

TOWN OF SEABROOK ISLAND

Town Council Special Called Meeting & Joint Work Session
January 6, 2022 – Virtual



MINUTES

CALL TO ORDER

The January 6, 2022, Town Council Special Called Meeting and Joint Work Session was conducted via 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, Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, and Town Clerk Watkins participated in the meeting. Planning Commissioners Wayne Billian, Jim “Fig” Newton, Stan Ullner, Sharon Welch, and Ken Ostort were also in attendance.

Mayor Gregg called the meeting to order at 1:22PM. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act had been met.

ACTION ITEMS

1. Temporary Use Permit: Camp St. Christopher Temporary Kitchen

Request from the St. Christopher Camp & Conference Center to locate a 46’ x 8.5’ temporary kitchen trailer at 4592 St. Christopher Lane

Mayor Gregg summarized the request from the St. Christopher Camp & Conference Center and the recommendation from the Planning Commission to approve the temporary kitchen trailer that is subject to Charleston County Building Services regulations and approve a refrigeration unit as well.

Council clarified with Zoning Administrator Newman that the refrigeration unit is subject to the same regulations from Charleston County Building Services that the temporary kitchen trailer is.

Councilwoman Finke moved to approve the temporary kitchen trailer along with a refrigeration unit that must be compliant to Charleston County Building Regulations, and to require a site plan to include the temporary refrigeration unit location; Councilwoman Fox seconded. All voted in favor.

The request from the St. Christopher Camp & Conference Center was approved.

JOINT WORK SESSION WITH PLANNING COMMISSION

1. Review and Discussion of Draft Development Standards Ordinance (DSO)

Town Administrator Cronin along with consultant Paul LeBlanc summarized the process and edits done to the DSO and the final recommendations made by the DSO committee. Mr. LeBlanc also presented to Council and the Planning Commission the major changes to the DSO and how it will better improve the community.

Town Administrator Cronin summarized the next steps needed to approve the DSO.

Members clarified where the landscaping requirements came from and how they compare to the Seabrook Island Property Owner's Association (SIPOA) rules and regulations.

Members discussed if there were any conflicts between the proposed regulations from the Town and SIPOA.

Members also clarified the language of "vacation club" for designation of certain class of properties on the island.

Members further clarified the regulations pertaining to walls and non-conforming walls.

Members clarified the reasoning to remove the agricultural zoning district, if there are any tax designations for this district, and the zoning for Jenkins Point and the how the changes will affect that area.

Town Administrator Cronin along with Mr. LeBlanc summarized the various zoning districts and how they compare to the current zoning districts for Seabrook Island.

ADJOURN

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

The meeting adjourned at 4:01PM.

Date: January 7, 2022

Prepared by: *Katharine E. Watkins*
Town Clerk/Treasurer