

TOWN OF SEABROOK ISLAND

Town Council Work Session

June 14, 2022



MINUTES

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

Mayor Gregg called the June 14, 2022, Town Council Work Session to order at 1:00PM. Councilwoman Finke and Fox, Councilmen Goldstein (virtual) 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. Mayor John Gregg

- Update concerning proposed Andell West development (Riverstone Properties)

Mayor Gregg summarized the notice from the Town of Kiawah Island concerning delay by the developer in connection with the proposed development to include a new grocery store on a parcel adjacent to FreshFields Village. The notice reflects that the delay is in response to concerns expressed via public comment to the developer's request for a zoning change to the Charleston County Planning Commission. The meeting agenda including the request and public comments is available at:

<https://www.charlestoncounty.org/departments/zoning-planning/planning-agenda/agenda.pdf?v=733>

- Update concerning MUSC donation request

Mayor Gregg reminded members of a meeting had with himself and the Mayor Pro Tem, and a representative of MUSC in December of 2021 concerning the proposed new facility on Seabrook Island Road. At that time, they were provided a schedule of suggested donations associated with naming rights for aspects of the new facility (copies of the schedule have been provided to members). Mayor Gregg noted during a follow-up meeting with the MUSC representative in late April. It was suggested that a donation by the Town could serve to encourage donations by other community organizations as demonstrating support by the Town. Mayor Gregg further noted that he has asked the Community Promotions and Engagement Committee consider the request.

- Update concerning Angel Oak Preserve (improvements at Angel Oak)

Mayor Gregg summarized a meeting had with the director of the Lowcountry Land Trust and was informed that they are planning improvements on land in the vicinity of the Angel Oak to provide enhancements to the experience of visitors to the Angel Oak (members have been provided LLT's announcement of selection of an architectural landscape firm). As the Town has previously applied Greenbelt allocation funding to preservation of Angel Oak, Mayor Gregg provided the information concerning the enhancement plans to Councilwoman Finke who has been looking into potential uses for the Town's Greenbelt funding allocation.

3. Town Council Members:

- **Jeri Finke**

- Charleston County Greenbelt Program Update

Councilwoman Finke summarized the Charleston County Greenbelt Program, and some potential projects can be for the Town of Seabrook Island.

- Questions on tracking business licenses to ensure compliance

Councilwoman Finke inquired how the Town enforces those who are operating in the Town limits without a business license.

Town Administrator Cronin clarified the enforcement process for the Town.

- Questions on enforcing Town's plastic ban

Councilwoman Finke inquired if the Town has been enforcing the plastic ban ordinance as they have been relaxed from the COVID-19 pandemic.

Town Administrator Cronin clarified the enforcement so far from the Town.

- Grant availability for charging stations

Councilwoman Finke discussed obtaining some grants from the state and Berkeley Electric to install charging stations at Town Hall.

Council discussed the funding for this project and how much the potential grant would cover, and if the current amperage for Town Hall would be able to sustain this type of charging station, and where would the stations be placed.

Council discussed the number of LSV's registered to residents and rented.

- Correcting the record regarding the Ordinance 2020-14 and the Short-Term Rental (STR) Ad Hoc Committee Report

Councilwoman Finke clarified some misinformation being circulated around the island about the short-term rental ad hoc committee, the report, and Ordinance 2020-14.

Council clarified the potential amendments to Ordinance 2020-14.

Councilwoman Fox noted the findings from the Long-Range Planning Committee meeting from the Seabrook Island Property Owners Association (SIPOA).

Councilwoman Finke read aloud an email received regarding short-term rentals.

- Reviewing recommendations made in the STR Ad Hoc Committee Report
 - Polling Council Members on recommendations for amending the STR ordinance

Councilwomen Finke and Fox polled each member of Council and discussed the committees' recommendations by line item and how to proceed with the potential amendments.

- Moving forward with complaint portal on Town website

Council discussed the creation of a complaint portal on the Town website.

- Initiating discussions with SIPOA and Club on possibility of establishing one-contact point

Council discussed having one point of contact with SIPOA and the Club and how this would work.

- **Patricia Fox**

Councilwoman Fox updated Council on the most recent communications from the Town, the upcoming Community Promotions and Engagement Committee, and the Long-Range Planning Meeting with SIPOA.

- **Barry Goldstein**

None.

- **Dan Kortvelesy**

Councilman Kortvelesy summarized the spring Disaster Recovery Council (DRC) training exercises held last week.

Councilman Kortvelesy reminded all of Disaster Awareness Day on June 17th at the Town of Kiawah and encouraged new residents to attend.

4. **Town Administrator Joe Cronin**

- Action Items for June 28th Meeting

- o Ord. 2022-04: An ordinance to repeal and replace the Town of Seabrook Island Development Standards Ordinance (“DSO”); to repeal and replace the Town of Seabrook Island Zoning Map; and to repeal conflicting provisions from the Town Code for the Town of Seabrook Island

Town Administrator Cronin noted the Planning Commission recommended to approve Ord. 2022-04 as amended.

- o Town Administrator Cronin updated Council on the number of short-term rentals and business licenses that have been issued for 2022.

Council discussed and clarified the town’s enforcement on short-term rentals that are not compliant.

5. Adjourn

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

The meeting adjourned at 2:44PM.

Date: June 15, 2022

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