

Planning Commission Regular Meeting

November 13, 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 1:29 PM.

ROLL CALL

Commissioners Present: Tom Hund, Chairman; Commissioners Mary Jo Manning, Jim Newton, and Stan Ullner

Town Staff Present: Joe Cronin (Town Administrator), Katharine Watkins (Assistant Town Administrator), Tyler Newman (Planning 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.

APPROVAL OF MINUTES

May 8, 2024
June 12, 2024
June 28, 2024
July 10, 2024
August 14, 2024
October 9, 2024

Mr. Newton made a motion to approve the minutes from the six prior planning commission meetings, seconded by Ms. Manning.

The minutes of the six prior planning commission meetings were approved UNANIMOUSLY.

NEW BUSINESS ITEMS

Bohicket 5K Encroachment Permit

Mr. Newman reported to the commission that the Kiawah-Seabrook Exchange Club had applied for an encroachment permit to allow for a vehicular access point from Seabrook Island Road near Andell Bluff Boulevard. The permit was needed to allow for parking for the Bohicket 5K & Half-Marathon.

Mr. Ullner motioned to approve the encroachment permit, seconded by Mr. Newton.

The encroachment permit was approved UNANIMOUSLY.

Text Amendment:
Ordinance 2024-06

Mr. Newman reported to the committee that Ordinance 2024-06 was amended by the town council at first reading. He stated that the ordinance was before the commission again for a recommendation.

Mr. Cronin gave a summary of the changes made at the first reading. He stated that a "Class B" permit was added to the ordinance to allow legal residents to rent their property for up to 72 nights. The ordinance as drafted would allow for an uncapped number of these permits to be issued. He also stated there was language added to allow for penalties for renting beyond the 72-night maximum, including revocation of the rental permit.

Mr. Newton asked Mr. Hund if it was his impression that the Class B permit would be used a lot. Mr. Hund stated he has heard a concern that the 72 nights would get homeowners through the peak rental season. He stated that the two-year sunset provision of the Class B permit would allow staff to revisit the issue.

Ms. Manning asked Mr. Cronin his thoughts on how close the Town will get to the proposed cap in two years. Mr. Cronin stated he expected the number of rental permits outside the overlay district to be slightly under the proposed cap. He expected the number of permits issued inside the overlay to remain well under the cap.

Mr. Newton made a motion to recommend Ordinance 2024-06 as amended by the council at first reading, seconded by Mr. Hund.

Mr. Ullner stated he had some issues related to enforcement of the ordinance. Mr. Cronin responded that most of the proposed rules that may be difficult to enforce are in Ordinance 2024-09, and consideration of that ordinance has been postponed until January. He stated that the rules proposed in Ordinance 2024-06, from an enforcement standpoint were fairly straightforward.

Mr. Ullner asked a question related to the cost of enforcing these new rules. Mr. Cronin stated that the fees associated with the short-term rental permits and business licenses are designed to ensure this will be revenue neutral for the Town.

Mr. Newton asked a question related to how the Town will monitor how many nights a unit is being rented. Mr. Cronin stated that the technology and software in which the Town has access continues to improve. He also stated that partners like the Seabrook Island Property Owners Association (SIPOA) can share data such as gate passes issued, and the Town can compare that with rental information to ensure that the data accurately compares.

Ms. Manning asked who will ultimately be responsible for oversight of the short-term rental program. Mr. Cronin stated that the ultimate administration of the program will fall under town staff, mainly Tyler Newman and Beth Rinehimer. Ms. Manning asked a follow up question related to what will happen once certain pieces of 2024-06 sunset in 2027. Mr. Cronin replied that the Town will have access to live data like how many STR permits are issued and how many nights a particular unit has been rented. He stated that staff can provide those numbers on demand, but that ultimately the decision to continue or allow parts of 2024-06 to sunset is a policy decision to be made by the council.

Mr. Ullner asked Mr. Newman if the Town would ever be able to provide 24-hour enforcement of livability issues like noise. Mr. Newman reminded the commission that what the commission is considering does not have anything to do with proposed livability rules.

The commission then considered Mr. Newton's original motion, seconded by Mr. Hund to recommend 2024-06 as amended at the first reading. The motion passed unanimously.

The Planning Commission recommended 2024-06 to the Town Council UNANIMOUSLY.

ITEMS FOR INFORMATION OR DISCUSSION

Mr. Newman reminded commissioners to complete their annual training requirements.

ADJOURNMENT

There being no further business before the planning commission, Mr. Hund declared the meeting adjourned at 2:07 pm.

Peter D. Wiggins II, MPA
Town Clerk