

# TOWN OF SEABROOK ISLAND

## Town Council Meeting

January 24, 2023 – 2:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road  
Seabrook Island, SC 29455



[Watch Live Stream \(YouTube\)](#)

**Virtual Participation:** Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email [kwatkins@townofseabrookisland.org](mailto:kwatkins@townofseabrookisland.org) for log-in information prior to the meeting

## AGENDA

1. **Call to Order – Roll Call – Freedom of Information – Pledge of Allegiance**
2. **Approval of Minutes:**
  - Town Council Regular Meeting Minutes – December 12, 2022
  - Town Council Work Session Meeting Minutes – January 10, 2023
3. **Presentations:**
  - Councilman Kortvelesy: Update from the Johns Island Task Force for the Angel Oak Preserve
4. **Public Hearing Items:** *There are no public hearing items*
5. **Citizens Comments:** *Any citizen may speak pertaining to any item listed on the meeting agenda which does not require a public hearing. Each speaker shall be limited to 3 minutes in which to make his or her comments. Town council shall allow no more than 30 minutes for citizen comments. Preference shall be given to individuals who have signed up or otherwise notified the town clerk/treasurer of a desire to speak prior to the start of the meeting.*
6. **Reports of Town Boards, Commissions, and Committees:**
  - **Advisory Committees**
    - Community Promotions and Engagement Committee
    - Environment and Wildlife Committee
    - Public Safety Committee
    - Public Works Committee
      - Discussion of drawings for the proposed Town Hall Annex and Garage.
  - **Special Committees**
  - **Ad Hoc Committees**
  - **Board of Zoning Appeals**
  - **Planning Commission**
  - **State Accommodations Tax Advisory Committee**

- **Utility Commission**

**7. Reports Town Officers:**

- **Mayor**
  - Update on Town's Request for Public Assistance in Consequence of Hurricane Ian
  - Follow-up with MUSC Concerning Town Donation
  - Acknowledgement of Acceptance for Candidate for Communications and Events Manager Position
- **Town Administrator**
- **Town Clerk/Treasurer**
  - Report of Financials for the Month of December 2022
- **Town Attorney**
- **Zoning Administrator**
  - Code Enforcement Summary

**8. Ordinances for Second Reading:** *There are no ordinances for second reading*

**9. Ordinances for First Reading:** *There are no ordinances for first reading*

**10. Other Action Items:**

- Town Council Statement of Support for the Seabrook Island Birders and the Shorebird Steward Program

**11. Items for Information or Discussion:** *There are no Items for Information or Discussion*

**12. Citizen Comments:** *Any citizen may speak pertaining to any town matter, except personnel matters. Each speaker shall be limited to 3 minutes in which to make his or her comments. Town council shall allow no more than 30 minutes for citizen comments. Preference shall be given to individuals who have signed up or otherwise notified the town clerk/treasurer of a desire to speak prior to the start of the meeting.*

**13. Council Comments**

**14. Adjournment**

# TOWN OF SEABROOK ISLAND

Town Council Meeting  
December 13, 2022

[Watch Live Stream \(YouTube\)](#)



## MINUTES

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

Mayor Gregg called the December 13, 2022, Town Council Regular Meeting to order at 2:30PM. Councilwomen Finke and Fox, Councilmen Goldstein and Kortvelesy, Town Administrator Cronin, Zoning Administrator Newman, and Town Clerk Watkins participated in the meeting. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

### 2. Approval of Minutes:

- Town Council Regular Meeting Minutes – November 15, 2022
- Town Council Work Session Meeting Minutes – December 6, 2022

Councilwoman Finke moved to approve the previous meeting minutes of November 15<sup>th</sup>; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of November 15<sup>th</sup> were approved.

Councilwoman Finke moved to approve the previous meeting minutes of December 6<sup>th</sup>; Councilwoman Fox seconded. All voted in favor.

The previous meeting minutes of December 6<sup>th</sup> were approved.

### 3. Presentations:

None.

### 4. Public Hearing Items:

- Ordinance 2022-07: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023.

There were no public comments made on Ordinance 2022-07, the public hearing closed at 2:35PM.

### 5. Executive Session

- Discussion of Personnel Matters (S.C. Code Sec. 30-4-70(a)(1))

Councilwoman Finke moved to go into Executive Session; Councilwoman Fox seconded. All voted in favor.

**Council moved into Executive Session at 2:35PM.**

Councilman Kortvelesy moved to adjourn Executive Session; Councilwoman Finke seconded. All voted in favor.

**Council adjourned Executive Session at 2:52PM.**

Councilwoman Finke moved to approve a one-time year-end bonus for Town Employees as discussed in Executive Session Councilwoman Fox seconded.

Mayor Gregg noted the one-time-year-end bonuses for staff will be as follows:

- \$2,000 one-time bonus for fulltime employees
- \$1,000 one-time bonus for parttime employees

Council clarified how to classify the Municipal Judge as a full-time employee or a part-time employee with regards to the one-time year-end bonus.

Using the original motion, a vote was taken; all voted in favor.

**The one-time year-end bonuses for both fulltime and parttime staff were approved.**

## **6. Citizens Comments:**

Town Clerk Watkins listed the individuals who submitted public comments prior to the meeting.

**A copy of the comments is available with these minutes and upon request.**

## **7. Reports of Town Boards, Commissions, and Committees:**

### **• Advisory Committees**

- Community Promotions and Engagement Committee

Councilwoman Fox summarized the communications from the Town for the month of November.

Councilwoman Fox thanked everyone who attended and worked the Holiday Extravaganza.

Councilwoman Fox noted the upcoming Community Promotions and Engagement meeting on December 15<sup>th</sup> is cancelled.

Councilwoman Fox summarized the Seabrook Island Property Owners Association long range planning meeting.

- Environment and Wildlife Committee

Councilwoman Finke thanked the Community Promotions and Engagement Committee for the Holiday Extravaganza and staff who worked it.

- Public Safety Committee

None.

- Public Works Committee

None.

- **Special Committees**

None.

- **Ad Hoc Committees**

None.

- **Board of Zoning Appeals**

None.

- **Planning Commission**

None.

- **State Accommodations Tax Advisory Committee**

None.

- **Utility Commission**

None.

**8. Reports Town Officers:**

- **Mayor**

- Update on Towns Request for Public Assistance (Hurricane Ian) if any

Mayor Gregg updated Council that the status of the Town's Request for Public Assistance in consequence of hurricane IAN remains Pending final FEMA review. The Program Delivery Manager for the Town's Request confirmed on December 12 that there is currently no action required by the Town in respect of the request.

- Thanks for extraordinary effort for the Holiday Extravaganza

Mayor Gregg thanked volunteers and Town staff who were on hand the entire evening of the Town's Holiday Extravaganza. Mayor Gregg also thanked all who pitched in to bring about this year's greatly expanded event.

- Update of Johns Island Task Force

Councilman Kortvelesy noted the upcoming public meetings from the Johns Island Task Force.

- **Town Administrator**

- MyGov License & Permitting Software Update

Town Administrator Cronin updated Council on the status of MyGov thanking Staff's efforts for getting the necessary information to the vendor to building the software.

- Update regarding trash cans on beach

Town Administrator Cronin noted that the Building and Grounds Manager will be able to service the trash cans potentially twice a week once the cans are in place.

- **Town Clerk/Treasurer**

- Report of Financials for the Month of November 2022

Ms. Watkins summarized the financials for November as follows:

- Total fund balance ending on November 30, 2022, was \$8,170,309 an amount about \$1,299,971 more than the balance as of November 30, 2021.
- Unrestricted revenue for November totaled \$100,213 and unrestricted revenue for the year totaled \$1,735,092 representing about 113% for the 2022 annual budget and being about \$325,943 more than for the same period in 2021.
- Expenditures for November totaled \$82,038, and expenditures for the year totaled \$1,070,314 which is 72.1% of the 2022 annual budget.
- Expenditures for the year were about \$198,121 more compared to the same period of 2021.
- Excess of revenues over expenditures was \$18,175 for November and excess of revenues over expenditures was \$664,778 for the year compared to an excess of revenues over expenditures of about \$536,936 as of November 30, 2021, reflecting the increase in revenues in the period this year as compared last years.

- Jury Trial Update

Ms. Watkins updated Council on the status of the upcoming Jury Trials scheduled for January 26<sup>th</sup> at 9:30AM and 1:00PM.

Ms. Watkins noted that residents should be on the lookout for notices to serve on the jury.

- **Town Attorney**

None.

- **Zoning Administrator**

- Code Enforcement Summary

Zoning Administrator Newman summarized the code enforcement summary between November 15<sup>th</sup> thru December 12<sup>th</sup>.

**9. Ordinances for Second Reading:**

- Ordinance 2022-07: An ordinance to adopt a budget for the Town of Seabrook Island, South Carolina, for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023

Town Administrator Cronin summarized Ordinance 2022-07 for Fiscal Year 2023.

Councilwoman Finke moved to approve ordinance 2022-07; Councilwoman Fox seconded. All voted in favor.

**Ordinance 2022-07 passed second reading and was adopted.**

**10. Ordinances for First Reading:**

- Ordinance 2022-08: An ordinance to grant to Berkeley Electric Cooperative, Inc., the non-exclusive right, power, and authority to erect and to install, maintain, and operate in, over, under, and upon the streets, alleys and public places of the Town of Seabrook Island, its electric lines, poles, wires, guys, push braces, and appurtenant electric distribution facilities, whether used to render service to the town or not, together with any necessary right of access thereto, for such period as the same are needed by the Cooperative to render electric service to its customers in the Town of Seabrook Island, South Carolina; ; also to set the amount of the franchise fee to be paid by Berkeley Electric Cooperative, Inc., to the Town of Seabrook Island, South Carolina

Town Administrator Cronin summarized ordinance 2022-08 to update and establish a new franchise agreement with Berkeley Electric Cooperative.

A discussion was had as to whether there are any other electric company services available to Seabrook Island and on the terms of the agreement.

A clarification was had on the streetlights under Section 7 with respect to the streetlights behind the Seabrook Island Property Owners Association security gate.

A clarification was had on the necessity to have an agreement with Dominion Energy.

Councilwoman Finke moved to approve ordinance 2022-08; Councilwoman Fox seconded. All voted in favor.

Ordinance 2022-08 passed first reading.

#### 11. Other Action Items:

- Appointments to Town Boards, Committees, & Commissions:
  - Accommodations Tax Advisory Committee (7)
  - Board of Zoning Appeals (1)
  - Planning Commission (3)

Mayor Gregg moved to nominate all current members for reappointment to the Accommodations Tax Advisory Committee as follows: Randall Buck, Joanne Fagan, Joseph Pontuti, Ann Marie O'Rourke, Ronald Schildge, Stuart Spisak, and Susan Leggett; Councilwoman Fox seconded. All voted in favor.

Mr. Buck, Ms. Fagan, Mr. Pontuti, Ms. O'Rourke, Mr. Schildge, Mr. Spisak, and Ms. Leggett were reappointed to the Accommodations Tax Advisory Committee for a two-year term.

Mayor Gregg moved to appoint Elizabeth Palmer to the Board of Zoning Appeals; Councilwoman Finke seconded. All voted in favor.

Ms. Palmer was appointed to the Board of Zoning Appeals for a four-year term.

Mayor Gregg moved to reappoint Stan Ullner and Jim Newton and appoint Tom Hund to the Planning Commission; Councilwoman Finke seconded. All voted in favor.

Mr. Ullner and Mr. Newton were reappointed to the Planning Commission for a two-year term, and Mr. Hund was appointed to the Planning Commission for a two-year term.

- Resolution 2022-40: 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

Town Administrator Cronin summarized Resolution 2022-40 for thinning the deer herd.

A discussion was had the purpose of the ordinance to discharge firearms and not the designation which part of the herd is to be culled.

Councilwoman Finke moved to approve Resolution 2022-40; Councilwoman Fox seconded. All voted in favor.

Resolution 2022-40 was approved.



- 2023 Town Meeting Schedule

Councilman Kortvelesy moved to approve the 2023 Town Meeting Schedule; Councilwoman Fox seconded. All voted in favor.

The 2023 meeting schedule was approved.

- 2023 Town Holiday Schedule

Councilwoman Finke moved to approve the 2023 Town Holiday Schedule; Councilwoman Fox seconded. All voted in favor.

The 2023 Town Holiday Schedule was approved.

**12. Items for Information or Discussion:**

None.

**13. Citizen Comments:**

None.

**14. Council Comments**

Councilwoman Finke wished everyone happy holidays.

Councilwoman Fox thanked MUSC for the presentation at the previous Town Council Work Session.

Councilman Kortvelesy wished all a safe and happy holiday.

Mayor Gregg thanked staff for their service to the Town and wished all happy holidays.

**15. Adjournment**

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

The meeting adjourned at 3:49PM.

Date: January 12, 2023

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

# TOWN OF SEABROOK ISLAND

Town Council – Work Session

January 10, 2023

[Watch Live Stream \(YouTube\)](#)



## MINUTES

### Call to Order – Roll Call – Freedom of Information

Mayor Gregg called the January 10, 2023, Town Council Work Session to order at 1:00PM. Councilwomen Finke and Fox, Councilman Kortvelesy, Town Administrator Cronin, and Town Clerk Watkins participated in the meeting. Councilman Goldstein was absent. The Town Clerk confirmed that notice of the meeting was properly posted, and the requirements of the Freedom of Information Act had been met.

#### Mayor John Gregg

- Anonymous Public Comment Disposition

Mayor Gregg noted that at the end of the year, the Town received a paper document directed to the Mayor and containing anonymous comments reciting allegations of activities at a local business. The allegations were vague and unsubstantiated. An image of the receipt date stamped document was subsequently posted on NEXTDOOR. Mayor Gregg reminded everyone that false statements harmful to the reputation of a business are not appropriate for publication by the Town. In this instance, the circumstances would not allow the Town to assess the truthfulness of the statements made. Hence, the Town will not further disseminate the comments.

- Request for Legal Advice (Seabrook Island Utility Commission Appointments)

Mayor Greg noted that as a follow-up to comments made in connection with the most recent appointment to the Seabrook Island Utility Commission, he requested that the Town Attorney meet with Council to discuss members concerns with the challenges of the current regime for election of Commissioners for six years terms.

- MUSC Presentation Follow-up

Mayor Gregg noted that he received a follow-up from MUSC in respect of the presentation made to Council concerning the proposed new facility within the Town and wished to know whether any members of Council have any lingering questions for MUSC that were not addressed by the presentation made at the end of last year.

A discussion was had on a matching fund campaign (Town matching of individual donations) and the desire to have MUSC work out a program for a matching fund within the community.

A discussion was had on the determination of where the donated funds would be allocated to this project.

Council inquired and discussed the announcements from MUSC for this project going through the Town of Kiawah Island rather than the Town of Seabrook Island.

**Town Council Members:**

- **Jeri Finke**

Councilwoman Finke noted the Environment and Wildlife Committee will meet on January 12<sup>th</sup> and will try to have another meeting in January as there was no December meeting.

- **Patricia Fox**

Councilwoman Fox summarized the communications report from December 13<sup>th</sup> through January 10<sup>th</sup>.

- **Barry Goldstein**

None.

- **Dan Kortvelesy**

Councilman Kortvelesy summarized the previous Public Safety Committee meeting of December 20<sup>th</sup>.

**Town Administrator Joe Cronin**

- Update on the Town Hall Garage

Town Administrator Cronin updated Council on the status of the proposed Town Garage Facility.

A discussion was had on the status of the Berkeley Electric Cooperative charging stations and how this will be impacted by construction of the proposed Town Hall Garage.

- Franchise Agreement Update (Berkeley Electric Cooperative & Dominion Energy)

Town Administrator Cronin updated Council on the status of the updated Franchise Agreement with Berkeley Electric Cooperative and Dominion Energy.

- AirMedCare Membership Update

Town Administrator Cronin noted the Town renewed the AirMedCare Membership (Municipal Site License) Island wide and summarized how this membership benefits the Town's residents.

Town Administrator Cronin added the Town is working with a representative of AirMedCare to have a presentation for residents who would like more information on what AirMedCare is, as they consider purchasing available nationwide service.

- FY 2023 Beach Patrol Contract

Town Administrator Cronin updated Council on the preferred option for the Town's updated contract with Beach Patrol.

A discussion was had on the Public Safety Committee's recommendation for the updated Beach Patrol contract for FY2023.

- Communication & Events Manager Update

Town Administrator Cronin updated Council on the status of the Communications & Events Manager position.

### **Adjourn**

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

The meeting adjourned at 1:31 PM.

Date: January 13<sup>th</sup>, 2023

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



THE  
ANGEL OAK  
PRESERVE

*A Lowcountry Land Trust Initiative*

DESIGN  
**COMPREHENSIVE LANDSCAPE PLAN**

**Key**

1. Main Parking
2. Welcome Center Pavilion
3. Overflow Parking
4. Nature Play Area
5. Wetlands Overlook
6. Access to Haut Gap and Neighborhoods
7. Ridge Trail
8. Secondary Trails
9. Existing Magnolia & Outdoor Classroom
10. Wetlands Boardwalk
11. Angel Oak Pavilion
12. Grandfather Live Oak
13. Commemorative High Point
14. Sea Islands Health Care
15. Former Plantation Settlement & Live Oak Allee
16. Enslaved Workers Cabin Footprints
17. Angel Oak Trail
18. Angel Oak
19. ADA Accessible Route Entry
20. Axial Visual Connection
21. Angel Oak Grove
22. Portion of Angel Oak Road Closed to Thru Traffic
23. Trailhead Parking
24. Paved 4-lane Road
25. Gravel Residential Access Road



DESIGN  
**PLAN ENLARGEMENT**

**Welcome Center**

The Welcome Center Pavilion will orient and provide visitors with the first impression of the Angel Oak Preserve. It will also serve as an important place for community building by offering space for gathering and sharing for neighbors and organizations, such as the adjacent Haut Gap Middle School. The Center will reveal and celebrate the sea island's history and notable citizens through interpretive exhibits including that of education pioneers and civil rights icons Septima Clark, Esau Jenkins, Rev. Willis T. Goodwin and many more. The future Welcome Center will also provide restrooms, an information kiosk, and a giftshop. A forested drive buffering the parking from Bohicket Road will create a sense of arrival and immersion into the forest as visitors arrive to the parking lot.

The Welcome Center is envisioned as a jumping off point to the Preserve's network of trails connecting the site's cultural and ecological features with the Middle School, Sea Islands Healthcare, a future greenway system, an outdoor classroom, and the Angel Oak. A Nature Play area located in proximity to the Welcome Center will allow for ease of access to its amenities and parking. The proximity to the school and the history of Septima Clark bringing children to this site inspired the design and client team to bring play and education into the core experience of the future Preserve.

**Key**

- |                                       |  |
|---------------------------------------|--|
| 1. Main Parking                       | 12. Trail to Overflow Parking                        |
| 2. Welcome Center Pavilion            | 13. Overflow Bus Parking                             |
| 3. Overflow Parking                   | 14. Future Greenway Connection                       |
| 4. Nature Play Area                   | 15. Future County Road Access                        |
| 5. Children's Walk                    | 16. Portion of Angel Oak Road Closed to Thru Traffic |
| 6. Access to Haut Gap & Neighborhoods | 17. Gravel Residential Access Road                   |
| 7. Ridge Trail                        | 18. Paved 4-lane Road                                |
| 8. Boardwalk                          |  |
| 9. Bus Parking                        |  |
| 10. ADA Parking                       |  |
| 11. Bioretention                      |  |







DESIGN  
**PLAN ENLARGEMENT**

**Angel Oak Trail**

A key aspect of the Preserve's design is increased accessibility alongside the protection of the Angel Oak, its extensive root system, and surrounding plant communities. The new Angel Oak Trail is envisioned as an elevated ribbon of boardwalk on the perimeter of the Oak Grove that gently brings visitors into the site. The boardwalk widens at key moments allowing for seating and opportunities for interpreting the site's ecological and cultural past - a deep layered history of over 1,000 years. A threshold pavilion doubles as a timed-entry ticketing kiosk.

**Key**

- 1. Angel Oak
- 2. Seating Areas
- 3. Timed-Entry Kiosk & Threshold
- 4. Security Kiosk/Staff Restroom & Threshold
- 5. Enslaved Workers Cabin Footprints
- 6. Angel Oak Boardwalk
- 7. Ridge Trail
- 8. Secondary Trails
- 9. Existing Magnolia & Outdoor Classroom
- 10. Wetlands Boardwalk
- 11. Angel Oak Grove
- 12. Former Plantation Settlement
- 13. Historic Live Oak Allee
- 14. Angel Oak Pavilion
- 15. Rural Mission / Sea Islands Healthcare Interpretation

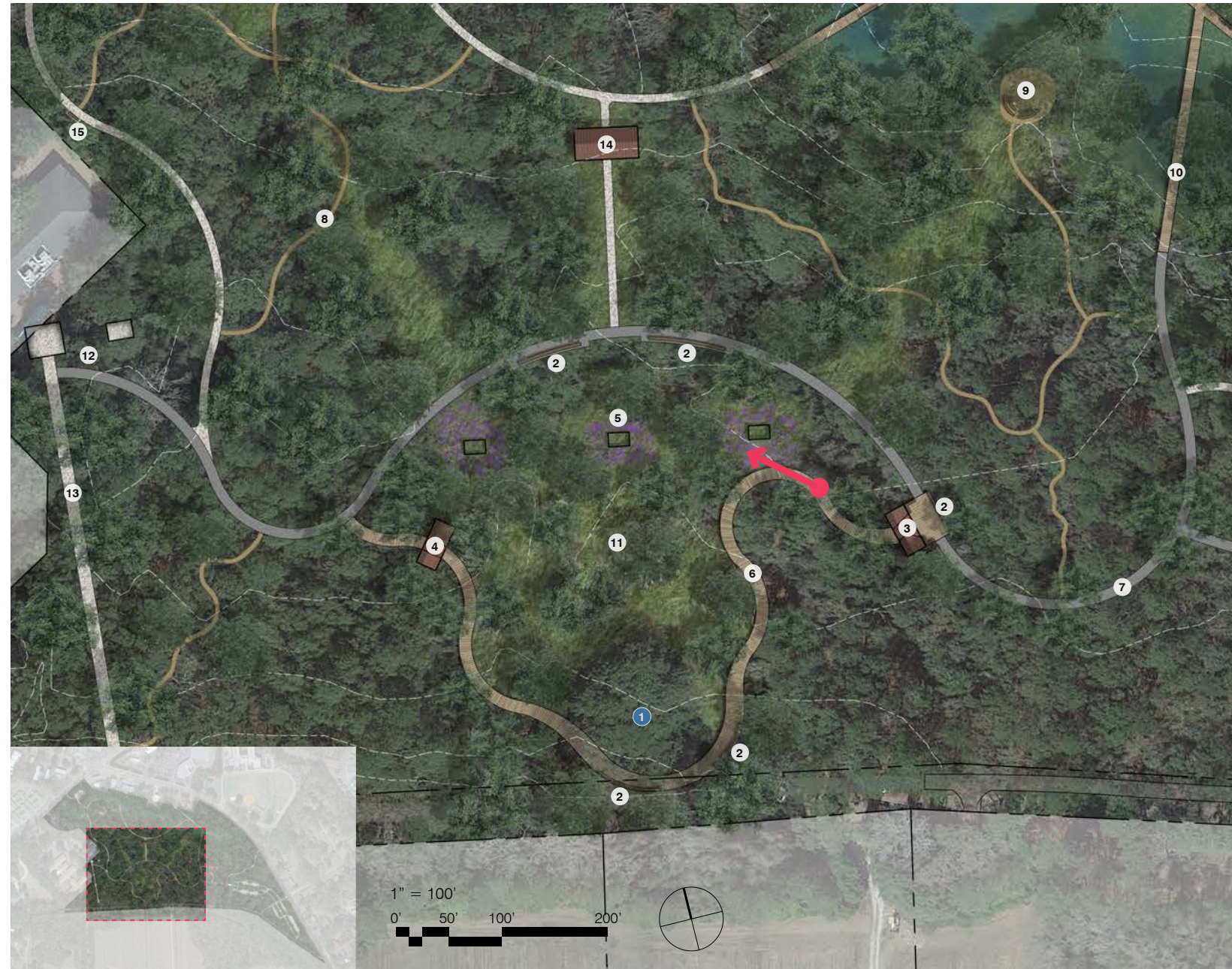




DESIGN  
**PLAN ENLARGEMENT**

**Enslaved Workers Cabin**

During the design process archeologists revealed the imprints of the cabins of enslaved workers. The design proposes this as a key moment for revealing to visitors the site's layered history. Here along the Angel Oak boardwalk, visitors will have the opportunity to understand and interpret the history of the enslaved people of Johns Island and their cultural and economic contributions to this community.



**Key**

- 1. Angel Oak
- 2. Seating Areas
- 3. Timed-Entry Kiosk & Threshold
- 4. Security Kiosk/Staff Restroom & Threshold
- 5. Enslaved Workers Cabin Footprints
- 6. Angel Oak Boardwalk
- 7. Ridge Trail
- 8. Secondary Trails
- 9. Existing Magnolia & Outdoor Classroom
- 10. Wetlands Boardwalk
- 11. Angel Oak Grove
- 12. Former Plantation Settlement
- 13. Historic Live Oak Allee
- 14. Angel Oak Pavilion
- 15. Rural Mission / Sea Islands Healthcare Interpretation



DESIGN  
**PLAN ENLARGEMENT**

**Wetlands Trail**

The acres surrounding the Angel Oak, hold a diverse range of ecologies all within Johns Island's larger coastal ecosystem. Within the surrounding maritime forest are wetlands, elevated areas, and a mix of hardwood and pine trees. The boardwalks provide universal access while protecting the more fragile ecologies. Interpretative moments will allow for opportunities to learn about the site's historic hydrological connectivity and the rich ecology that has shaped so much of Johns Island.

**Key**

- 1. Welcome Center Pavilion
- 2. Seating Areas
- 3. Timed-Entry Kiosk & Threshold
- 4. Nature Play Area
- 5. Enslaved Workers Cabin Footprints
- 6. Children's Walk
- 7. Ridge Trail
- 8. Secondary Trails
- 9. Existing Magnolia & Outdoor Classroom
- 10. Wetlands Boardwalk
- 11. Fire & Rescue Access







THE  
ANGEL OAK  
PRESERVE

*A Lowcountry Land Trust Initiative*

[www.angeloakpreserve.org](http://www.angeloakpreserve.org) | [ssiegel@lowcountrylandtrust.org](mailto:ssiegel@lowcountrylandtrust.org)



# Seabrook Municipal Center Alterations

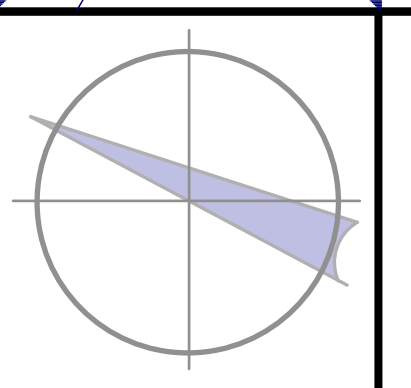
Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

Revisions:



PROPOSED SITE LAYOUT

**MICHAEL E. KARAMUS ARCHITECT, L.L.C.**  
P. O. Box 22026  
Charleston, SC 29413



OWNERSHIP AND USE OF DOCUMENTS  
THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C. PLANS SHALL BE STAMPED, DATED & SIGNED IN COLOR. CONTACT ARCHITECT FOR PROPER COLOR APPLICATION FOR PROJECT.

Scale: 1"=30'  
Drawn: MK  
Checked: MK

Date: JANUARY 6, 2023  
Drawing No.: SD1

Commission No.: SC 2216

# Seabrook Municipal Center Alterations

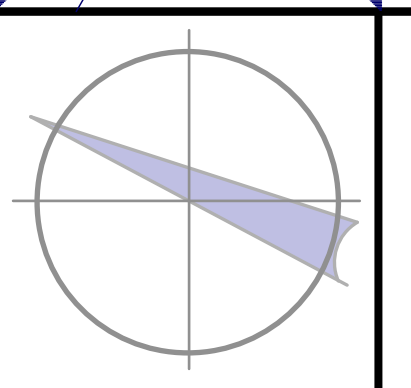
Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

Revisions:



PROPOSED SITE LAYOUT

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 22026  
Charleston, SC 29413



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Drawn: MK  
Checked: MK

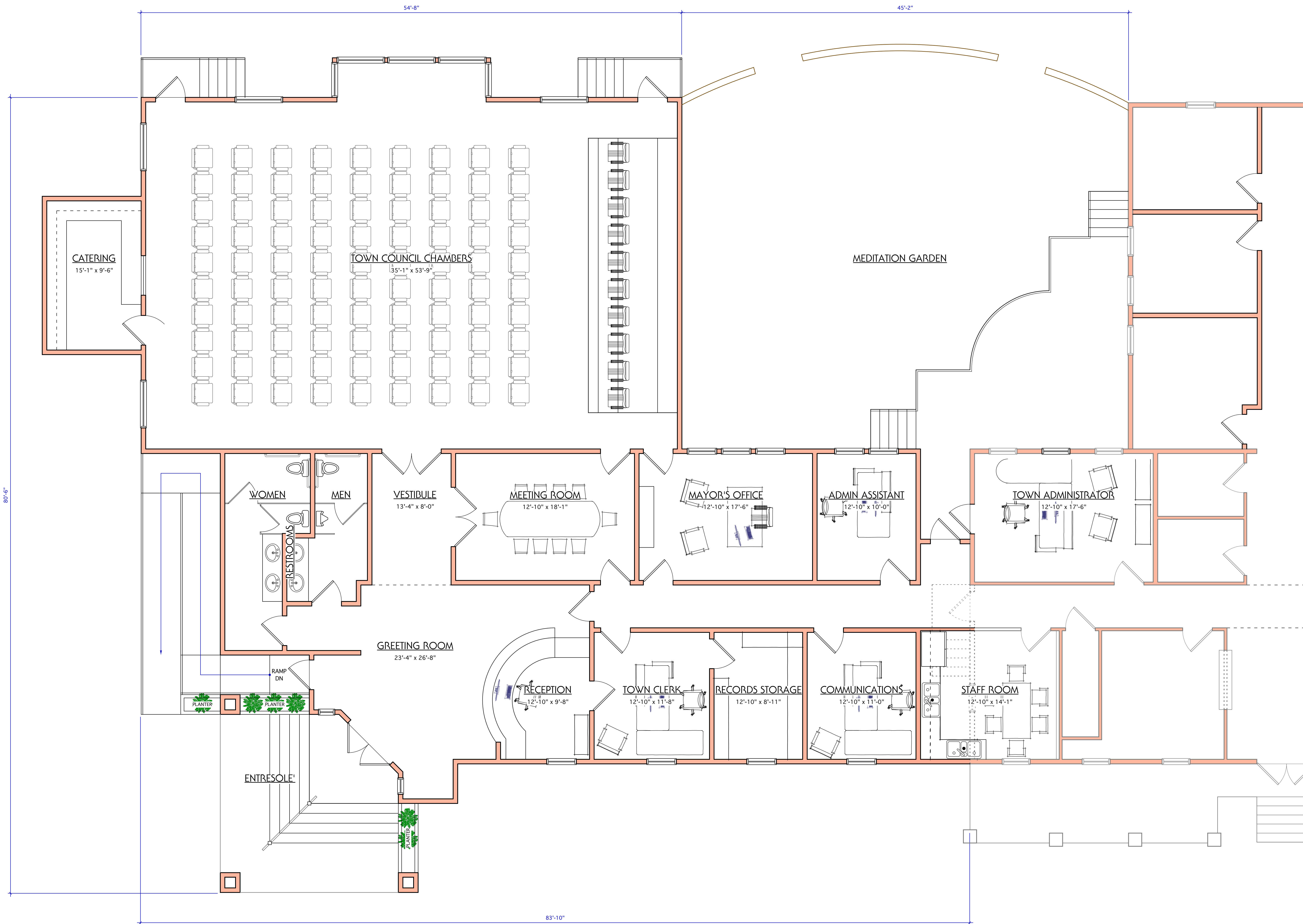
Date: JANUARY 6, 2023  
Drawing No.:

Commission No.: SC 2216  
**SD1**

# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

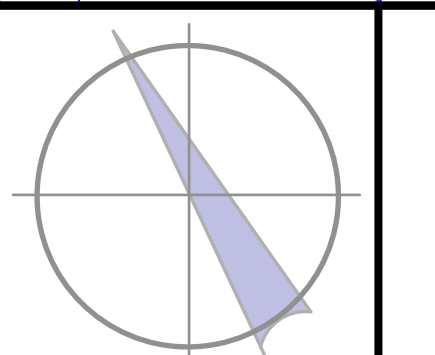
Revisions:



TOWN HALL ANNEX  
FLOOR PLAN

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.

P. O. Box 22026  
Charleston, SC 29413



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Scale: 1/4" = 1'-0" Drawn: MK Checked: MK

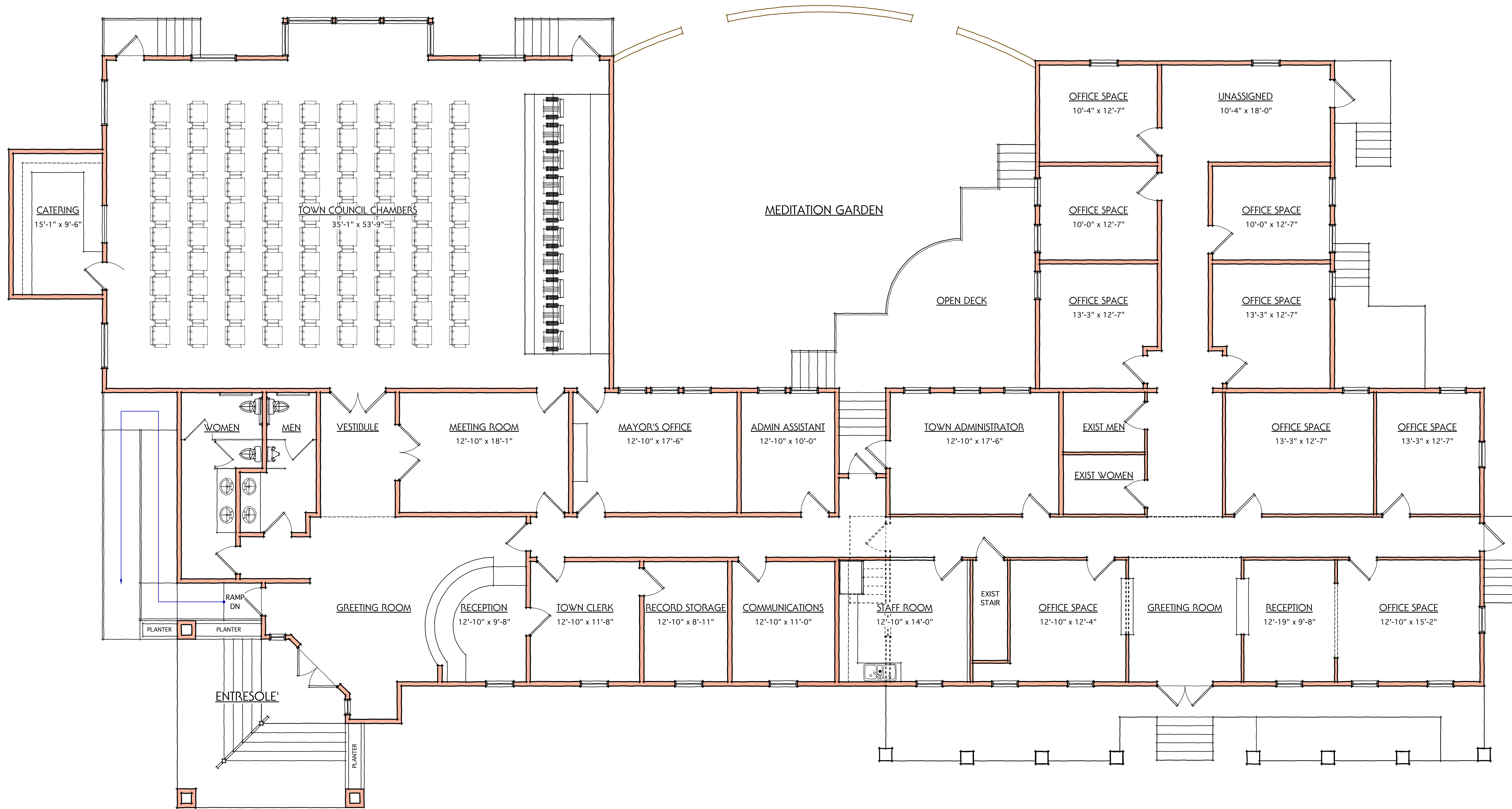
Date: JANUARY 6, 2023 Drawing No.: SD2a

Commission No.: SC 2216

# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

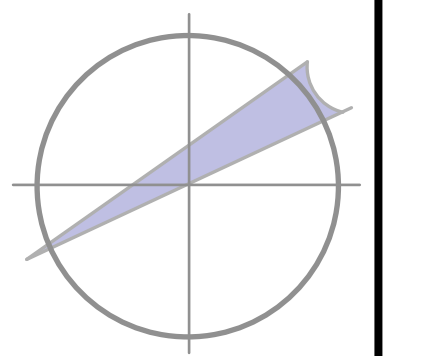
Revisions:



EXIST MUNICIPAL AREA: 3,157 S.F.  
EXIST PORCH AREA: 512 S.F.  
PROPOSED NEW MUNICIPAL AREA: 4,435 S.F.  
PROPOSED NEW PORCH AREA: 378 S.F.

TOWN HALL MAIN FLOOR PLAN

MICHAEL E. KARAMUS ARCHITECT, L.L.C.  
P. O. Box 22026  
Charleston, SC 29413



OWNERSHIP AND USE OF DOCUMENTS  
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Scale: 3/16"=1'-0" Drawn: MK Checked: MK

Date: JANUARY 6, 2023 Drawing No.:

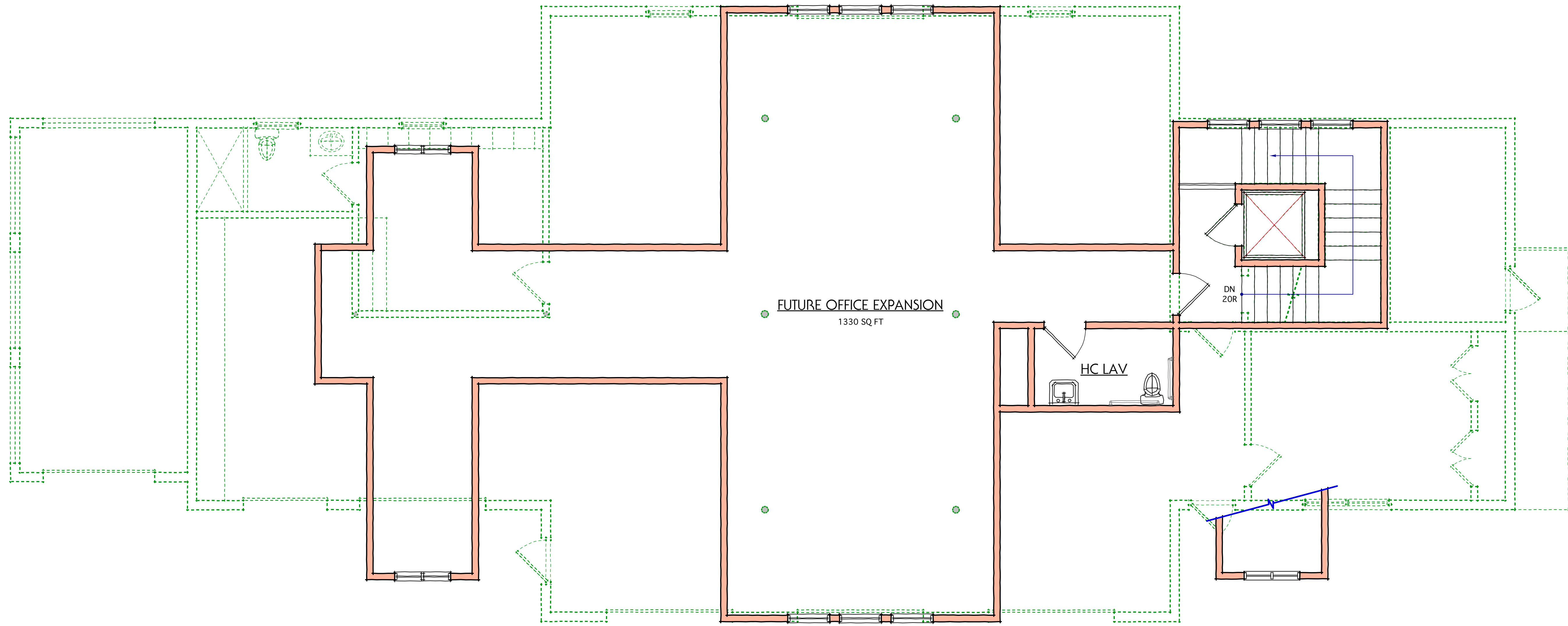
Commission No.: SC 2216

**SD2b**

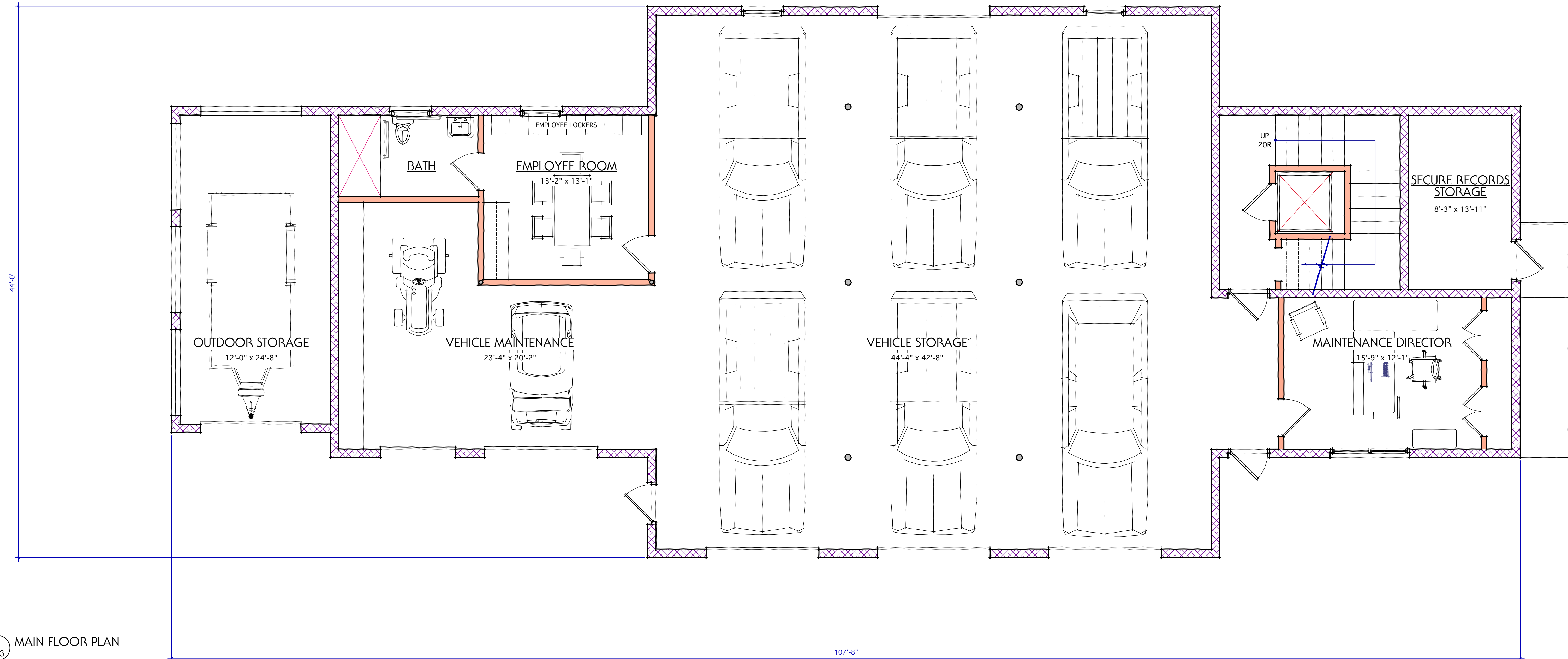
# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

Revisions:



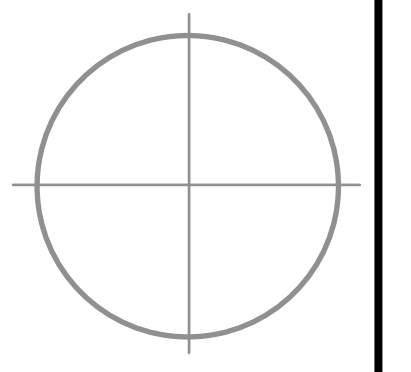
2 UPPER FLOOR PLAN  
SD3



1 MAIN FLOOR PLAN  
SD3

## MAINTENANCE FACILITY FLOOR PLANS

MICHAEL E. KARAMUS ARCHITECT, L.L.C.  
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Scale: 1/4"=1'-0" Drawn: MK Checked: MK

Date: JANUARY 6, 2023 Drawing No.: SD3

Commission No.: SC 2216

# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

Revisions:



2 MUNICIPAL CENTER REAR ELEVATION  
SD4

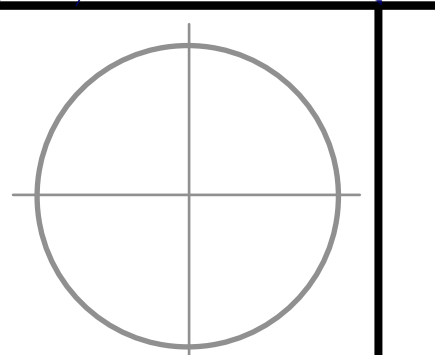


1 MUNICIPAL CENTER FRONT ELEVATION  
SD4

MUNICIPAL CENTER  
EXTERIOR ELEVATIONS

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P. O. Box 22026  
Charleston, SC 29413



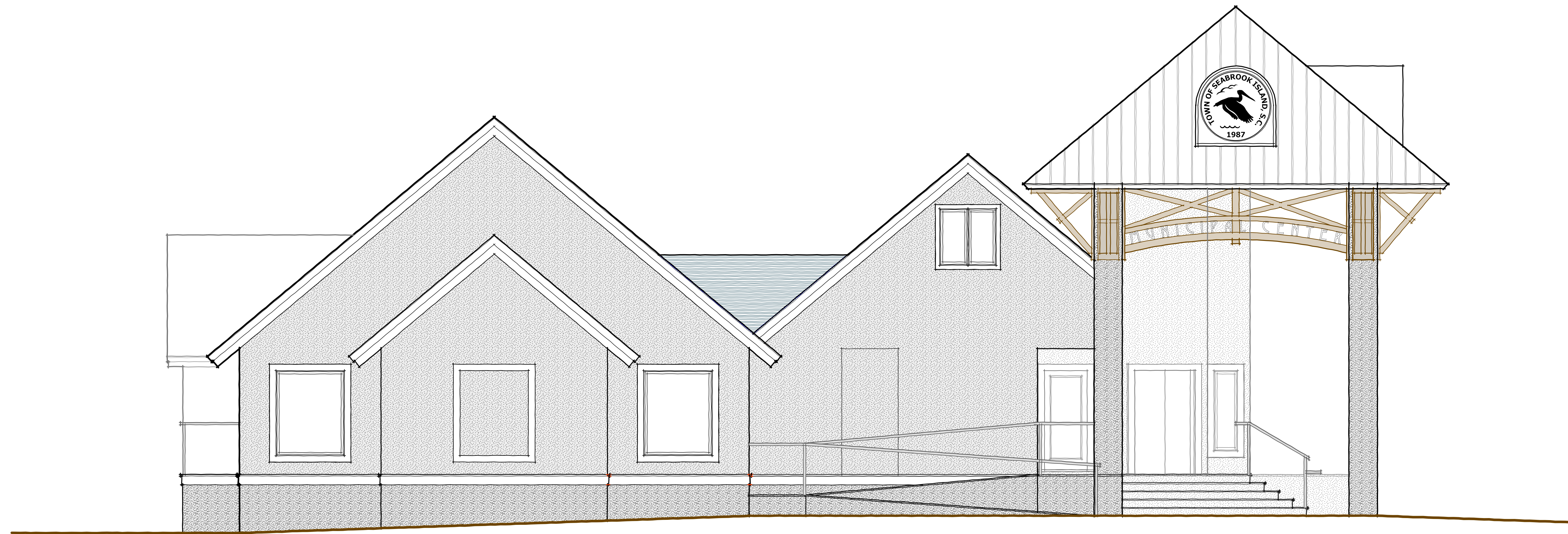
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Scale: 1/4" = 1'-0"	Drawn: MK	Checked: MK
Date: JANUARY 6, 2023	Drawing No.: <b>SD4</b>	
Commission No.: SC 2216		

# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

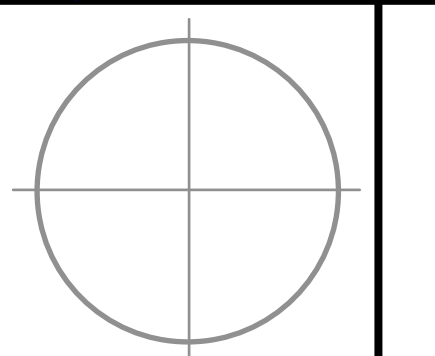
Revisions:



1  
SDS MUNICIPAL CENTER LEFT SIDE ELEVATION

MUNICIPAL CENTER  
EXTERIOR ELEVATIONS

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Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
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Date: JANUARY 6, 2023	Drawing No.:
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Commission No.:	SD5
SC 2216	

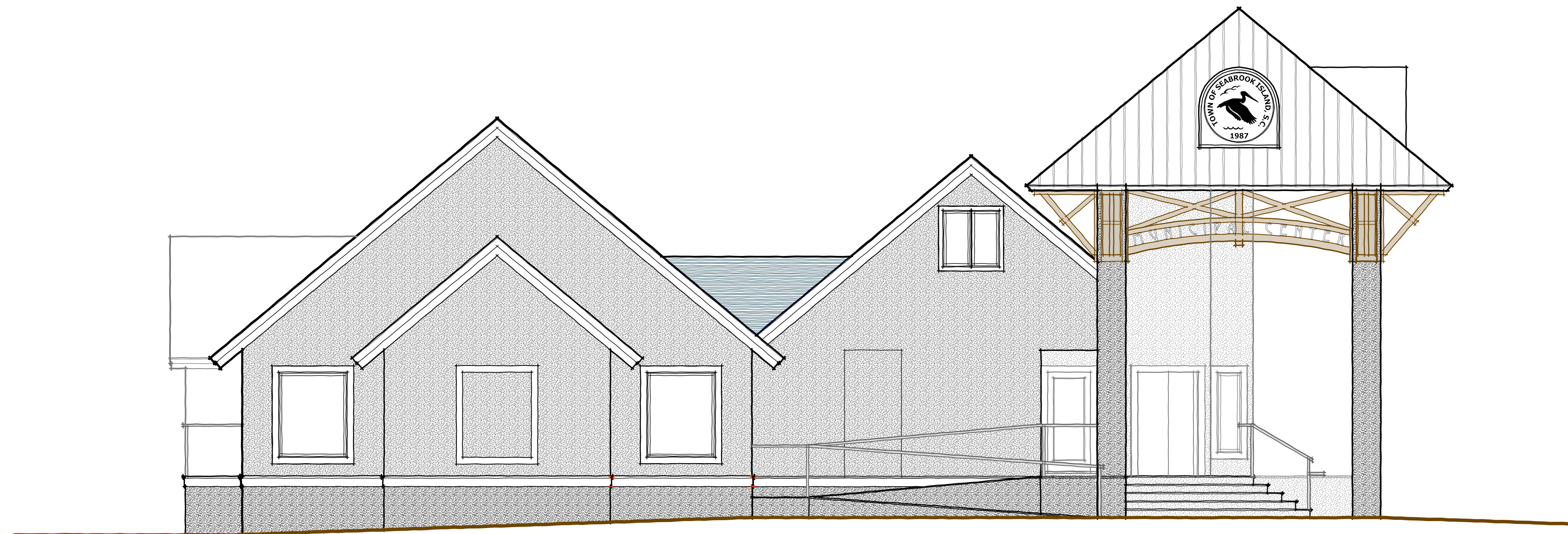
# Seabrook Municipal Center Alterations

Town of Seabrook Island  
2001 Seabrook Island Rd  
Seabrook Island, SC

Revisions:



3 MUNICIPAL CENTER REAR ELEVATION  
SD4a



1 MUNICIPAL CENTER LEFT SIDE ELEVATION  
SD5

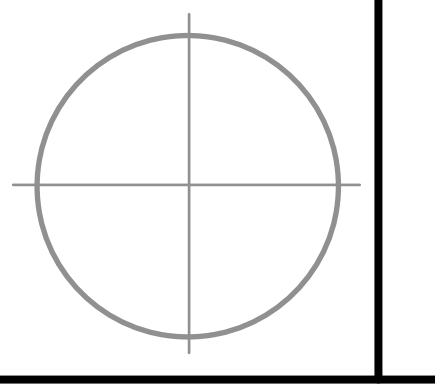


1 MUNICIPAL CENTER FRONT ELEVATION  
SD4a

MUNICIPAL CENTER  
EXTERIOR ELEVATIONS

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Scale: 3/16"=1'-0" Drawn: MK Checked: MK

Date: JANUARY 6, 2023 Drawing No.:

Commission No.: SC 2216

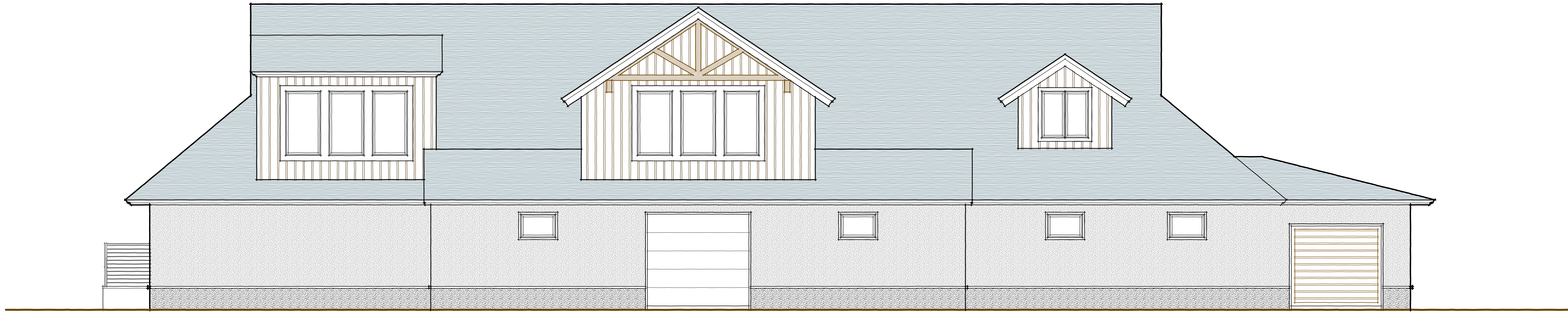
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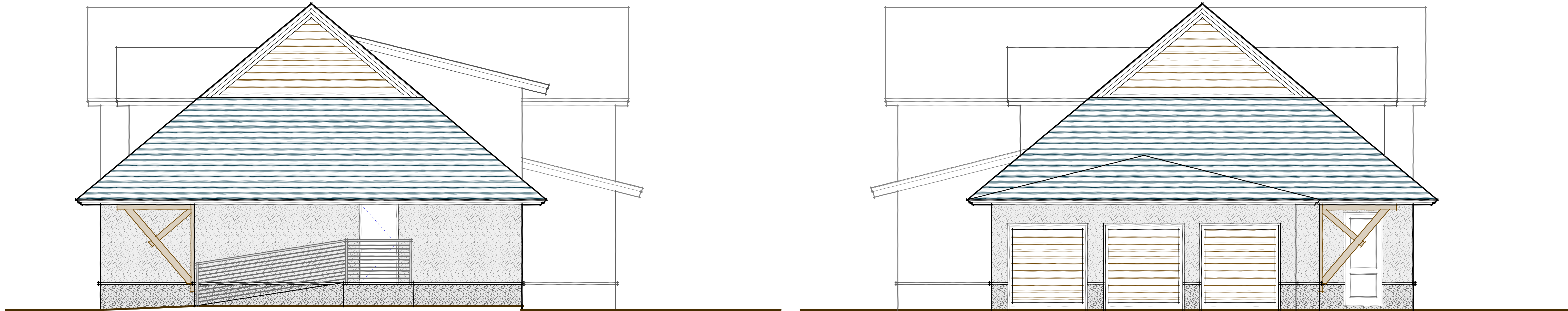
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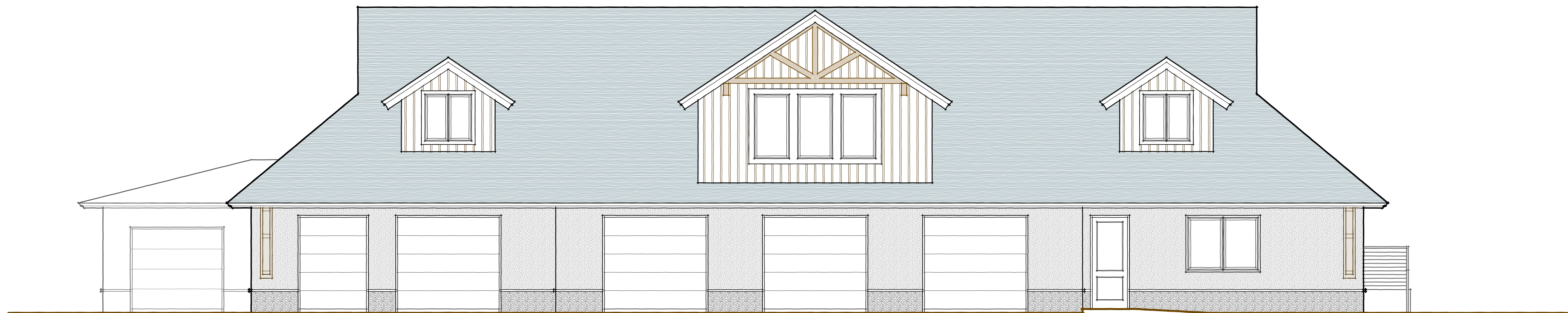


4 MAINTENANCE REAR ELEVATION  
SD6



3 MAINTENANCE RIGHT SIDE ELEVATION  
SD6

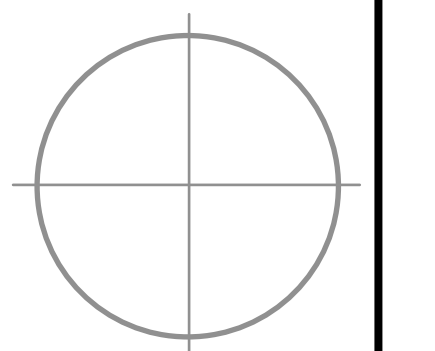
2 MAINTENANCE LEFT SIDE ELEVATION  
SD6



1 MAINTENANCE FRONT ELEVATION  
SD6

MAINTENANCE FACILITY  
EXTERIOR ELEVATIONS

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Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: JANUARY 6, 2023	Drawing No.: <b>SD6</b>	
Commission No.: SC 2216		

## **SEABROOK ISLAND TOWN COUNCIL**

### **STATEMENT IN SUPPORT OF THE SEABROOK ISLAND BIRDERS AND THE SHOREBIRD STEWARD PROGRAM**

**January 24, 2023**

The Seabrook Island Birders (SIB) is an organization composed of local volunteers who are dedicated “to learning, protecting and providing for the well-being of the incredible variety of birds that inhabit Seabrook Island throughout the year.” (*seabrookislandbirders.org*) Included in SIB’s mission is the implementation of a Shorebird Stewardship Program on Seabrook Island’s beaches. The Stewardship Programs is sponsored by the SC Department of Natural Resources, the US Fish and Wildlife Service, and SC Audubon.

The Seabrook Island Town Council applauds these volunteer efforts and recognizes the benefits to the community of the organization’s extensive conservation, research, and educational efforts for the migratory shorebirds, seabirds, and other birds that visit and inhabit Seabrook Island. As such, the Council is pleased to endorse the SIB plan to continue its Shorebird Steward Program on the beach of Seabrook Island in 2023.

With this endorsement, Town Council understands that SIB will operate the on-beach program in accordance with the Town’s beach ordinance and will coordinate activities, including any temporary signage, with the Town Administrator. The Town also understands that the on-beach activities will be focused on, but not exclusively limited to, that area of the beach between Boardwalk 1 and Cap’n Sams Inlet; will be conducted during the migratory and nesting season(s); and that Council will be kept apprised of the progress and impact of those activities.

Further, Council understands and expects SIB’s on-beach educational approach to continue to be passive in that it will encourage residents and visitors to approach the volunteer(s) to “Ask About the Birds” rather than volunteer(s) actively approaching beachgoers. This includes offering electronically transmitted links for photographs and educational materials, and providing ongoing training for SIB volunteers designed to promote shorebird education through positive interactions, and to do with any safety/health protocols that may be warranted (such as were necessary and implemented by SIB for COVID-19 in 2020-2022).

Recognizing that the Shorebird Steward Program often includes research activities by local, academic, and professional scientists, whose work is hindered when birds

are unduly disturbed during study sessions, Council recognizes that researchers may need to request beachgoers to walk around the flocks and to “give the birds space” to facilitate their research. It is acknowledged that stewards and researchers are not responsible or authorized to enforce Town ordinances or federal/state regulations, and that they will report incidents to the Town’s code enforcement officers that they believe are in violation of the Town’s beach ordinance as being harmful to the birds and/or their habitat. Any needed calls to code enforcement will be documented with pictures when possible.

It is expected that in 2023 the Steward Program will continue to expand its data collection to more fully document beach interactions (when information is volunteered by the beachgoers) and will share the information with the Town. Data will include whether the interaction is with a property owner or visitor, age of beachgoer, and whether the interaction was overall positive, negative, or neutral.

Council understands that steward volunteers and associated researchers will be identified by uniform vests or t-shirts, and when appropriate, Town-approved temporary signage.

The Council’s endorsement of the on-beach program, and recognition of research activities, carries with it no obligation for funding. SIB, however, is an organization eligible to apply for a Community Promotion Grant from the Town.

As it did in January 2020, 2021 and 2022, the Seabrook Island Town Council makes this endorsement with thanks to the SIB for establishing the Shorebird Stewardship Program on Seabrook Island and with congratulations for its tremendous success.

This statement was approved by the Town Council for the Town of Seabrook Island on the 24<sup>th</sup> day of January 2023.

---

John Gregg, Mayor