

TOWN OF SEABROOK ISLAND

Town Council Meeting
July 25, 2023 – 2:30 PM

[Watch Live Stream \(YouTube\)](#)



MINUTES

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

Mayor Gregg called the July 25, 2023, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein (virtual) and Kortvelesy, Town Administrator Joe Cronin, Communications & Events Manager Robin Ochoa, Zoning Administrator Tyler Newman, and Assistant Town Administrator Katharine Watkins participated in the meeting. The Assistant Town Administrator confirmed that notice of the meeting was posted, and the requirements of the Freedom of Information Act had been met.

2. Approval of Minutes:

- Town Council Regular Meeting Minutes – June 26, 2023
 - Town Council Work Session Meeting Minutes – July 11, 2023
- Councilwoman Finke moved to approve the previous meeting minutes of June 26th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of June 26th were approved.

Councilwoman Finke moved to approve the previous meeting minutes of July 11th; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of July 11th were approved.

3. Presentations:

None.

4. Public Hearing Items:

- Ord. 2023-05: 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 149-05-00-143, containing approximately 0.29+/- acres located at 2961 Deer Point Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

Mayor Gregg opened the public hearing for Ord. 2023-05 at 2:33PM.

Kailey Schiefer, 1626 Live Oak Park, inquired on the location and clarification on what the ordinance is.

Mayor Gregg closed the Public Hearing at 2:36PM.

5. Citizens Comments:

None.

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

• **Advisory Committees**

- Community Promotions and Engagement Committee

None.

- Environment and Wildlife Committee

None.

- Public Safety Committee

Councilman Kortvelesy summarized the Public Safety Committee Meeting of July 18th.

Councilman Kortvelesy noted that the Public Safety Committee will be meeting with the Charleston County Sherriff's Office during the regular scheduled meeting of August.

Town Administrator Cronin summarized the new crosswalk and speed signage to be installed along Seabrook Island Road.

Councilman Kortvelesy noted there will be an additional event sometime in the fall with CCSO on who does what. Communications & Events Manager Ochoa summarized some other items that will be during the event.

The council clarified the rules and regulations related to alligators in which the proposed regulations from the Town and the Seabrook Island Property Owner Association (SIPOA).

The council clarified why the Town does not have a contract with CCSO as the Town of Kiawah has done in the past. Councilman Kortvelesy summarized the contract with the Town of Kiawah Island is no longer in effect and the Sherriff has restructured the enforcement for the Town of Kiawah and Town of Seabrook Island.

Paul McLaughlin, 3061 Baywood Dr, inquired about the status of the break-in on Ocean Forest. Mayor Gregg noted that he has reached out to the Sheriff's Office and has not had a response to the report.

Paul McLaughlin, 3061 Baywood Dr, inquired about the fireworks prohibitions within the Town of Seabrook Island.

Kailey Schiefer, 1626 Live Oak Park, inquired about having officers controlling pedestrian traffic when leaving the fireworks display.

Kailey Schiefer, 1626 Live Oak Park, inquired about the difference between fishing vs feeding the alligators.

Kailey Schiefer, 1626 Live Oak Park, inquired about who to call if someone believes someone is fishing without a SCDNR fishing license and the number of polls allowed on the beach.

Lee Johnson, Baywood Dr, inquired if the Public Safety Committee is open to the public when the Charleston County Sheriff's Office would be present.

- Public Works Committee

Councilman Goldstein summarized the Public Works Meeting on July 10th and updated the council on the status of the road design, proposed town hall annex and garage.

Paul McLaughlin, 3061 Baywood Dr, inquired about what the surveyors near the round a bout on Seabrook Island Road. Councilman Goldstein clarified the surveyors are there for the Seabrook Island Rd.

- **Special Committees**

None.

- **Ad Hoc Committees**

Councilwoman Finke noted the short-term rental ad hoc committee has met with at least three interested groups and has one final meeting scheduled to discuss the potential changes to the short-term rental ordinance.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

Commissioner Smith-Jones summarized the meeting of July 21st and the financials and operations for the month of June.

Commissioner Smith-Jones summarized the Utility Commission's capacity of the proposed annexation was annexed into the Town of Seabrook Island.

The council inquired about where the Haulover Development (Andell) is located for their capacity projections.

Town Administrator Cronin clarified the difference between current connections and projected connections in the capacity projections report.

Commissioner Smith-Jones summarized the Utility Commissions current infrastructure.

Commissioner Smith-Jones summarized the current rate structure for SIUC and the impact fees for the utility commission.

The Council inquired about the future development of 4 ERU per acre in the capacity projection report.

The Council clarified that fixing the infrastructure issues on the residential side is the homeowner's responsibility.

The Council inquired about the capacity of the facility and the rated capacity given by SCDHEC.

The Council inquired about grant funding to expand infrastructure.

Town Administrator Cronin inquired about the total ERU's on the capacity projection in relation to the current vs projected ERU, and the total amount of the impact fees in relation to the projected ERU's being added to the system.

Paul McLaughlin, 3061 Baywood Dr, inquired if the Bohicket Marina Village (villas, marina) are currently connected to the system, and if the update to their ERU has been noted. Commissioner Smith-Jones noted Bohicket Marina Village is on the system currently and improvements have not been noted.

The Council inquired on the status of the generators at the pump stations in relation to hurricane season.

Kailey Schiefer, 1626 Live Oak Park, inquired about how far away Seabrook Island to be at full development and if everything were approved today how would the system be.

The Council clarified what the operating capacity is of SIUC.

7. Reports Town Officers:

- **Mayor**

- OCEANA request for the Town “sign-on” to letter President Biden opposing permitting for off-shore drilling.

Mayor Gregg summarized the request from OCEANA together with a letter to President Joe Biden expressing opposition to “off-shore” drilling for “sign-on” by the Town and noted this is similar to the 2015 letter from previous Mayor Terrance Ahearn to Governor Nikki Haley expressing the Town’s opposition to inclusion of the Mid-Atlantic and South Atlantic Planning Areas in the 2017-2022 Outer Continental Shelf Oil and Gas Leasing Program.

Councilman Kortvelesy moved to approve the OCEANA request for the Town “sign-on” to letter President Biden opposing permitting for off-shore drilling; Councilwoman Finke seconded. All voted in favor.

The OCEANA request for the Town “sign-on” to letter President Biden opposing permitting for off-shore drilling was approved.

- Comment concerning recent informal discussions with representatives of the Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (Club)

Mayor Gregg summarized recent informal discussions with representatives of the Club and SIPOA of the following topics: the Club noted that in view of a recent alligator attack, it would be helpful to have an agreed policy to allow SIPOA security to enter Club property in connection with exigent circumstances, and The Club noted it had a recent visit by Tim Kana in connection with the Club’s consideration of efforts to address beach erosion in the vicinity of the beach club.

- **Town Administrator**

- Fiscal Year 2024 Budget Calendar

Town Administrator Cronin inquired to the Council when to hold the upcoming pre-budget workshop for fiscal year 2024. All members of council are available on August 11th at 1:00PM.

Town Administrator Cronin summarized the upcoming budget process.

- **Assistant Town Administrator**

- Report of Financials for the Month of June 2023

Asst. Town Administrator Watkins noted the financial report for June 2023 was delayed and will have the report of the June financials during the August meeting.

- Accommodations Tax Grant Applications for Fiscal Year 2024

Asst. Town Administrator Watkins noted the deadline to apply for Accommodations Tax (ATAX) Grants for FY 2024 is on August 7th at 12:00PM.

- Election Filing for Mayor, Council, and Utility Commission for Election on November 7th, 2023.

Asst. Town Administrator Watkins noted filing for Mayor, Council, and the Utility Commission for the election on November 7th opens on August 10th at 12:00PM and closes September 7th at 12:00PM.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman summarized the code enforcement summary since the previous Council meeting and updated the council on the code enforcement portal.

The Council inquired into the use of the code enforcement portal and how the report is generated.

The council clarified how the portal works, if the report should be directed to another entity and if the portal can track the number of visits and entries made.

Kayley Schubert, 1626 Live Oak Park, inquired if the comments can be made anonymously, if it is available to everyone, and the timeframe for a response from the portal.

- **Communications & Events Manager**

Communications & Events Manager Ochoa noted the upcoming Chow Town Food Truck Rodeos will be held on July 26th, August 9th, and August 23rd from 5:00PM to 8:00PM and summarized the food truck vendors at each event.

8. Ordinances for Second Reading:

- Ord. 2023-05: 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 149-05-00-143, containing approximately 0.29+/- acres located at 2961 Deer Point Drive, from the Moderate Lot Single Family (R-SF2) District to the Conservation (CP) District.

Councilwoman Finke moved to approve Ord. 2023-05; Councilwoman Fox seconded. All voted in favor.

Ord. 2023-05 passed second reading and was adopted.

9. Ordinances for First Reading:

None.

10. Other Action Items

None.

11. Items for Information or Discussion:

None.

12. Citizen Comments:

Assistant Town Administrator Watkins listed the individuals who submitted public comments prior to the meeting.

A copy of the comments is available with these minutes and upon request.

Paul McLaughlin, 3061 Baywood Dr, commented in opposition to the proposed annexation.

Lee Johnson, Baywood Dr, commented on the meeting location of the upcoming Town Council meeting on August 22nd.

Kailey Schiefer, 1626 Live Oak Park, commented on the capacity of the Town Hall for the upcoming meeting on August 22nd.

13. Council Comments

None.

14. Adjournment

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

The meeting adjourned at 4:42PM.

Date: July 25, 2023

Prepared by: *Katharine E. Watkins*
Assistant Town Administrator