

Planning Commission Regular Meeting

January 14, 2026 @ 1:30 PM

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



AGENDA

CALL TO ORDER, ROLL CALL, AND FOIA STATEMENT

NEW BUSINESS ITEMS

- Election of Chair and Vice-Chair

APPROVAL OF MINUTES

December 11, 2024

- Planning Commission Regular Meeting

ITEMS FOR INFORMATION/DISCUSSION

Potential 2026

Agenda Items

- Discussion of Upcoming Rezoning and/or Annexation Requests

COMMITTEE COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting

December 11, 2024 @ 1:30 PM

[View Meeting on YouTube](#)

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2001 Seabrook Island Road
Seabrook Island, SC 29455



MINUTES

CALL TO ORDER

Chairman Hund called the meeting to order at 1:32 pm.

ROLL CALL

Commissioners Present: Thomas J. Hund; Chairman, Commissioners Mary Jo Manning, Jim Newton, George Fink, and Stan Ullner.

Town Staff Present: Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), and Peter Wiggins (Town Clerk).

FOIA STATEMENT

The Town Clerk confirmed that the meeting was advertised in compliance with the requirements of the South Carolina Freedom of Information Act. Agendas were posted and furnished to news media and all others requesting notification.

APPROVAL OF MINUTES

November 13, 2024

Commissioner Newton motioned to approve the minutes of November 13, 2024, seconded by Commissioner Ullner.

Commissioner Newton's motion was APPROVED unanimously.

NEW BUSINESS ITEMS

Ordinance 2024-06

Mr. Newman stated to the planning commission that town council had made changes to Ordinance 2024-06 that necessitated the ordinance be placed back on the planning commission agenda for recommendation. Mr. Newman stated the most substantive change made by the council was to remove a provision that allowed full-time residents to rent their property for up to 72 nights per calendar year. He further stated that most other changes were minor modifications to incorporate the removal of this special short-term rental (STR) permit for full-time residents.

Commissioner Manning asked a question related to the deletion of rules governing behavior from the Development Standards Ordinance (DSO). She stated she was concerned that if the rules governing behavior were removed from the DSO, and council chose to delay

discussion of “the livability ordinance”, the town may need to rely on the Seabrook Island Property Owner’s Association (SIPOA) to enforce behavior rules.

Commissioner Newton asked if there had been discussions with SIPOA related to behavior on Seabrook Island.

Mr. Cronin stated there have been some discussions between the town and SIPOA related to behavior. He stated that a majority of the issues that are overlapped in SIPOA’s rules and the town code are related to parking and trash. He stated that although SIPOA may be able to enforce their rules, they face some limitations. He used an example of an STR property that is repeatedly given violations by SIPOA. He stated that all SIPOA could do would be to continue to issue violations and fines. He stated the town will be able to enforce town ordinances, which, draft versions, currently include the revocation of STR permits once a certain threshold of violations is passed.

Commissioner Fink stated this scenario is a huge problem. He stated if SIPOA cannot ultimately stop a property from being rented, the town needs the ability to revoke its own STR permit. He urged town staff to work with SIPOA to identify gaps in the enforcement of behavior rules.

Mr. Cronin stated that based on SIPOA’s public comment submitted as part of the public comment process for Ordinance 2024-09, there was not much of a want on the part of SIPOA to coordinate with the town. He urged SIPOA staff, that if they had a different summary than his related to their public comment, they should reach out to the town. He closed by stating that ultimately, as part of their police power to govern areas within the town’s municipal limits, council could pass whatever livability rules they wanted regardless of SIPOA’s rules.

Commissioner Hund asked Mr. Cronin if the commission could incorporate a recommendation that would ensure enforcement of behavior related ordinances.

Mr. Cronin stated that the Planning Commission typically would only review changes to the Development Standards Ordinance (DSO). However, he went on to state that he didn’t see a reason why the commission couldn’t attach a recommendation to town council to ensure enforcement of livability violations.

Commissioner Manning motioned to approve the pending changes to the DSO found in Ordinance 2024-06, seconded by Commissioner Newton.

Commissioner Manning’s motion was APPROVED unanimously.

Commissioner Manning motioned to urge the council to take up Ordinance 2024-09 by the end of April 2025, and to provide for 24-hour enforcement, seconded by Commissioner Newton.

Commissioner Newton stated he was isolated on the island and asked if the commission was making a mountain out of a molehill with regards to trash and parking.

Mr. Cronin stated the town does receive complaints related to noise and trash, but the town is not overrun with complaints.

Commissioner Fink asked if the town receives noise violation complaints.

Mr. Cronin stated the town does not have a noise ordinance.

Commissioner Fink stated that if there was an STR property playing loud music day after day, it was his understanding there was nothing the town could do.

Mr. Cronin stated he was correct.

Commissioner Manning's motion was APPROVED unanimously.

COMMISSIONER'S COMMENTS

Thomas Hund

Commissioner Hund thanked Commissioner Ullner for his friendship and service to Seabrookers by serving on the Planning Commission.

Commissioner Ullner thanked his colleagues on the Planning Commission, as well as town staff.

ADJOURNMENT

There being no further discussion, Commissioner Hund declared the meeting adjourned at 2:05 pm.

Peter D. Wiggins II, MPA
Town Clerk