TOWN OF AWENDAW

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843.928.3100 | www.townofawendawsc.org
townadministrator@townofawendawsc.org
Katharine Watkins | *Town Administrator*
Donna F. Steed| *Clerk/Treasurer*

Town of Awendaw
South Carolina
SETTLED 1696

Chris Crolley | *Mayor*

Town Council
Paul Brown | Wendy Helms
Grace Gasper | Rodney Porcher
Kent Prause | John Timmons

Agenda for the Awendaw Town Council Public Hearing
Thursday, April 2, 2026
6:30 PM

1. **Call to Order –**

   At 6:30pm, Mayor Chris Crolley called the Public Hering to order.

2. **Roll Call –**

   Mayor Chris Crolley, Councilwoman Wendy Helms, Councilwoman Grace Gasper, Councilman Paul Brown, Councilman Kent Prause were all present. Town Staff present included Town Administrator Katherine Watkins, Town Planning Clerk Takeya White and Town Attorney Chloe Satzer. Councilman John Timmons joined the meeting at 7:04 pm. Councilman Rodney Porcher was absent.

3. **Invocation – [Time Stamp: 0:51 / 41:32]**

   Mayor Crolley introduced Pastor Chris Hamil, ex Pastor of Seewee Bay Baptist Church, who prayed for the Town of Awendaw and led the invocation.

4. **Pledge of Allegiance –**

   After the invocation, Mayor Crolley led all to recite the pledge of Allegiance.

5. **Civility Pledge –**

   The Civility Pledge was read by Councilman Paul Brown

6. **Approval of the April Public Hearing Agenda – [Time Stamp: 4:21 / 41:32]**

   Upon moving on to Agenda item #6, Mayor Crolley entertained a motion to approve the April Public Hearing agenda.

   Motion: To approve the April Public Hearing Agenda
   Posed By: Councilman Kent Prause
   Second: Councilwoman Wendy Helms
   Vote: Unanimous Approval *(All in favor)*

   After the vote, Mayor Crolley opened the public hearing and entertained public comments on each item below.

7. **Open Public Hearing for the following Items:**

APPROVED

4 members of the public wished to speak and gave their public commentary.

a. Ordinance 2026-04: An ordinance to amend Chapter 153, Zoning Code, Tree Preservation Requirements Division, Subsection 153.195 and 153.196, to restructure the review, mitigation, and site restoration process for the removal of protected trees.

1. *Susan Cox – 6209 Rudder Lane – in favor of Ordinance 2026-04*
2. *Andrea Frazier – 7854 Gull Bay Drive – in favor of Ordinance 2026-04*
3. *John Brubaker – 600 Flatfield Farm Road – in favor of Ordinance 2026-04*
4. *Susan Cox (again) – 6209 Rudder Lane – in favor of Ordinance 2026-04*

After hearing all public comments on Ordinance 2026-04, Mayor Crolley moved on and opened public hearing on Ordinance 2026-05. 3 members of the public wished to speak and gave their public commentary.

b. Ordinance 2026-05: An ordinance of the Town of Awendaw, South Carolina, to amend Title XV: Land Usage, Chapter 153: Zoning Code, Subdivision Regulations Division, Section 153.305 Water and Sewage Disposal of the Code of the Town of Awendaw. **[Time Stamp: 11:18 /41:32]**

1. *Kensy Poole – 1423 Fairfield Avenue (staff attorney with the SC Law Project) – in favor of Ordinance 2026-05, but recommended postponing 2nd reading until it was fleshed out more.*
2. *Andrew Wanderley – Charleston Water Keeper – in favor of Ordinance 2026-05 but recommended a short pause to work out the details.*
3. *John Brubaker – 600 Flatfield Farm Road – in favor of Ordinance 2026-05, but feels the town needs more support and knowledge from a professional*

After hearing all public comments on Ordinance 2026-05, Mayor Crolley moved on to Ordinance 2026-06. 4 members of the public wished to speak and gave their public commentary.

c. Ordinance 2026-06: An Ordinance of the Town of Awendaw, South Carolina, to Amend Title XV: Land Usage, Chapter 153: Zoning Code, General Provisions of the Code of the Town of Awendaw, South Carolina, by Amending Section 153.009 Definitions, adopting a new Section 153.065 Lighting Regulations, along with new Sections 153.066 through 153.070 thereto, providing for New Lighting Regulations. **[Time Stamp: 20:40 /41:32]**

1. *John Brubaker – 600 Flatfield Farm Road – not in favor of Ordinance 2026-05, and recommended deferral.*
2. *Susan Cox (again)* – 6209 Rudder Lane – in favor of Ordinance 2026-06, but not in favor of the current draft of Ordinance 2026-04 (also submitted written public comments)*
3. *Charles Morrow* – 6155 Caravelle Court - submitted written public comments & also spoke in person; is opposed to Ordinance 2026-06, but in favor of the Dark Sky initiative*

APPROVED

**SEE ADDENDUM*

After hearing all public comments on Ordinance 2026-06, Mayor Crolley moved on to Ordinance 2026-07. 6 members of the public wished to speak and gave their public commentary.

c. Ordinance 2026-07: An Ordinance of the Town of Awendaw, South Carolina, to Amend Title XV: Land Usage, Chapter 153: Zoning Code, Wetlands and Waterways Setbacks Division of the Code of the Town of Awendaw, South Carolina, by renaming the Division thereof to Wetlands Protection and repealing the Existing Section 153.225 thereto and adding a New Section 153.225, along with New Sections 153.226 through 153.238 thereto, Providing for the Protection of Tidal and Freshwater Wetlands, and all Effected Sections for Clarity; Section 153.009 Definitions to Include Proposed Definitions, Section 153.025 through 153.032 "Description of Zoning Districts" to reference the Wetlands Standards.

1. *Tucker Blythe – ~~Opposed to~~ In Favor of Ordinance 2026-07 (Amended as directed at 5.7.2026 TC Regular Meeting)*
2. *Kensy Poole – 1423 Fairfield Avenue (staff attorney with the SC Law Project) – in favor of Ordinance 2026-07, but recommended a few purposeful amendments*
3. *John Brubaker – 600 Flatfield Farm Road – would like the Ordinance to be deferred while more professional input is considered*
4. *Susan Cox – 6209 Rudder Lane - recommended going back to the original SCLEP version*
5. *Andrea Frazier – 7854 Gull Bay Drive – recommended going back to the original SCLEP version*
6. *Kristin Mackin – 8675 Doar Road – would like a study to be done to see how many existing residents would be affected by the Wetlands Ordinance.(Amended as directed at 5.7.2026 TC Regular Meeting)*

After hearing all public comments on Ordinance 2026-07, Mayor Crolley moved on to agenda item e., Ordinance 2026-10.

d. Ordinance 2026-10: An ordinance of the Town of Awendaw, South Carolina, to amend Title XV: Land Usage, Chapter 153: Zoning Code, General Provisions of the Code of the Town of Awendaw, South Carolina, by Amending Section 153.009 Definitions**,** adopting a new Section 153.051 Vested Rights, along with new Sections 152.052 through 153.060 thereto, providing for vested rights ordinance and procedure. **[Time Stamp: 37:48 /41:32]**

There were no public comments.

Hearing no comments, Mayor Crolley moved on to agenda item f., Ordinance 2026-11 and entertained any public comments. One (1) member of the public wished to give commentary.

f. Ordinance 2026-11: An ordinance of The Town of Awendaw, South Carolina, to amend Title XV: Land Usage, Chapter 153: Zoning Code, Section 153.009 Definitions to include a definition of "Structure."

1. *Allen Rioux – 7849 Gull Bay Drive – he would like to know if the online public comments were received and requested that they be read into the record.*

APPROVED

Town Administrator, Katherine Watkins, responded by letting the public know that all public comments that were written or submitted online were given to Town Council in their packets. After hearing no other requests from the public, Mayor Crolley entertained a motion to close the public hearing.

8. **Close Public Hearing –**

Motion: To close the public hearing.
Posed By: Councilwoman Wendy Helms
Second: Councilman Kent Prause
Vote: Unanimous Approval

After public hearing was closed, the mayor entertained a motion to adjourn.

9. **Adjournment**

Motion: To adjourn.
Posed By: Councilman Kent Prause
Second: Councilwoman Wendy Helms
Vote: Unanimous Approval

Notice of Meeting: In accordance with the SC Code of Laws, 1976, Section 30-4-80(d), as amended, the following have been notified of the time, date, place, and agenda of this meeting. The agenda was posted on the bulletin board at Town Hall prior to the meeting.

Public Hearing ended at 7:15pm

DRAFT Minutes Respectfully submitted on Tuesday, April 21st, 2026, by Takeya White

Final Approval Date: 5.7.2026 ***(Approved as Amended)*** *Electronic Signature: Takeya White, CMC*

Note: These meeting minutes are not verbatim. To watch the full meeting video, please visit the town's YouTube channel: https://www.youtube.com/@TownOfAwendaw.

APPROVED

TOWN COUNCIL PUBLIC HEARING ADDENDUM

APRIL 2nd, 2026

- *EXHIBIT A – WRITTEN PUBLIC COMMENTS – MR. CHARLES MORROW – 6155 CARAVELLE COURT, AWENDAW, SC*
- *EXHIBIT B – WRITTEN PUBLIC COMMENTS – MRS. SUSAN COX – 6209 RUDDER LANE, AWENDAW, SC*

APPROVED

EXHIBIT A

Outlook

Fw: New Form Entry: Public Comment Ord. 2026-06

From Town Administrator <townadministrator@townofawendawsc.org>
Date Tue 4/21/2026 10:45 AM
To Takeya White <planningclerk@townofawendawsc.org>

Katharine Watkins, MPA
Town Administrator
Town of Awendaw, SC
Email: townadministrator@townofawendawsc.org
Cell Phone: (843) 224-7159
Office: (843) 928-3100
Office Hours: Monday - Thursday 8:00 AM to 5:00 PM
www.townofawendawsc.org

From: no-reply@weebly.com <no-reply@weebly.com>
Sent: Thursday, March 26, 2026 2:39 PM
To: Town Administrator <townadministrator@townofawendawsc.org>
Subject: New Form Entry: Public Comment Ord. 2026-06

You've just received a new submission to your Public Comment Ord. 2026-06.
Mark as Spam

Submitted Information:

Do you support the approval of Ord. 2026-06?.In Favor
1

Do you support the approval of Ord. 2026-06?.Opposed
1

APPROVED

Name
Charles Mauro

Email
[redacted]

Comment
I am generally in favor of decreasing light pollution, however- more guidance should be provided for landscape lighting, specifically focal, low-intensity foliage illumination.

For example:- Tree uplighting, which is used specifically to illuminate individual trees on a residential lot. Each light source shall not exceed 3000 Kelvin and shall be as close to the tree as possible. The light fixture as designed and installed shall be as close
to the tree as possible, must project all its light above the horizontal plane, and be aimed directly at the a specific tree in a way to minimize light trespass and sky illumination.

APPROVED

EXHIBIT B

Outlook

Fw: New Form Entry: Public Comment Ord. 2026-06

From Town Administrator <townadministrator@townofawendawsc.org>
Date Tue 4/21/2026 10:45 AM
To Takeya White <planningclerk@townofawendawsc.org>

Katharine Watkins, MPA
Town Administrator
Town of Awendaw, SC
Email: townadministrator@townofawendawsc.org
Cell Phone: (843) 224-7159
Office: (843) 928-3100
Office Hours: Monday - Thursday 8:00 AM to 5:00 PM
www.townofawendawsc.org

From: no-reply@weebly.com <no-reply@weebly.com>
Sent: Friday, March 20, 2026 5:15 PM
To: Town Administrator <townadministrator@townofawendawsc.org>
Subject: New Form Entry: Public Comment Ord. 2026-06

You've just received a new submission to your Public Comment Ord. 2026-06.
Mark as Spam

Submitted Information:

Do you support the approval of Ord. 2026-06?.In Favor
1

Name
SUSAN COX

APPROVED

Email
[redacted]

Comment
In order to protect migrating birds, the health of humans and other animals, light pollution must be addressed.I am in favor of limits on outdoor lighting. This is not Mt Pleasant. To protect the rural nature of our town, this is imperative.

APPROVED