

**TOWN OF SEABROOK ISLAND  
WAYS AND MEANS COMMITTEE MEETING  
January 12, 2021, at 1:00 p.m.**

**MINUTES**

The January 12, 2021 Ways and Means Committee meeting was conducted as a video conference using 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, Councilmembers Crane, Finke, Fox and Goldstein, Town Clerk Allbritton and Town Administrator Cronin participated in the meeting. Mayor Gregg confirmed with the Town Clerk that notice of the meeting was properly posted, and the requirements of the SC Freedom of Information Act were met.

Mayor Gregg deviated from the usual order of the agenda since Town Administrator Cronin had an appointment and asked to be placed first on the agenda.

**Town Administrator Joe Cronin**

- **SC CARES Grant Update** – The Town Administrator stated that the CARES Grant pertains to money that was sent from Washington to the States to establish a reimbursement grant program for COVID related expenditures. He reported that the Town had submitted grant requests for Phases 1 and 2, which totaled \$27,637.04, and he has been advised that the Town has been approved to receive \$27,307.41. Most of the money will go toward reimbursing the Emergency Fund and the remainder will go toward reimbursing salary and related expenses.
- **Seabrook Island Road Crosswalk Improvement Update** – Town Administrator Cronin reported that most of the work at the crosswalks that had been planned for December has been substantially completed. The yield triangles, that are thermoplastic and applied to the pavement, had to be ordered and will be installed when they are received. As discussed in December, the Town Administrator added that he will investigate options for the crosswalk lighting and obtain a cost for that addition to the crosswalks.
- **Beach Patrol Update** – The Town Administrator reported that he is working on the RFP for a new beach patrol contract that should go out in the next week or so.
- **2021 Business License Renewal Update** – Town Administrator Cronin reported that the due date for the 2021 business license renewals has been extended to March 31, 2021. He added that he is in the process of rewriting the business license application form. He is also designing the short-term rental permit application that will be mailed out with the business license application for all licensed short-term rental units. A letter will accompany the business license applications sent to pest control companies, along with a copy of the “Save the Bobcat Pledge,” which will allow the companies to voluntarily agree not to use SGA’s. It is hoped that all business license applications will go out in the next week or so. The Town Administrator added that Councilwoman Fox has helped him with information that will be added to the website about the cessation of using SGA’s and that will be done after the pledge is ready to be mailed.
- **Implementation of Ordinance 2020- 14 Update (Short-Term Rental Ordinance)** – Town Administrator Cronin stated that he is working on the forms and hopes to get the business

license renewal forms and short-term rental permit applications mailed out to everyone that had a 2020 business license in the next week or so. He stated that the Town will likely take a very small sample as the applications are coming in and do spot compliance checks before permits are issued. Other inspections will probably not start until after Labor Day and into the fall. The Town still needs to finalize the staffing plan for code enforcement. The Town also has items to provide to the applicant, such as the information packets, that are not ready currently.

- **2021 PGA Championship Parking Update** – Town Administrator Cronin stated that he had received an application for a Temporary Encroachment Permit from the PGA for offsite parking for the 2021 PGA Championship. The PGA representatives will give an overview to the Planning Commission at their next meeting which will be held on Wednesday, January 13, 2021. The Town Administrator added that he had sent a copy of the traffic study to the Reveer Group, who acts as the Town’s traffic engineer, and he expects to have a report in advance of the Planning Commission meeting. In response to a question from Councilwoman Finke, the Town Administrator responded that the Planning Commission has the authority to review and approve Encroachment Permits. It would not come to Town Council.

**Mayor John Gregg:**

- **Incident Report (Charleston County Sheriffs’ Office)** – Mayor Gregg reported that, on January 11, Charleston County Sheriffs deputies responded to an emergency call at a residence on Seabrook Island. The incident involved an individual who was legitimately at the residence and suffered a personal crisis, resulting in self-barricading inside the residence. That person was detained late in the day and referred for evaluation. No injuries were reported at the scene.
- **Nomination of Jim Ferland to the Utility Commission** – Mayor Gregg reminded Council that a candidacy to replace a Utility Commissioner, who had resigned, was withdrawn in December. The Mayor stated that he intended to propose the appointment of James Ferland to the Seabrook Island Utility Commission at the January Town Council meeting. The Mayor stated that the continuing members of the Utility Commission have informed him that they support this appointment. Members of Council have been provided with Mr. Ferland’s application received through the Town’s website and his resume.
- **COVID Vaccination Suggestions** – Mayor Gregg stated that he had received inquiries and suggestions for COVID vaccination events for the community. Eligibility for the vaccine under Phase 1a does not extend to persons based on age; but, on January 11, the Governor and South Carolina Department of Health and Environmental Control announced that persons aged 70 and older could begin to schedule appointments to be vaccinated. As of January 13, appointments could be scheduled through an online resource or by calling 855-472-3422. SIPOA has offered to make the Lakehouse available to MUSC for a local vaccination event but, as of Friday, January 8, no event had been scheduled. The Town Administrator had also inquired of SC DHEC as to whether vaccination events are contemplated and expressed the Town’s interest in being considered to hold an event should the opportunity arise.
- **Johns Island Task Force Update** –  
**Charleston County Zoning and Land Development Regulation** – Charleston County Planning and Zoning is proposing revisions to zoning on Johns Island that have the potential

to affect zoning of the parcel located behind Freshfields Village and extending from Kiawah Island Parkway and Cassique. That parcel is currently zoned R-4, which would allow four dwelling units per acre. The proposed zoning change, R-6, would increase density to six dwelling units per acre. Seabrook Utility Service has an existing commitment to provide sewage service to about 300 acres of that parcel. In addition to potential added traffic, the increased density has the potential to dramatically increase sewage service demand arising from SIUC's commitment. The leader of the Johns Island Task Force reported Tuesday, January 12, that, due to concerns raised in response to the proposed zoning changes, the Charleston County Planning Commission will reconsider the proposed changes and will have staff prepare revised zoning changes to be considered at their meeting scheduled for February 8. The Johns Island Task Force has shared a proposed position to be submitted to the Planning Commission and has requested comments on their proposal.

**Putt-Putt Development** – Andrea Melocik, Planning Commission Deputy Director for Zoning and Planning, stated at the Johns Island Task Force January meeting that the Planning Commission had not received a formal submission for the proposed putt-putt development at 4455 Betsy Kerrison Boulevard. There have been competing petitions accessible at change.org supporting and opposing the prospective development. As of January 8, more than 800 persons had signed the petition in opposition and fewer than 50 had signed the petition in support.

**Follow-Up Concerning Support for Cessation of Use of SGA's** – As the Town Administrator had reported earlier, material will be mailed out to pest control companies, along with their business license application, to gain support of those companies to ban the use of SGA's. There will also be material that Councilwoman Fox has worked on that will be posted on the Town Website.

### **Town Councilmembers:**

#### **Skip Crane –**

**Public Safety Committee** – Councilman Crane stated that the Public Safety Committee met on Monday, January 11 at 10:00 a.m. The Committee reviewed the plans for the Disaster Recovery Council's exercise that will be held on January 27, 2021 from 9:00 a.m. to 2:00 p.m.

**DSO Advisory Committee** – Councilman Crane added that the DSO Advisory Committee will meet on January 28, 2021 and will be working on the second draft of the Development Standards Ordinance.

#### **Jeri Finke –**

**Community Promotions Grant Program** – Councilwoman Finke stated that money had been included in the 2020 budget for the Community Promotions Grant Program and the criteria and the application were about to be finalized when the Pandemic hit. When the budget amendment was done in 2020, due to the pandemic, that funding was cut from the budget. She added that there is money in the 2021 budget for the Program. After revising the dates that applications would be accepted and reviewed, she would like to bring the application, criteria and timeframe back for Council's review before moving forward. Previously, it was decided that an ad hoc committee would approve the applications and that committee would be made up of the Town Administrator, two members of Council and two Seabrook Island residents.

Councilwoman Finke questioned whether the Seabrook Island Utility Commission would be obligated for sewage service on the parcel behind Freshfields, for the number of residences that could be built at the zoning in effect at the time of the contract or, if the zoning changed and the number of allowable residences increased, would they be obligated for that additional service. Mayor Gregg stated that he had not seen the agreement. He also stated that the Johns Island Task Force said that the total acreage of that property is about 490 acres and he is not sure how the commitment was limited to 300 acres out of the 400 acres and he does not know if their commitment was limited to an expressed number of dwelling units or if it was based on the zoning at the time. Councilwoman Finke expressed an interest in tracking down what SIUC's contractual commitment for sewage is because it might help in the Town's argument with Charleston County Zoning for not changing the zoning.

Councilwoman Finke also suggested something be published in Tidelines about the business license renewal date being postponed.

**Patricia Fox** – No Report

**Barry Goldstein** – No Report

Town Administrator Cronin stated that he has a copy of the agreement with Heater, the prior owner of the Utility Commission, and East Seabrook Limited Partnership and a few other documents that he would forward to the Mayor.

The Town Administrator stated that he had sent an email to Joel Evans, Charleston County Planning Director, asking him what prompted the possible zoning change for the property behind Freshfields Village. Mr. Evans responded that this is not a rezoning of that specific property but is an amendment to the County's ordinance that would do away with the R-4 District and replace it with R-6, which would allow 6 units per acre, and S-4, a special management area. Properties that are currently R-4, if they are within an urban growth boundary, would change to R-6 and, if not within an urban growth boundary, they would change to an S-4 district, which would be more in line with what an R-4 district is currently. Mr. Evans thinks they do still have support for transitioning R-4 to R-6, but they are going to look at how they could do it in a way to remain consistent with their Comprehensive Plan and provide an additional layer of protection for the Sea Island communities. The Town Administrator said he had stressed to Mr. Evans that 6 per acre on this property would be out of character with anything we have at Seabrook Island and would have a significant impact on traffic and utilities.

There being no further business, the meeting was adjourned at 1:55 p.m.



Date: January 26, 2021

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Town Clerk