

TOWN OF SEABROOK ISLAND

Ways and Means Committee Meeting Minutes
September 14, 2021 Virtual



Minutes

1. Call to Order – Pledge of Allegiance – Roll Call – Freedom of Information

The September 14, 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 Finke, Fox, and Goldstein, Town Clerk Watkins 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.

2. Mayor John Gregg

- Discussion of resident requests for “referendum” and additional regulation of short-term rentals

Mayor Gregg summarized the resident comments recently received by Council and the Town Administrator advocating for additional regulation of short-term rentals, in particular seeking enactment of zoning changes to effect maximum limits on the number of properties for which short-term rental permits can be issued. Mayor Gregg added that while the Town’s Ordinance 2020-14 has been in effect since January 1, 2021, the period for timely application for permits did not end until March 31. From then, it is not feasible to gauge the impact the new ordinance may have on alleged growth of short-term rentals. Mayor Gregg also added that resident comments reflect dissatisfaction with circumstances of short-term rentals that are not the subject of the Town’s regulation.

Council discussed other outlets to gather data from all property owners rather than just residents, previous regulations on short term rentals prior to the updated ordinance, how the current data given does not give an accurate representation of what normally happens, and the resources needed to enforce the complaints made by the residents that the Town does not have. They also discussed asking SIPOA to conduct a survey of all property owners regarding short term rentals.

Council also discussed the most recent meeting of the Property Owners Association Long-Range Planning Committee their consideration of short-term rentals.

- Discussion of recent request for annexation by Town of Kiawah Island (Andell West)

Mayor Gregg summarized the correspondence he received from the Mayor of Kiawah on September 3 announcing a petition seeking annexation by the Town of Kiawah Island of an area within the so-called "Andell Tract" (parcel behind FreshFields Village). The requested annexation contemplates proposed development comprising commercial and residential uses.

Mayor Gregg added that he and the Chair of the Utility Commission have received inquiries about whether Seabrook Island Utility Commission ("SIUC") has an existing obligation to provide sewage service for the development. Mayor Gregg commented in respect of the 1990 Sewer Utility Agreement and added the obligation to provide sewage service is subject to a variety of conditions and options including the obligation of the owner of the parcel to construct a Sewer Collection System that is approved for operation by South Carolina Department of Health and Environmental Control.

Council clarified the 1990 Sewer Utility Agreement, and the effect of developments subject to that agreement on the maximum flow for sewer service established by that agreement. Council also discussed how the SIUC should start to review their current facilities to ensure that they can provide service based on the agreement.

- Inquiry concerning beach fishing and enhanced monitoring by beach patrol

Mayor Gregg summarized previous meeting discussion regarding enhanced beach monitoring with regards to fishing, and since the meeting of the Town Administrator and Councilwoman Finke with the beach patrol provider representative there have been no additional complaints about fishing on the beach.

Council discussed the timeframe for this and suggested to continue enhanced enforcement of fishing with regards to swimmers. Council also discussed correspondence from the representative of the Marine Mammal Network expressing concerns with fishing at Captain Sams Inlet disturbing the dolphins while strand feeding. It was noted that restriction of fishing at low tide in that area may be appropriate.

- Discussion of resumption of video conference meetings indefinitely in response to current surge of "cases" in South Carolina and elsewhere

Mayor Gregg proposed in view of the recent dramatic increase in positive cases of Covid-19 in South Carolina, all Council meetings be conducted as video conferences until such time as spread of infection has been significantly curtailed within the State.

Council discussed that the chairs of the Town boards and committees could decide whether they would conduct their meetings in person or virtually.

- Confirmation of entry of Town into land lease for debris site

Mayor Gregg notified Council that the Town entered the proposed land lease with Commonwealth Foundation for Cancer Research for a site for temporary storage and reduction of debris. The site consists of an unspecified area of no less than ten acres within the parcel identified by Charleston County Parcel ID 2040000111.

3. Town Council Members:

- **Jeri Finke**

Councilwoman Finke notified Council that the Greenbelt Committee should be meeting prior to the next Council meeting and will have an initial report then.

- **Patricia Fox**

- Discussion of restructuring of Town Committees

Councilwoman Fox summarized the proposed restructure of the Town Committees based on her research of other beach communities along the East Coast.

Council discussed potentially having a Town Council Workshop or Work Session instead of the Ways and Means Committee but would like to have it be informal rather than a full Town Council Regular meeting.

During discussion, Mayor Gregg moved to recess the Ways and Means Committee meeting to begin the special called Town Council Meeting. All voted in favor.

The meeting recessed at 1:59PM.

The meeting resumed at 2:01PM.

Council also discussed adding language in the Town Code to specify what the Town Administrator duties, and the timeline to have a draft ordinance prepared to make these changes.

- **Barry Goldstein**

Councilman Goldstein notified Council that the Public Safety Commission did not have a quorum at the last meeting and has tabled their agenda until next month.

Councilman Goldstein commented on the PGA cut through, he suggested in the future the Town should consider taking funds upfront and fixing the cut through rather than having the company do it as it could be fixed more quickly and efficiently.

Councilman Goldstein also commented on the temporary signage by SIPOA at their temporary location to get gate passes and suggested that they should be removed or replaced with better signage.

4. Town Administrator Joe Cronin

- **Action Items for September 28, 2021 Meeting**

Town Administrator Cronin summarized the ordinances for second and first reading for Council that are on the September Town Council regular meeting agenda.

- Second Reading Items

- Ordinance 2021-10: 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 147-01-00-062, containing approximately .037+/- acres located at 2517 Pelican Perch, from the SR Single-Family Residential District to the AGC Agricultural-Conservation District.
 - First Reading Items
 - Ordinance 2021-11: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 32, Waterways and Beaches; Article II, Beachfront Management; Division 2, Restrictions; Section 32-42, Vehicle Use; so as to amend the requirements relating to the operation of motor vehicles on the beaches of Seabrook Island.
 - Ordinance 2021-12: An ordinance adopting a temporary moratorium on the consideration of zoning map amendments (i.e., “rezonings”), annexation requests, and certain subdivision approvals for a period not to exceed one hundred and eighty (180) days.
 - Ordinance 2021-13: An ordinance amending the Town Code for the Town of Seabrook Island, South Carolina; Chapter 2, Administration; Article V, Financial Administration; Division 2, Purchasing Requirements; so as to amend the policies and procedures related to the procurement of goods and services by the town.
- **Items for Information/Discussion**
 - Discussion of the Open Carry with Training Act (S.C. Act 66, 2001)

Town Administrator Cronin summarized the changes in State Law regarding Open Carry, and proposed placement of signage (decal) at Town Hall to support prohibition of entry of Town Hall while carrying a weapon.
 - Signage Update

Town Administrator Cronin updated Council on replacing the Town Signs on Seabrook Island Road and will report back once the contractor submits their estimate to install.
 - Receipt of Charleston County Accommodations Tax Funds (\$44,000+)

Town Administrator Cronin notified Council that the Town has recently received \$44,000 from Charleston County for Accommodations Tax that was not budgeted for in FY2021 and will be receiving additional funds quarterly from Charleston County as well.

5. Adjourn

Councilwoman Finke moved to adjourn; Councilwoman Fox seconded. All voted in favor.

The meeting adjourned at 2:40PM.

Date September 15th, 2021

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