

March 19, 2013

The regular meeting of Town Council was held on the above date at 6:00 p.m. at Town Hall, all requirements of the Freedom of Information Act having been satisfied:

Present were: Carl Smith, Mayor
Mike Perkis, Mayor Pro Tem
Hartley Cooper, Councilwoman
Jerry Kaynard, Councilman
Madeleine McGee, Councilwoman
Patrick O'Neil, Councilman
Mary Jane Watson, Councilwoman

Mayor Smith introduced Scout Duncan Levay, who led the Pledge of Allegiance; followed by the prayer by Councilwoman Watson. There were 15 citizens in the audience.

Motion was made by Councilwoman Watson, seconded by Councilman Perkis, to amend the agenda to move the American Red Cross Proclamation before public comment, carried unanimously. Mayor Smith presented the Proclamation to Board member Paula Heinauer; with staff members Mandy Law and Catherine Bibee also present.

Mayor Smith opened the floor for public comment. Rick Graham, 2102 I'on Avenue, represented his parents of 2118 I'on Avenue, who requested a tap on the Middle Street side of their property. His parents received an e-mail stating the tap was denied because the SCDHEC eliminated any flow capacity from the system. However, DHEC told Mr. Graham that it does not regulate individual taps. Councilman Perkis stated he will research this situation and inform him of the results. Mr. Graham also asked why the school sewer will connect at I'on Avenue, but the houses have to wait on the Middle Street sewer line. The reason is gravity – the school flow is to the west, whereas, Mr. Graham and his parents' property flow is to the east. Mr. Graham also asked for clarification of the ordinances regarding payment for the sewer pipe. Councilman Perkis stated the ordinance was recently revised and thought the language had changed regarding that issue, and he will research for clarification.

Councilwoman McGee came to the meeting at 6:10 pm.

I. APPROVAL OF MINUTES

Motion was made by Councilman O'Neil, seconded by Councilwoman Cooper, to approve the Minutes from the Regular Meeting on February 16, 2013 and the Special Meeting on March 2, 2013, carried unanimously.

II. COUNCIL ACTION ITEMS

1. Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to defer First Reading of Ordinance No. 2013-02, An Ordinance to Amend Section 21-20 of the Zoning Ordinance regarding attached structures, carried unanimously.

2. Motion was made by Councilwoman McGee, seconded by Councilman Kaynard, to have First Reading of Ordinance No. 2013-03, An Ordinance for the Sale of Town Owned Real Property in the Town of Sullivan's Island. Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to amend the ordinance to strike the word "immediate" from the fifth paragraph so to read: Now, therefore, be it ordained by the Town of Sullivan's Island, in meeting duly assembled that the following parcels be offered for sale according to the procedure set forth by Code of Ordinances of the Town of Sullivan's Island", carried unanimously. Motion was made by Councilwoman McGee, seconded by Councilwoman Cooper, to approve the motion as amended, carried unanimously.

III. REPORTS AND COMMUNICATIONS

General and New Correspondence – Correspondence was received from Kate Walldorf regarding park bathrooms, Pat Votava and Zan Turvey regarding the St. Patrick's Day activities, and a bound copy of the results from the unanimous survey that was sent to residents. Councilman Kaynard asked Mr. Benke to respond to Miss Walldorf that public restrooms are being considered as part of the new Town Hall.

Attorney Report - no report. Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to amend the agenda to add Executive Session for legal advice about zoning, carried unanimously.

Boards and Commissions – no reports.

Administrator's Report, Mayor Smith.

S.C. State Ethics Commission – All members of Council and appointed staff are reminded by the State Ethics Commission that the Statement of Economics Interest report is due no later than April 15, 2013.

National Park Service – The National Park Service report indicated the economic benefit of the Fort Sumter Group to the area. For 2011, the Superintendent reported 86,837 visitors to Fort Moultrie and approximately 75,000 in 2012. Visitors to Fort Sumter averaged 300,000 for both years.

2013 Municipal Election Ballot – Charleston County Board of Elections and Voter Registration has provided the municipal election ballot for May 2013. The Congressional ballot will be on a separate machine.

Charleston Area Regional Transportation Authority – CARTA has provided a copy of its FY 2012 financial report.

Beach Clean-up Service Project – Scout Josh Darrow of Troop 20 (Mt. Pleasant Presbyterian Church) is a candidate for the BSA Star badge. His leadership project will be to lead a beach sweep on March 23, 2013 between Station 18-1/2 and Station 22 Streets.

St. Patrick's Day Activities – There was a general review of the St. Patrick's Day activities on March 16 and 17, 2013. Chief Howard reported that the crowd's demeanor was the worst he has seen at this

event. Changes he would suggest Council to consider, if the special event permit is approved, is to make the celebration shorter, determine how to eliminate glass bottles (people bringing in, and/or possibly purchasing at the nearby gas station), consider concerns about dogs, and have more portable toilets. The original plan was to not close off Station 22-1/2 on Sunday; however, they made the decision to close it based on Saturday's crowd. The crowd on Sunday did seem to be more family-oriented. Councilwoman Watson reported that the children's activities at the park went very well, and approximately 250 people were there. Staff will meet to further discuss the events.

Ways and Means Committee, Councilman Perkis. Monthly report rendered. Points of interest for the February financial report included over \$4,500 in repairs were made to the ladder truck and some smaller repairs to Engine 2 to exceed the vehicle repair account budget. Other expenses were as expected. Revenue from business licenses and building permits combined are still exceeding revenue as of this time last year by a considerable amount. The draft FY14 budget has been distributed to Council and a budget workshop will be held during the April Council Workshop on April 8, 2013.

Personnel Committee, Councilman Kaynard. Monthly report rendered. The interviews for the Zoning Administrator position have been completed; the Personnel Committee will schedule a meeting before the April 8th Committee Workshop to review.

Water and Sewer Committee, Councilman Perkis. Monthly reports rendered. The waterline replacement project between Station 20-1/2 Street and Station 22 Street which began during the second week of January is now complete. The Water and Sewer Committee met at 5:30pm today before the Council meeting to discuss the Building and Construction Committee's recommendation to approve a special request by the Charleston County School District for more than one sanitary sewer connection for the new school. Section 18-10 of the Town Code does not allow more than one sanitary sewer connection except by special permit from the Water and Sewer Committee. In the meeting today, the Committee passed a motion to allow the special permit. The motion read: The Town of Sullivan's Island Water and Sewer Committee agree to provide a special permit to Charleston County School District for relief from Section 18-10 of the Town's Sewer Ordinance to allow for more than one building sanitary sewer line with the stipulation that all other conditions of the Town's Water and Sewer Ordinance must be met, and the Charleston County School District agrees to be responsible for the maintenance of the sanitary sewer line from the manhole on I'on Avenue to the school building.

Building and Construction Committee, Councilwoman Cooper. Monthly report rendered. The Building and Construction Committee met on March 12, 2013. The Committee was presented a concern of the sewer system of the new Sullivan's Island Elementary School by Jerry English and Danny Forsberg. The Committee agreed to approve the plan and recommend to the Water and Sewer Committee to make an exception for a special permit. The Committee also reviewed the RFQ's for the Town Hall Architect, and recommended to Council the companies of Creech & Associates, McMillan Pazdan Smith, and Stubbs Muldrow Herin; and to eliminate Glick Boehm, Stewart Cooper Newell, Thomas & Denzinger, and

WGM. The Committee asked for Council members to inform them if they recommend to interview one of the companies eliminated. A meeting will be scheduled to interview the companies.

Fire Committee, Mayor Smith. Monthly report rendered. No new activity to report.

Recreation Committee, Councilwoman Watson.

St. Patrick's Day – The activities were previously discussed in the meeting.

Fourth of July - She is discussing the fireworks with the vendor. She will be unavailable for the celebration, and needs volunteers to help.

Commercial Activity on Town Property - Commercial activity can be allowed in the park, but businesses have to have a business license and liability policy. The beach is completely off limits per the Zoning Ordinance, and the RC-1 area by deed restriction is a contractual obligation with the Land Trust. Attorney Dodds stated Council could pass an ordinance to prohibit commercial and/or indirect commercial activity; businesses cannot be ticketed under the Land Trust deed. The Real Estate Committee will meet to further discuss and recommend to Council what to send to the Planning Commission for their review.

IOP Recreation Department – Isle of Palms Town Council will allow Sullivan's Island residents to register for all sports activities (e.g. basketball, baseball, soccer, etc.) at the same time IOP residents register; however, non-resident fees still apply. Summer camps and after school programs are excluded from this offer.

Real Estate Committee, Councilman O'Neil.

Planning Commission Review of Comprehensive Plan – The Planning Commission continues its review of the Comprehensive Plan.

Planning Commission Residency – The Planning Commission has suggested that Council review Section 17-3 of the Code to address a residency requirement for Planning Commission members. This will be discussed at the next Real Estate Committee meeting.

Station 16 Street Urban Greenbelt - Sketches by Jeff Jackson of the boardwalk and nature trail were distributed. Mr. Jackson will present these at the April 8th meeting. After discussion, **motion was made by Councilman O'Neil, seconded by Councilman Kaynard, for Council to authorize the Town Administrator to engage with Jeff Jackson to carry out a program of removing invasive exotic plants from the area of the nature trail after Council has had a chance to review his plan that he will present at the Committee Workshop, carried unanimously.**

Raven Drive Update – A variance request will be submitted by the Town to the Board of Zoning Appeals for the May meeting.

Police Committee, Mayor Smith. Monthly report rendered. The St. Patrick's Day overview was discussed earlier in the meeting. A Police Committee meeting will be scheduled to discuss plans and schedules for the summer.

Streets and Maintenance Committee, Councilwoman McGee. No new activity to report.

Motion was made by Councilman O'Neil, seconded by Councilwoman Watson, to go into Executive Session for legal advice regarding zoning at 8:00pm, carried unanimously.

Motion was made by Councilman Perkis, seconded by Councilwoman Watson, to come out of Executive Session at 8:30 pm, carried unanimously.

Motion was made by Councilman O'Neil, seconded by Councilwoman Watson, to ask the Planning Commission to investigate and hold a Public Hearing on the possibility of establishing a new zoning category which would permit multi-family residential use of certain historic buildings within the Ft. Moultrie Quartermaster and Support Facilities National Register Historic District providing that the building be listed to contributing to the National Register District and that it contain at least 5,000 square feet of interior space; that any resulting residential units be no smaller than 2,000 square feet; that there be no more than 3 residential units within a single structure; and provided that the original historic purpose of the structure was not single family residential.

Motion was made by Councilman Kaynard, seconded by Councilman Perkis, to amend the motion to read "multiple single family dwelling units" instead of "multi-family residential" and "Overlay District of the Ft. Moultrie Quartermaster and Support Facilities National Register Historic District" instead of just "Ft. Moultrie Quartermaster and Support Facilities National Historic District," carried unanimously.


Motion, as amended, carried unanimously.

Final motion read:

to ask the Planning Commission to investigate and hold a Public Hearing on the possibility of establishing a new zoning category which would permit multiple single family dwelling units of certain historic buildings within the Overlay District of the Ft. Moultrie Quartermaster and Support Facilities National Register Historic District, providing that the building be listed to contributing to the National Register District and that it contain at least 5,000 square feet of interior space; that any resulting residential units be no smaller than 2,000 square feet; that there be no more than 3 residential units within a single structure; and provided that the original historic purpose of the structure was not single family residential.

Motion was made by Councilwoman Watson, seconded by Councilman Perkis to adjourn at 8:35 pm, carried unanimously.

Respectfully submitted,


Ellen Miller