

**TOWN OF SEABROOK ISLAND
TOWN COUNCIL SPECIAL CALLED MEETING
December 8, 2020, at 1:00 p.m. via Zoom
AGENDA**

Consistent with recommendations from the U.S. Centers for Disease Control and Prevention related to “social distancing,” this meeting will be conducted virtually via Zoom.

Participate in the Virtual Public Hearing: Individuals who wish to participate in the virtual Public Hearing via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Public Hearing](#)
- **To join by computer, tablet or mobile device:** [Access Zoom Meeting](#)
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 895 9820 6514 **Passcode:** 717998

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 10:00 am on Tuesday, December 8, 2020, using one of the following options:

- **Online:** [Public Comment Portal](#)
- **Email:** fallbritton@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

Watch Live Stream Video: The meeting will be live streamed on the town’s YouTube channel beginning at 1:00 pm.

- **Watch Live:** [Live Stream Video \(YouTube\)](#)
-

- **Call to Order**
- **Public Hearing**

The public hearing will begin at 1:00 pm and will conclude once all individuals who wish to provide comments have had a chance to speak, or 3:00 pm (whichever occurs earlier). All speakers will be limited to three (3) minutes in which to deliver their remarks. For instructions on joining and participating in the public hearing, please click the link above.

- **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; and Article 21, Fees; Section 21.20, Fee Schedule; so as to adopt fee amounts for short-term rental permits

- **Council Work Session**

- **Mayor John Gregg**

- Councilmember Role Changes
- Upcoming Appointments to Town Boards and Commissions
- Resignation of Utility Commissioner
- Incident Report – Dog Attack
- Follow-up Concerning Support for Cessation of Use of SGA’s

- **Town Councilmembers:**

- **Skip Crane**
- **Jeri Finke**
- **Patricia Fox**
- **Barry Goldstein**

- **Town Administrator Joe Cronin**

- **Action Items for December 15, 2020 Meeting:**

- Second Reading Items
 - 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; and Article 21, Fees; Section 21.20, Fee Schedule; so as to adopt fee amounts for short-term rental permits

- 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
- Emergency Ordinances
 - Emergency Ordinance 2020-07: An Emergency Ordinance to modify and extend the requirement relating to the wearing of face coverings at all business establishments within the town; to modify the requirements for certain businesses; to extend requirements related to social distancing and group congregations; to extend emergency provisions related to town meetings; to extend the prohibition on temporary use permits; to extend the expiration date for active building permits; and other matters related thereto
- Other Items
 - Resolution 2020-18: A resolution authorizing the temporary discharge of firearms by the Seabrook Island Property Owners Association (SIPOA) within the Town of Seabrook Island for the purpose of thinning the deer herd
 - 2021 Town Meeting Calendar
 - 2021 Town Holiday Schedule

Items for Information / Discussion

- Discussion of Enforcement Options for Ord. 2020-14
- Beach Patrol RFP Update
- Drive-Through Christmas Party: Thursday, December 10th from 5:00 to 8:00 pm

ADJOURN