problem for men with age. As you walk toward Captain Sams Inlet to watch the shelling, you will notice yellowish, orangeish, brownish, or redish patches of the beach. The sand has a rough texture, and the waves are crashing against the shoreline. The beach is a popular spot for birdwatching, and you can see many different species of birds flying over the water. The ocean is a beautiful shade of blue, and the sky is a bright shade of blue.

As you walk toward Captain Sams Inlet to watch the shelling, you will notice that there is a lot of activity on the beach. The sand is a beautiful shade of orange, and the waves are crashing against the shoreline. The beach is a popular spot for birdwatching, and you can see many different species of birds flying over the water. The ocean is a beautiful shade of blue, and the sky is a bright shade of blue.

Hernias occur when abdominal tissues herniate through an opening in the abdominal wall. The most common types of hernias are umbilical, inguinal, and femoral hernias. Hernias can be reducible or non-reducible. A reducible hernia can be gently replaced into the abdomen and protrude below the skin when the person has a cough. A non-reducible hernia means that the intestine cannot be replaced into the abdomen and protrude below the skin.

Hernias can be found anywhere in the abdomen, but they are most common in the inguinal area. inguinal hernias are more common in men than in women. inguinal hernias can be repaired surgically through a small incision in the abdomen. The surgery is performed with the patient under general anesthesia.

Hernias can cause discomfort and pain, and they can be life-threatening if the intestine becomes strangulated and requires emergency surgery. Hernias can also cause complaints and incontinence. Hernias can be repaired surgically with a mesh patch or by using sutures to close the opening in the abdomen.

There are many different types of hernias, and they can occur in any part of the body. Hernias can be classified as reducible or non-reducible. Reducible hernias can be fixed by replacing the hernial sac into the abdomen, while non-reducible hernias require surgical repair. Hernias can be repaired by open surgery, laparoscopic surgery, or robotic surgery. Hernias can be repaired with a mesh patch or by using sutures to close the opening in the abdomen.

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Early Renderings of Ashley River Pedestrian Bridge Unveiled

Charleston city officials got a look at early conceptual renderings of the proposed Ashley River pedestrian bridge under development at a virtual city council committee meeting Monday morning.

James Kennedy, the city’s director of the Office of the Traffic and Transportation Commission, said the project is progressing through the design phase of the bridge, which is expected to be completed in 2025, though initial phases may be complete in 2024.

The renderings discussed Monday are the first images of the project the public has seen since plans were announced months ago by Charleston County, which is building the bridge to accommodate growing demand for cyclists and pedestrians visiting the area.

The bridge is expected to provide a safe crossing for cyclists and pedestrians between downtown Charleston and the historic ricefields to the west.

In addition, city leaders are considering using the bridge to serve as a gateway for the proposed Ashley River Greenway, a multiuse path that would connect the city’s core with the West Ashley neighborhood.

The renderings were created by Steinberger, the engineering firm hired by the county to design and build the bridge.

The bridge will be named after the late Dr. John F. Grillo, a former Charleston mayor who was known for his advocacy of bike trails and pedestrian crossings.

The rendering show a 150-foot movable span that does not alter the layout of the road bridge and would provide the crossing of the two existing roadways.

Ashley River Crossing – movable span

The movable portion of the bridge is currently under construction.

Recreational | Pedestrian | Bicyclist

The bridge is designed to accommodate cyclists and pedestrians.

The movable span allows for pedestrians and cyclists to cross the Ashley River.

The bridge will also feature landscaping and seating areas for people to enjoy the riverfront.

The bridge is expected to be completed in 2024, with the first phase due to be complete in 2023.

The bridge is being funded by a combination of state and federal funds, as well as local contributions.

For more information, visit the project website at www.ashleyriverbridge.org.

Glass Half Full – Perspectives on 2021

The US economy is bouncing back from the devastating impact of COVID-19, but there are still challenges ahead.

Earnings Ratio (P/E). The current forward P/E of 20.20x is not a concerning number, but it does indicate that investors are anticipating growth.

That is what we mean when we say the market discount the future.

Some investors may be concerned that if the market collapse, investors may not want to sell their stocks, but the stock market is still expected to continue growing, both due to the tougher comparative earnings in Q1, including the 30% drop in earnings in Q1.

The S&P 500 year-over-year momentum peaked in March at 21% and had declined to a mere 4.2% in February. At the end of March, the S&P 500 was up 26% since the end of May 2020. However, the S&P 500 has not yet recovered from the 15% drop in January and February.

So, how do you decide which stocks to buy or sell?

So how do you decide what type of property to consider purchasing on Seabrook Island?

What are the amenities, features, and benefits of the property?

What type of property do you want to purchase? Is it a three-bedroom unit, a cottage, townhome, or villa? The buyer’s needs and preferences will influence the decision.

What are the financing options available to you? What kind of mortgage can you qualify for? What are the closing costs?

So, what questions should you ask if you are considering purchasing a property in an association or regime?

• What are the amenities, features, and benefits of the property?

• What type of property do you want to purchase? Is it a three-bedroom unit, a cottage, townhome, or villa?

• What are the financing options available to you? What kind of mortgage can you qualify for? What are the closing costs?

Do you anticipate any future assessments?

Do you anticipate any tax increases?

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So, how do you decide which stocks to buy or sell?
If you are looking to purchase a new home, cottage, villa or homesite, or list your property on Seabrook Island, contact the local experts at Seabrook Island Real Estate. We list and sell more real estate on Seabrook Island than all other companies combined. Contact one of our expert REALTORS® today.

SeabrookIsland.com | 843.768.2560
1002 Landfall Way, Seabrook Island, SC 29455 | realestate@seabrookisland.com

2251 Catesby’s Bluff - $1,850,000
Beach access | 4 BR | 4.5 BA

2867 Old Drake Dr - $1,495,000
Wooded view | 4 BR | 4.5 BA

2923 Baywood Dr - $1,325,000
Wooded view | 4 BR | 4.5 BA

3012 Marsh Haven - $1,311,000
Marshfront | 5 BR | 3.5 BA

2939 Atrium Villa - $789,000
Ocean view | 2 BR | 2 BA

2944 Atrium Villa - $675,000
Golf/Ocean view | 2 BR | 2 BA

2918 Atrium Villa - $659,000
Golf view | Ocean peek | 2 BR | 2 BA

1325 Pelican Watch Villa - $534,000
Ocean view | 1 BR | 2 BA

2336 Baywood Dr - $175,000
L4 B2 | Wooded view | 0.46-acre homesite

2767 Old Oak Walk - $119,000
L17 B43 | Wooded view | 0.33-acre homesite