

**TOWN OF SEABROOK ISLAND
WAYS AND MEANS COMMITTEE MEETING
February 9, 2021, at 1:00 p.m.**

MINUTES

The February 9, 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 John Gregg

- **Follow-up County Zoning Regulation Revisions** – Mayor Gregg reported that, at the January 11 County Planning Commission meeting, discussion of proposed changes to the County Zoning and Land Development Regulations resulted in a request for Planning and Zoning staff to reconsider proposed changes to RR-3 and R-4 zoning. In particular, the staff was to investigate:
 - No increases in the R-4 Zoning District density for properties located in the Rural Area outside the Urban Growth Boundary (UGB); and
 - Allow increases in the R-4 Zoning District density for properties located in the Urban/Suburban Area (within the UGB) except those located adjacent to the UGB and on the Sea Islands, which should maintain the current density of 4 dwelling units per acre, if feasible.

A revised proposal prepared for the County Planning Commission meeting on February 8 would allow increases of density within the UGB up to 6 or 8 dwelling units per acre according to delineation of the Conservation Area within the total affected site area and allow up to 8 dwelling units per acre for certain planned developments.

In view of the potential increased density for parcels on the sea islands that are currently zoned R-4, Mayor Gregg submitted a comment expressing opposition to the proposed revised changes to R-4 zoning as applied to the sea islands. The Mayor of Kiawah also submitted a comment in opposition. An item was posted to Tidelines reporting the proposed revisions and encouraging interested residents to submit comments.

At the February 8 Planning Commission meeting, County Planning and Zoning staff discussed a proposal to keep R-4 zoning within the county as it is and address the challenge for realization of that density, particularly in large parcels, by reducing the minimum lot size. County staff noted that an unintended consequence of the previously proposed changes for

R-4 density had the potential to increase traffic through rural areas of Johns Island (areas outside the UGB) attributable to increased density within the UGB at the sea islands.

Mayor Gregg added that these proposed changes in zoning are efforts to attempt to address the desire to increase affordable housing within the greater Charleston area. On Johns Island, there is a desire to maintain the rural character of Johns Island. Seabrook Island and Kiawah are in the UGB but are a part of Johns Island and Mayor Gregg believes that Seabrook Island benefits from the rural character of Johns Island.

- **Putt-Putt Golf Development** – At the February 3 meeting of the Johns Island Task Force, a representative of the County Planning and Zoning staff reported that a submission had been received by the County Planning Commission for the putt-putt golf development at 4455 Betsy Kerrison. This item is expected to be on the Planning Commission agenda for the March 8 meeting.
- **Red Cross Month Proclamation**- Mayor Gregg stated that he had been contacted by a representative of the American Red Cross who informed him the Red Cross would be observing the 200th anniversary of the birth of its founder, Clara Barton, in the month of March. The Town has been asked to join other governments throughout the Lowcountry to proclaim March as Red Cross Month. The Mayor provided Council with a draft of the proposed proclamation and added that Council should send any revisions concerning the proclamation to the Town Administrator. The proclamation will be on the agenda for the February Town Council meeting.
- **Upcoming Appointment to Community Promotions Program Ad Hoc Committee**- Mayor Gregg reported that he had contacted residents inquiring of their willingness to serve on the Community Promotions Program Ad Hoc Committee and stated that he would be nominating Councilmembers and residents for appointment to that committee at the February Town Council meeting. He added that Councilwomen Finke and Fox had agreed to serve as members.

Town Councilmembers:

Skip Crane –

Public Safety Committee – Councilman Crane stated that the Public Safety Committee met on Monday, February 8, at 10:00 a.m. The Committee reviewed the after-action report, provided by Scott Cave following the January earthquake exercise. The Committee also discussed the item that Mayor Gregg had brought up at the January Town Council meeting about unleashed dogs on the bike/pedestrian pathway leading to Freshfields Village. Councilman Crane stated that the Public Safety Committee is in favor of the Town adopting a leash ordinance and asked the Town Administrator to come up with a draft ordinance for Council consideration. Mayor Gregg commented that the Seabrook Island Property Owners Association already has a leash requirement in their rules and regulations, but Councilman Crane added that the ordinance would be for those areas that do not fall under SIPOA's control and should be consistent with SIPOA's leash requirements although SIPOA's restrictions could be more restrictive if they wish.

DSO Advisory Committee – Councilman Crane reported that the DSO Advisory Committee met on January 28 and completed their review of the second draft of the Development Standards Ordinance. There will be one more review session before a public comment period. The Town Administrator and Paul LeBlanc are working out details on how the public comment period will take place.

Jeri Finke –

Endorsement of Seabrook Island Birders Beach Program – Councilwoman Finke stated that she would have a statement of endorsement, like the one she did last year, for the Shorebird Steward Program on the February Town Council agenda for Council’s approval. She added that she is very impressed that the group has put so much thought into coming up with alternative ways of doing things because of the pandemic.

Report from Lowcountry Marine Mammal Network on Dolphin Education Beach Program

– Councilwoman Finke had provided Council with a report from Lauren Rust, of Lowcountry Marine Mammal Network, for the 2020 Dolphin Education Program (April 2020 - December 2020). She added that Ms. Rust is gearing up for the 2021 program and Councilwoman Fox has prepared some Tidelines posts for her. At the end of the report, Ms. Rust had a section for concerns and recommendations. One concern was the amount of disturbance kayakers in the spit had on the dolphins and the other concern was boats going too fast through the inlet to get to the ocean. Ms. Rust indicated that they had applied for a “no wake zone” but were denied. Councilwoman Finke mentioned the possibility of the Town making a request for the “no wake zone”. Ms. Rust encouraged the Town to communicate to residents the importance of boats moving slowly and cautiously through the inlet so dolphins will not be disturbed.

Ms. Rust also included the following recommendations:

- That the Town have continued, permanent education, such as monitoring/educators
- That the Town post permanent signs near the spit to alert visitors when an educator is not present
- That additional information be given to guests, property owners and visitors to increase awareness of dolphins
- That the Town communicate about federal regulations as well as the Town’s ordinances regarding dolphins

The Town Administrator commented that he had received complaints last year about boats and their wakes causing damage to property and had forwarded the complaints to the SC Department of Natural Resources in June 2020 but had not received an acknowledgment or reply from them. He offered to follow up. Mayor Gregg inquired about the content of signs that are on the beach on a permanent basis and the signs that are brought out by the volunteers on a temporary basis. Councilwoman Finke said that she did not think there was any permanent signage in the area about the dolphins, but she would get Ms. Rust to provide information about the content of the signs brought out by the volunteers.

Patricia Fox – Councilwoman Fox reported on communications efforts during the last few weeks. She stated that:

- The Town Administrator had an article in the February Seabrooker relating to the Flood Insurance Rate Maps that went into effect on January 29, 2021. There was a post on Tidelines that provided links to the Seabrooker article as well to the FEMA and Charleston County websites and to the Town’s Floodplain Management information on the website.
- There was a letter from the Mayor on Tidelines concerning the proposed changes to County zoning.

- There was an article from the Utility Commission about the swearing-in of their new member.
- There was a post put together by Councilwoman Fox called TOSI Clips, which took videos from a Council meeting and made the information more accessible to people so that they could pick the item(s) they were interested in and not have to watch the entire meeting. She added that the TOSI Clips from the January Town Council meeting had 295 hits.
- There will be two posts for the Dolphin Education Program. One will be a wrap up and review of the 2020 program and the other will be a call for volunteers to help with the program.

Barry Goldstein – Councilman Goldstein stated that we are still waiting for the reports on the road and pathway from the engineering firm engaged by the Town, ESP Associates, Inc. (ESP). He added that he had asked the Town Administrator to ask ESP for a target date for providing the Town with the roadway report.

Town Administrator Joe Cronin

Action Items

Town Administrator Cronin stated that applications for two Temporary Use Permits – **Bohicket Marina Dolphin Slam Tournament** (April 24, 2021) and the **Bohicket Invitational Billfish Tournament** (May 5-8, 2021) will be on the February Town Council agenda. Normally, these would go to the Planning Commission for their review before coming to Town Council; but, since the Town is still operating under an Emergency Ordinance because of COVID, all Temporary Use Permits are required to go to Council for review of the COVID protocols to determine if the events can be held safely. The application packet was provided to Council prior to the meeting. The Town Administrator added that representatives from Bohicket Marina could be asked to participate in the Town Council meeting on February 23 or he could relay any comments or questions to them. Mayor Gregg questioned whether the COVID protocols for the Billfish Tournament also applied to the Dolphin Slam Tournament and indicated Council would need to know before their next meeting.

Items for Information/Discussion

- **2021 Business License Renewal Update** – The Town Administrator reported that the 2021 business license application form has been completed and is available at Town Hall and on the website. Every business that had a 2020 business license should be getting a renewal packet shortly except for the pest control companies and the short-term rentals. The pest control company renewals will be done in-house and will also contain a letter from the Mayor regarding SGA's and a pledge form to be signed by companies who are willing to voluntarily cease using SGA's in the Town of Seabrook Island. Those companies that choose to sign the Pledge, will be included on the Bobcat Guardian Program page on the Town website. This information will be included on a new tab (Wildlife) which will be located under Services. The Dolphin Education Program will also be moved to this new tab. The short-term rental permit form has just been completed and is now posted on the Town website. The applications can be filled out online and printed but must be mailed or brought to the Town Hall with payment. All forms have gone to the printer and will go out in the mail as soon as possible. The deadline for all business license applications is March 31. The

Town Administrator stated that he is still working on information to go into packets to be given to rental guests.

- **Beach Patrol RFP Update** – The deadline for bids on the beach patrol RFP is Friday, February 12, 2021, at 2:00 p.m. with the bids being opened at 2:30 p.m. the same day. The RFP was published in the Post and Courier and posted on the Town website and the South Carolina Business Opportunities website.

Councilwoman Finke questioned the Town Administrator about the business license ordinance that the Town must pass before the end of the year. After the Town Administrator explained briefly about the several months process the Town will follow to conform to the new business license law that will be effective January 1, 2022, Councilwoman Finke volunteered to help work on the standardized business license ordinance that will be required. Beginning in 2022, the business license year will run from May 1 through April 30. Town Administrator Cronin added that, since the 2021 business licenses will expire December 31, 2021, the new ordinance will have to contain an interim provision to cover the period from January 1 through April 30, 2021. When asked if the Town could add certain provisions into the new business license ordinance, the Town Administrator warned against veering away from the Municipal Association's Model Business License Ordinance.

There being no further business, the meeting adjourned at 2:05 p.m.

Date: January 23, 2021



Town Clerk