

July 15, 2014

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: Mike Perkis, Mayor  
Jerry Kaynard, Mayor Pro Tem  
Chauncey Clark, Councilman  
Hartley Cooper, Councilwoman  
Susan Middaugh, Councilwoman  
Pat O'Neil, Councilman  
Absent: Councilwoman Watson  
Town Attorney Larry Dodds

Mayor Perkis led the Pledge of Allegiance, followed by a prayer by Councilman Clark. Residents and one member of the media filled Town Hall.

Mayor Perkis introduced the first agenda item as the presentation of a Proclamation observing William (Bill) H. Lewis Day in the Town of Sullivan's Island. He continued that Mr. Lewis, as Chief Operating Officer of Capital Projects for Charleston County School District, did an excellent job during the planning and building of the new Sullivan's Island Elementary School. After the presentation by Mayor Perkis and Councilman Kaynard, Mr. Lewis expressed his appreciation of the tremendous leadership of the Town with this project.

**I. FORMAT** – Mayor Perkis opened the floor for comments.

Pete Richardson, 2820 Jasper, stated that a series of Planning Commission proposals have been to keep the island a family place. His concern is the traffic already on the island, and that Council may not have a good sense of who is for and against the restaurants.

Mark Howard, 1820 Central Avenue, questioned why access to the community dock is blocked due to construction. Water & Sewer Manager Gress stated the vendor placed the dirt there by mistake and it is being moved. Mr. Howard also asked for an update regarding the Accreted Land lawsuit. Mayor Perkis stated there is court-ordered mediation scheduled for next Thursday.

Wayne Guckenburger, 2105 Pettigrew, asked who was representing the Town at mediation, and how were they chosen. Mayor Perkis stated he, Councilman O'Neil and Councilwoman Watson would represent Council at mediation, but any decisions will be made by the entire Council.

Buff Ross, 2820 Atlantic, urged Council to support the coffee shop ordinance.

Karen Byko, 2901 Jasper, stated she has lived on Sullivan's Island for two years, and the local business community is one item that attracted them to the Island. She approves the coffee shop ordinance as written.

Chuck Galis, 1812 Back Street, stated at this point there are two primary objectives of the proposed coffee shop ordinance, neither of which is driven by sound land use practices. The bottom line should be for Council to return this to the Planning Commission so that all interested parties can work reasonably together to present Town Council with a win-win solution.

Sarah Church, 2215 I'on Avenue, stated she lives near the commercial district and supports the coffee shop ordinance.

Mike Coles, 2662 Middle St., stated Town Council should support the coffee shop ordinance.

Rita Langley, 1618 Middle Street, stated she is in favor of the coffee shop ordinance but believed the percentage of alcohol sales allowed should be reduced.

Todd Abedon, 1658 Thompson, stated the vehicular traffic is not going to places like coffee shops. The coffee shops are for locals who walk, bike, or golf cart – truly for locals. He urged Council to pass the ordinance as written.

Drew Harris, owner of Café Medley, stated small, local governments are able to respond to the public and the needs that are discovered along the way. One item he believed was discovered -- the ability for on-site consumption that is not a restaurant-- was why there is a text amendment right now. There was basically a moratorium on on-site dining for consumption of food or beverage in the entire business district. The reality is that only full service restaurants that already existed or take-out only would be allowed. He believed this text amendment would allow for the creation of a very limited amount of businesses with highly regulated limitations.

Marie Louise Ramsdale, 3122 I'on Avenue, stated the Mount Pleasant residents create the traffic. The coffee shop ordinance is for locals and the parking problem does not relate to this ordinance. She enjoys that the owners of Café Medley and The Coop know the local residents and their children.

## **II. COUNCIL ACTION ITEMS**

**1. Motion was made by Councilman Kaynard, seconded by Councilman Clark, to approve the Minutes from the June 17, 2014 Special Council meeting; June 17, 2014 Regular Council meeting; July 7, 2014 Special Council meeting and July 10, 2014 Special Council meeting, carried unanimously.**

**2. Motion was made by Councilman Kaynard, seconded by Councilman Clark, to adopt the Resolution Accepting the Bid Proposal from Arcadis US, Inc. for the Sewer Rehabilitation Project, carried unanimously.**

**3. Motion was made by Councilman Clark, seconded by Councilwoman Cooper, to have First Reading of Ordinance No. 2014-08, An Ordinance to Amend Zoning Ordinances Regarding Eating Establishments Within the Community Commercial District ("coffee shop" ordinance), carried by a vote of 5-0, with Councilman Kaynard recusing himself from this action. A Statement of Potential Conflict was submitted by Councilman Kaynard, and is included as Exhibit 1 in these Minutes. Councilman O'Neil stated that this ordinance will be discussed at the August Council Workshop; and could possibly be placed on the August Regular Council Meeting agenda for Second Reading and Ratification.**

**4. Motion was made by Councilman Kaynard, seconded by Councilman O'Neil, to have First Reading of Ordinance No. 2014-09, An Ordinance for the Sale of Town Lot 4/Block 12, TMS 529-12-00-037, carried unanimously. The Ordinance will be placed on a Special Council Meeting agenda for August 4, 2014 before the regularly scheduled Council Workshop.**

**5. Motion was made by Councilman O'Neil, seconded by Councilman Clark, to have Second Reading and Ratification of Ordinance No. 2014-05, An Ordinance to Adopt Amendments to the 2008 Comprehensive Plan as in the Plan dated June 17, 2014, carried unanimously. Mayor Perkis expressed his appreciation to the Planning Commission for their hard work on this project.**

**6. Motion was made by Councilman O'Neil, seconded by Councilman Kaynard, to defer Second Reading and Ratification of Ordinance No. 2013-09, An Ordinance Amending Section 14-25 of the Code of Ordinances for the Town of Sullivan's Island to Revise Franchise Fees for Filming, Video Taping, and Still Photography for Commercial Purposes; and, to Add Language Prohibiting Filming of Any Type within the RC-1/RC-2 Zoning Districts or on the Beach, carried unanimously. Councilman O'Neil stated he and Administrator Benke continue to work on this ordinance language.**

### **III. REPORTS AND COMMUNICATIONS**

**1. General and New Correspondence** – Correspondence was received from Mary Pringle notifying the discovery of a loggerhead nest on Sullivan's Island; Marie Louise Ramsdale supporting the coffee shop ordinance; the National Park Service regarding activities for Lighthouse Day on August 7<sup>th</sup>, and a letter of appreciation from Michael McInerney for the Fire Department's recent assistance.

**2. Attorney Report** - No report.

**3. Boards and Commissions** – Mayor Perkis stated applications for seats to the Planning Commission, Design Review Board, and Municipal Election Commission are due by noon on July 31, 2014.

**Planning Commission** – Zoning Administrator Joe Henderson reported he is reviewing the Land Use Table to track the goals and objectives of the Comprehensive Plan.

Council agreed to move the Public Facilities Committee as the first Committee to report, so a presentation could be made to Council regarding a citizen-initiated beautification project.

### **IV. COMMITTEE REPORTS**

**Public Facilities Committee** – Councilwoman Cooper. Monthly report rendered.

Rusty Bennett, 3124 Marshall Blvd., stated two years ago discussion began to develop an aesthetically pleasing entrance to the Island. The new bike path on the causeway has renewed that interest. He stated one idea they wanted to present to Council was a new entrance sign which could also incorporate a tide clock. The funds of approximately \$20,000 would be raised by them. He stated residents Scott Parker, Peter McGee, and Laurie Ulmer were willing to work on this project. Mr. Scott Parker began his presentation. He stated there are three categories for discussion for the entrance from the causeway:

1. Sign – Signage is challenging, and they recommend an expert professional. An electronic sign would especially be challenging. He introduced Peter McGee to discuss the tide clock. Mr. McGee stated he considered placing the tide clock on the bridge but it would involve the DOT, so he decided against that option. A tide clock could be placed on a sign where the current sign is located. There is one tide clock in Mt. Pleasant that is located at the Mason Law firm building next to Shem Creek.

2. Landscape – Sweetgrass has been planted on the side of the bike path; perhaps sweetgrass could be placed on the other side. Palmetto trees could be planted to help hide the telephone poles, and a mechanical system to irrigate would not be needed. A ground cover such as a meadow could possibly be used.

3. Lane adjustments – Portions of the turn lane could be planted, such as the triangle at Station 18. This would better define the turn lanes, and slow the traffic coming onto the island. This would also involve the SCDOT, but would be worth investigating.

After the presentation, Council agreed for the group to continue researching this project, and bring ideas back to Council. Councilwoman Cooper suggested also considering beautification to the Isle of Palms entrance to the island. Mr. Bennett stated they would first like to proceed with the causeway entrance, and could pursue the other entrance at a later date if desired.

**Finance Committee – Mayor Perkis. Monthly report rendered. Motion was made by Mayor Perkis, seconded by Councilman Kaynard, to approve the Finance Committee minutes from July 10, 2014, carried unanimously.** Comptroller Blanton reported that the auditors would be at the office beginning August 4, 2014 for the annual audit.

**Public Safety Committee – Councilman Clark. Monthly reports rendered. Councilman Clark reported the Committee received and evaluated the bids for the new ladder truck. The next step is to release the contract, and it will take 10-12 months to build the truck. Motion was made by Councilman Clark, seconded by Councilman O’Neil, that the Public Safety Committee recommends to Town Council to accept the proposal from E1 for the ladder truck, and for staff to present the contract to Council for approval, carried unanimously.**

Managed Parking - Administrator Benke stated that the Isle of Palms will be ready for managed parking by the summer of 2015. If that occurs, Sullivan’s Island will get a volume of visitors who do not want to pay to park. Council had discussed managed parking 6-7 years ago; however, there were hurdles such as SCDOT requiring right-of-way improvement for parking places, and infrastructure for customer payments. Now the DOT is more open to local management of parking areas, including managed parking and charging for parking. Technology has enabled a customer to pay by smartphone and enter its license tag number. The tag number is in a database, and the police officer rides by with a camera with optical character recognition to determine if the customer has paid to park. Administrator Benke will talk again with Isle of Palms staff and consultant and bring information to Council.

**Water and Sewer Committee – Councilwoman Middaugh. Monthly reports rendered. Motion was made by Councilwoman Middaugh, seconded by Councilman Clark, to approve the Water and Sewer Committee minutes from June 17, 2014, carried by a vote of 2-0 (Councilman Kaynard abstained because he was not at that meeting).** Councilwoman Middaugh reported that there is a new matter pending for the possible renegotiation of the Charleston Water and Sewer contract. This item will be moved to an Action Item at the next meeting.

**Administration Committee – Councilman Kaynard. Monthly report rendered. Councilman Kaynard reported that Jack Looney with the Water and Sewer department had achieved DHEC Class “C” License for Biological Wastewater Operator, and will receive the recommended salary adjustment to scale.**

**Land Use and Natural Resources Committee – Councilman O’Neil. Monthly report rendered.**  
Trolley Bridge Access Trail Project – Eagle Scout Candidate and Island resident Simon Lancto

received permission from the East Cooper Land Trust Board and Council for a project to improve the access to the Old Bridge. Administrator Benke will contact Mr. Lancto regarding the project.

Community Rating System – Councilman O’Neil reported that in order to qualify for additional points with the Community Rating System to keep the Island’s flood insurance cost low, at least one community volunteer is needed to review public documentation. Council approved for Mr. Robinson to proceed with locating volunteer(s) to serve in this capacity.

**Recreation Committee** – Councilwoman Middaugh for Councilwoman Watson.

Councilwoman Middaugh reported the Committee had not had another meeting; therefore there was no new information to report. Councilman O’Neil asked for clarification on the engineering study of the mound. He stated that residents had heard lights were to be placed on top of the mound.

Councilwoman Middaugh clarified that she had asked in an earlier meeting whether electricity would be put on the mound for the Round on the Mound annual event. Councilwoman Watson had responded to her that a generator is used for that one event, and there was no intent to install electricity on the mound. Someone must have misunderstood what was said at that earlier meeting.

**Motion was made by Councilman Clark, seconded by Councilwoman Middaugh, to adjourn at 7:40 pm., carried unanimously.**

Respectfully submitted,



Ellen Miller