

# Planning Commission Regular Meeting

October 9, 2024 @ 1:30 PM

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



## MINUTES

### CALL TO ORDER

Chairman Hund called the meeting to order at 1:33 pm.

### ROLL CALL

**Commissioners Present:** Tom Hund; Chairman, Commissioners 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 persons requesting notification.

### NEW BUSINESS ITEMS

Camp St. Christopher &  
Conference Center  
Temporary Use Permit

Staff from Camp St. Christopher gave an update on the temporary kitchen trailer and temporary freezer at 4552 St. Christopher Lane.

Mr. Fink asked Mr. Newman why the temporary permit couldn't be extended for 120 days. Mr. Newman said the maximum time the permit could be extended was 90 days.

Mr. Ullner motioned to extend the temporary permit for 90 days seconded by Mr. Newton, with all voting in favor.

**Mr. Ullner's motion passed UNANIMOUSLY.**

The Inlet Townhome  
Development: Site Plan  
Review

Mr. Newman presented the site plan for four buildings and eleven total units, called "The Inlet", to be located near 1780 Long Bend Drive.

Mr. Newton asked the applicants how the proposed development will affect drainage and flooding. The applicant stated that there have been drainage studies performed. He further stated that the development will not contribute to any additional flooding onto neighboring properties.

Mr. Ullner asked if the Town had received any comments related to the proposed development. Mr. Newman stated that he received one comment that was related to the availability of parking and the comment was circulated to all commissioners. Mr. Newman stated the proposal has more parking than is required by the Development Standards Ordinance (DSO). He also stated that there will be no variances required as part of the site plan.

Mr. Newton motioned to accept the proposal seconded by Mr. Fink.

**Mr. Newton's motion passed UNANIMOUSLY.**

2024 Comprehensive Plan Review

Chairman Hund stated that a large amount of effort had been put into getting the plan to this stage.

Mr. Hund motioned to recommend to the town council, passage of the 2024 Comprehensive Plan. The motion was seconded by Mr. Ullner.

**Mr. Hund's motion was passed UNANIMOUSLY.**

Ordinance 2024-06, Text Amendment

Mr. Newman presented proposed Ordinance 2024-06 currently being considered by the town council. Mr. Newman stated that the ordinance would require amendments to the DSO and the official zoning map of the Town of Seabrook Island and thus requires a recommendation by the planning commission.

Mr. Hund entertained a motion that the Planning Commission recommend no Short-Term Rental (STR) cap and that language be added to allow individuals who are receiving the legal residence property tax exemption be exempt from any cap that may be passed by town council.

There was a brief discussion between commissioners and Mr. Cronin related to the number of currently operating STR's versus how many are currently being proposed in the STR ordinances. Mr. Cronin stated that the number of STR's fluctuates daily, but that the current number of STR's and the number proposed in the ordinances are very similar.

Mr. Fink asked staff about language in Ordinance 2024-06 related to limiting short term rental ownership. Mr. Cronin stated that the Special Committee on STR's recommended limiting how many STR permits can be held by one entity. Mr. Cronin said that language is not in the draft ordinance due to there being pending legal challenges questioning a municipality's ability to regulate ownership of property.

Mr. Newton made a motion to recommend Ordinance 2024-06 as written seconded by Mr. Fink.

Mr. Hund motioned to amend Mr. Newton's motion approving the ordinance as written to allow residents who are receiving the legal resident exemption be exempted from any STR cap that may be passed by the town council seconded by Mr. Ullner.

The amendment was passed UNANIMOUSLY.

The planning commission then voted on the recommendation as amended.

The recommendation was approved UNANIMOUSLY.

Ordinance 2024-07, Map Amendment

Mr. Fink made a motion to recommend the official zoning map of the Town of Seabrook Island with the addition of the STR overlay district. The motion was seconded by Mr. Ullner.

The recommendation was approved UNANIMOUSLY.

**COMMISSIONERS**  
**COMMENTS**

Mr. Newman reminded commissioners to complete their required hours of continuing education mandated by the Municipal Association of South Carolina.

**ADJOURNMENT**

There being no further business before the commission, Chairman Hund declared the meeting adjourned at 2:54 pm.

Peter D. Wiggins II  
Town Clerk

