

**TOWN OF SEABROOK ISLAND**

**ORDINANCE NO. 2024-07**

**ADOPTED \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF SEABROOK ISLAND TO REFLECT THE LOCATION OF THE SHORT-TERM RENTAL OVERLAY DISTRICT**

**WHEREAS**, pursuant to Section 6-29-710 of the S.C. Code of Laws, 1976, as amended, the Town of Seabrook Island (the "Town") may adopt zoning ordinances for the "general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare"; and

**WHEREAS**, on June 28, 2022, the Mayor and Council of the Town (the "Mayor and Council") adopted Ordinance No. 2022-04, which repealed and replaced the Development Standards Ordinance (the "DSO") and Official Zoning District Map of the Town; and

**WHEREAS**, since June 28, 2022, the Official Zoning District Map of the Town has been amended, by ordinance, on six separate occasions; and

**WHEREAS**, on **November 14, 2024**, the Mayor and Council of the Town adopted Ordinance No. **2024-06**, which amended Article 8 of the DSO to create a new Short-Term Rental Overlay District in certain parts of the Town; and

**WHEREAS**, the Mayor and Council of the Town desire to amend the Official Zoning District Map of the Town to reflect the location of the Short-Term Rental Overlay District; and

**WHEREAS**, as required by law, the Town's Planning Commission reviewed the proposed amendments to the Official Zoning District Map of the Town during its regularly scheduled meeting on October 9, 2024, at which time members of the Planning Commission recommended in favor of **[approval/denial]** of the proposed amendments; and

**WHEREAS**, the Mayor and Council advertised and held a public hearing on the proposed amendments during a duly called meeting on October 15, 2024;

**NOW, THEREFORE**, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, **BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:**

**SECTION 1. Official Zoning District Map Amended.** The Official Zoning District Map of the Town of Seabrook Island is hereby amended to reflect the location of the Short-Term Rental Overlay District. As provided in Subsection 8.2(B)(1) of the DSO, the Short-Term Rental Overlay District shall apply to all of the following:

- (A) All lots or parcels of land within the Town which are zoned as follows:

- (1) R-MF Multi-Family;
- (2) R-TH Townhome; and
- (3) R-CL Single-Family Cluster.

(B) All lots or parcels of land within the Town which are zoned R-SF3 Small Lot Single-Family and located on the following streets:

- (1) Oyster Catcher Court; and
- (2) Rolling Dune Road.

(C) All lots or parcels of land within the Town which are zoned R-SF2 Medium Lot Single-Family and located on the following streets:

- (1) Amberjack Court;
- (2) Beach Court;
- (3) Beachcomber Run;
- (4) Bonita Court;
- (5) Catesbys Bluff;
- (6) Cobia Court;
- (7) Loggerhead Court;
- (8) Oyster Catcher Court;
- (9) Pompano Court;
- (10) Rolling Dune Road;
- (11) Seabrook Island Road (#3500 through #3773 only);
- (12) Sealoft Drive;
- (13) Seascape Court; and
- (14) Seaview Drive.

A copy of the Official Zoning District Map of the Town, as amended, is attached hereto as "Exhibit A." The map contained in the attached "Exhibit A" is hereby adopted by reference as if fully set forth within this section.

**SECTION 2. Severability.** If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

**SECTION 3. Conflicting Ordinances Repealed.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4. Effective Date.** This ordinance shall be effective from and after May 1, 2025.

**SIGNED AND SEALED** this \_\_\_\_ day of \_\_\_\_\_, 2024, having been duly adopted by the Town Council for the Town of Seabrook Island on the \_\_\_\_ day of \_\_\_\_\_, 2024.

First Reading: **October 28, 2024**  
Public Hearing: **October 15, 2024**  
Second Reading: **November 14, 2024**

**TOWN OF SEABROOK ISLAND**

\_\_\_\_\_  
Bruce Kleinman, Mayor

**LEGAL REVIEW**

**ATTEST**

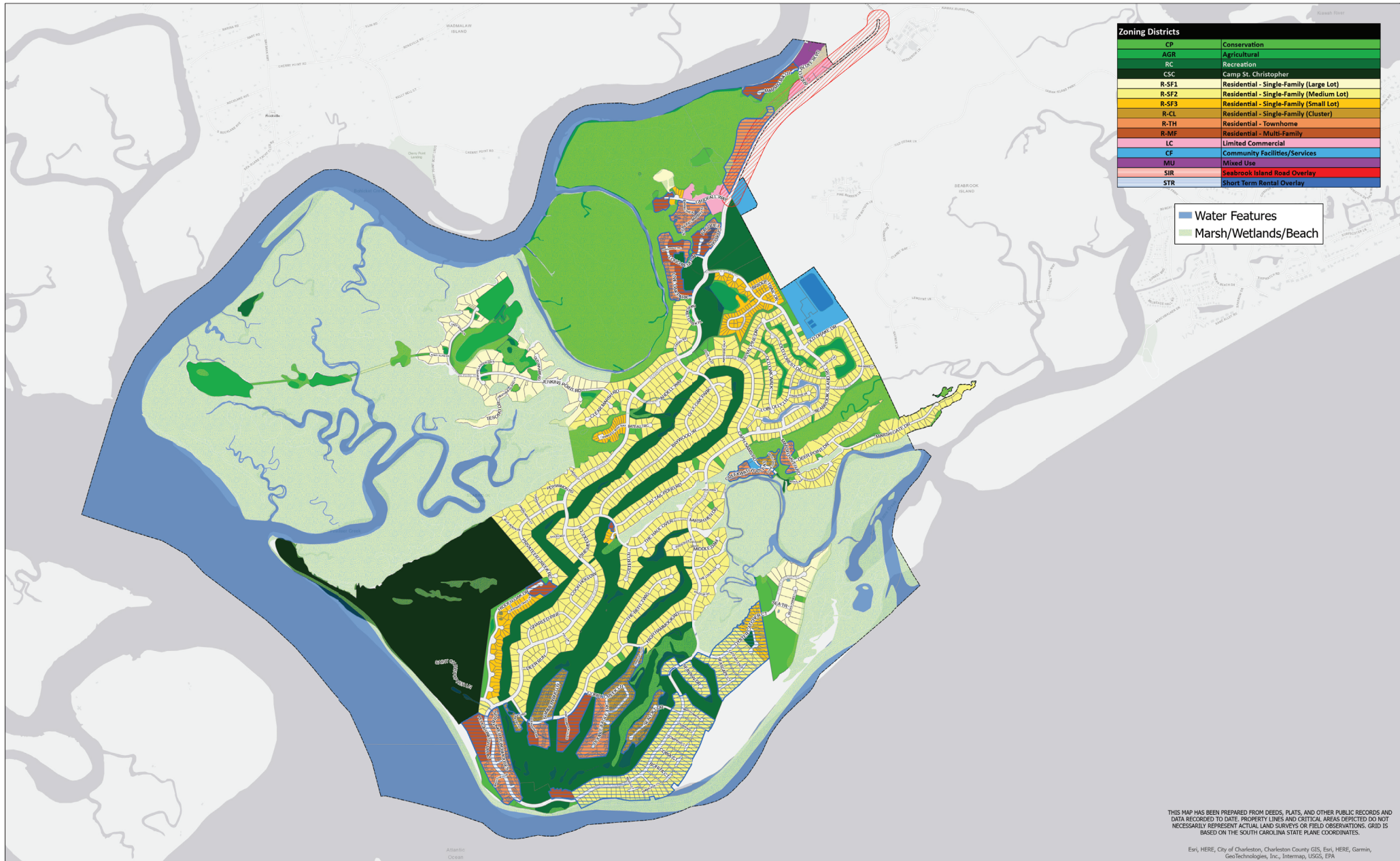
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Stafford J. McQuillin, Town Attorney  
*Approved as to legal form only*

\_\_\_\_\_  
Katharine E. Watkins, Town Clerk

**Exhibit A**  
To Ordinance 2024-07

**Official Zoning District Map**  
(Amended)

DRAFT



Zoning Districts	
CP	Conservation
AGR	Agricultural
RC	Recreation
CSC	Camp St. Christopher
R-SF1	Residential - Single-Family (Large Lot)
R-SF2	Residential - Single-Family (Medium Lot)
R-SF3	Residential - Single-Family (Small Lot)
R-CL	Residential - Single-Family (Cluster)
R-TH	Residential - Townhome
R-MF	Residential - Multi-Family
LC	Limited Commercial
CF	Community Facilities/Services
MU	Mixed Use
SIR	Seabrook Island Road Overlay
STR	Short Term Rental Overlay

■ Water Features  
■ Marsh/Wetlands/Beach

THIS MAP HAS BEEN PREPARED FROM DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA RECORDED TO DATE. PROPERTY LINES AND CRITICAL AREAS DEPICTED DO NOT NECESSARILY REPRESENT ACTUAL LAND SURVEYS OR FIELD OBSERVATIONS. GRID IS BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATES.

Eari, HERE, City of Charleston, Charleston County GIS, Eari, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

**Spatial Engineering, Inc.**  
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 Rinoon, GA 31326  
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 www.spatialengineering.com



## Town of Seabrook Island Zoning Map

1 inch equals 900 feet

