

**TOWN OF SEABROOK ISLAND  
TOWN COUNCIL MEETING  
November 17, 2020, at 2:30 p.m. via Zoom  
AGENDA**

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*Consistent with recommendations from the U.S. Centers for Disease Control and Prevention related to “social distancing,” the Town of Seabrook Island is requesting that members of the public who wish to observe this meeting participate remotely by using one of the following options:*

**Watch Live:**                    [Live Stream Video \(YouTube\)](#)  
**Listen by Phone:**        (712) 770-5505; Access Code 659-714

*Individuals who wish to submit a question or comment on any town matter (including those not on the agenda) may do so in advance of the meeting using one of the options listed below. Written questions and comments will be accepted until 12:00 p.m. on the day of the meeting.*

**Online:**                        <https://www.townofseabrookisland.org/tc-11-17-2020.html>  
**Email:**                         [fallbritton@townofseabrookisland.org](mailto:fallbritton@townofseabrookisland.org)  
**Mail or Drop Off:**        2001 Seabrook Island Road, Seabrook Island, SC 29455

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1.     **Call to Order – Pledge of Allegiance – Roll Call – Freedom of Information**
  
2.     **Minutes:**        Town Council Special Meeting of October 22, 2020  
                              Town Council Meeting of October 27, 2020  
                              Public Hearing of October 27, 2020  
                              Budget Workshop Meeting of October 29, 2020
  
3.     **Financials:**     For the Month of October 2020
  
4.     **Citizens/Guests Presentations, Comments:** None
  
5.     **Reports of Standing Committees, Commissions, Boards:**  
         **Public Safety – Skip Crane**  
         **Public Relations/Communications – Pat Fox**  
         **Special Projects – Barry Goldstein**  
         **Beach Administration and Community & Government Relations – Jeri Finke**  
         **Ways & Means – John Gregg**  
         **Planning Commission**  
         **Board of Zoning Appeals**
  
6.     **Reports of Ad Hoc Committees:**  
         Development Standards Advisory Committee – Skip Crane  
         Short-Term Rental Ad Hoc Committee – Jeri Finke

7. **Reports of Town Officers:**

**Mayor – John Gregg**

- Petition Effort Concerning the Town’s Proposed Regulation of Short-Term Rentals

**Town Administrator/Zoning Administrator – Joe Cronin**

- SC CARES Grant Update
- Holiday Drive-Through Event: December 10, 2020 – 5:00 pm to 8:00 pm

**Town Council Members**

**Utility Commission**

8. **Petitions Received, Referred or Disposed of:** None

9. **Ordinances for Second 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
- **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
- **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
- **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
- **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

- **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
- **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

10. **Ordinances for First Reading:**

- **Ordinance 2020-17**: 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 149-06-00-010, containing approximately 0.25 +/- acres located at 2726 Old Forest Drive, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District
- **Ordinance 2020-18**: 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 “base flood elevation (BFE),” “Design Flood Elevation (DFE),” and “Freeboard,” and to amend the definitions for “Building Height” and “Flood Hazard District”; and Article 7, Lot and Building Requirements; Section 7.90, Height Limitations; so as to amend the maximum height requirement for structures within the town
- **Ordinance 2020-19**: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year beginning January 1, 2021, and ending December 31, 2021

11. **Miscellaneous Business**

12. **Citizens Comments**

13. **Adjourn**