

Planning Commission Meeting

April 8, 2026 @ 1:30 PM

[Watch Live on YouTube](#)

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



Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email pwiggins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. February 11, 2026 Planning Commission Regular Meeting

[pages 2 – 9]

3. OLD BUSINESS ITEMS

There are no old business items

4. NEW BUSINESS ITEMS

A. Review and Discussion of Proposed Update to the Land Use Element of the Town of Seabrook Island Comprehensive Plan

[pages 10 – 43]

5. ITEMS FOR INFORMATION OR DISCUSSION

There are no items for information or discussion

6. ADJOURNMENT

Planning Commission Regular Meeting

February 11, 2026 – 1:00 PM

[View Meeting on YouTube](#)

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



MINUTES

CALL TO ORDER

Chairwoman Manning called the meeting to order at 1:02 pm.

ROLL CALL

Committee Members Present: Mary Jo Manning, Chairwoman; Milum Livesay, Deborah Cutshaw, and Jennifer Miller

Town Staff Present: Joe Cronin (Town Administrator), Tyler Newman (Zoning Director), Stafford “Mac” McQuillin (Town Attorney), 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

January 14, 2026

Mr. Livesay motioned to approve the minutes of January 14, 2026, seconded by Ms. Cutshaw.

Mr. Livesay’s motion was APPROVED unanimously.

NEW BUSINESS ITEMS

Ordinance 2026-01: An ordinance amending the Town of Seabrook Island Development Standards Ordinance (“DSO”) to establish a Planned Development (PD) District and to update various development regulations, administrative procedures, and definitions

Temporary Certificates of Occupancy

Mr. Newman reminded the Planning Commission that town council directed staff and the planning commission to prepare and provide recommendations on certain DSO amendments.

Mr. Newman and Chairwoman Manning proceeded to move through the list of amendments to the DSO as drafted by staff.

Ms. Miller stated she had a question on Section 18.2 (G)(4).

Mr. Newman stated this amendment would allow the Zoning Director to issue a temporary Certificate of Occupancy that would allow the property owner to move in furniture and similar items while the contractor completes final, minor work. He stated this occurs when a

final Certificate of Occupancy is being withheld when HVAC units or other similar items encroach inches into a required setback.

Ms. Miller asked if there is a risk of liability if the Town issues a temporary Certificate of Occupancy.

Mr. McQuillin stated this would occur only on rare occasions. He stated this occurred on Kiawah Island recently where there was a temporary Certificate of Occupancy issued while a developer worked out parking requirements with the Town. To answer Ms. Miller's question, he stated there was not a risk of any additional liability.

Mr. Livesay wanted to ensure this temporary certificate would not allow people to dwell in the home.

Mr. Cronin stated in some instances, this may include living in the building. He added that the way the amendment is worded, it would allow Mr. Newman to attach certain conditions to the certificate. Mr. Cronin closed by stating that the intent here is to allow furniture to occupy the unit.

Ms. Cutshaw asked Mr. McQuillin if he had reviewed all the proposed amendments.

Mr. McQuillin stated he reviewed the proposed amendments for form rather than content, due to some amendments being policy decisions. He further stated that the proposed changes are consistent with South Carolina law.

Notice Periods

Ms. Cutshaw stated she had comments related to Sections 19 and 20, particularly the amendments where the notice period is shortened to 15 days from 30 days. She asked, because courts usually attack notice periods, is it necessary to shorten the notice period.

Mr. Newman stated that considering staff had been directed to streamline procedures related to map and text amendments, the intent in shortening the notice period was to streamline the process.

Mr. McQuillin stated all the municipalities he represents use a 15-day notice period to match what is required by state statute. He went on to state he did not see any problem with shortening the notice period to 15 days.

Ms. Cutshaw asked how much this change moves the needle from a staff point-of-view.

Mr. Cronin stated having 30 days introduces additional delay on projects. He stated there was a working group made up of Town

officials and SIPOA to find ways to streamline project approvals. Shortening the notice period was identified as a way to streamline approvals. He also stated that another justification for shortening the notice period was the ability for interested parties to attend all meetings of the Planning Commission and council meetings virtually.

Ms. Cutshaw stated that she didn't know how everyone else felt about shortening the notice period, but stated she didn't see the reason for shortening the notice period.

Chairwoman Manning asked if it made sense to create unique notice periods for routine matters and for major matters such as development applications.

Mr. McQuillin stated he would recommend against creating unique notice periods.

Ms. Miller stated she had issues with the notice period as well, but rather because of timing and transparency. She stated considering the Town has a draft ordinance allowing for Planned Developments, the timing of this was questionable.

Ms. Miller motioned to recommend Ordinance 2026-01, subject to any amendments, seconded by Mr. Livesay.

Ms. Cutshaw motioned to leave the notice requirements that were recommended shortened from 30 days to 15 days, at 30 days, seconded by Ms. Miller.

Ms. Cutshaw's motion was APPROVED unanimously.

Ms. Cutshaw asked a question related to Section 20.2 (B)(1), how an "aggrieved person" receives a notice of Board of Zoning Appeals decision from the Town.

Mr. McQuillin stated that it depends. He stated that if an "aggrieved person" is present at the BZA hearing, they are deemed noticed of the BZA's decision. For parties that are not present at the hearing, they may not receive a timely notice, depending on the circumstance.

Ms. Cutshaw asked if there was any way that situation could be remedied in the proposed DSO amendments.

Mr. McQuillin stated this section is lifted directly from state statute and there was not a way to remedy potential issues related to notices of decision.

Covered Porches

Ms. Miller stated she had a question concerning Section 21.3 (B)(2)(c) that states a porch cannot be converted into conditioned living space if it encroaches more than 50% into a required setback. She asked why 50% was chosen.

Mr. Cronin stated this is the most common variance application that is heard by the BZA. He further stated he felt there should be some guardrails on this common practice, and 50% felt like a reasonable restriction.

After a discussion related to the definition of “High Ground” as defined in the current iteration of the DSO, the Planning Commission moved on to discuss Article 7 of the DSO dealing with Planned Developments (PD).

Planned Development Procedures

Ms. Miller stated there is an opportunity to set up a PD procedure in the draft ordinance. She recommended adding Section 7.2 (D)(3). She stated she would like to see a PD procedure codified to include a pre-application process between the applicant and the Zoning Director, a pre-application process between the applicant and the Planning Commission, a draft submittal of the PD application to the Zoning Director, and a final application per Section 7.2 of the DSO in both paper and digital form to include an approved recorded plat and deed.

Chairwoman Manning asked if this could include a report from the Zoning Director.

Ms. Miller stated that could happen, but not until the appropriate time.

Chairwoman Manning reminded the commission they only had thirty days from the time they are handed an application to make a recommendation to the town council.

Mr. Cronin recommended Ms. Miller’s process be added as Section 7.2 (E)(3), as this section is already entitled “Review Procedure”.

Ms. Cutshaw asked if, under Section 19.2 (E), the Planning Commission could have a final hearing on the approval of a PD.

Mr. Cronin stated that is a possibility, but that power would be one that needs to be delegated by the council. He stated he has never recommended in favor of that practice, simply due to his belief that the Planning Commission is a fact-finding body rather than a body that moves with the whims of public opinion.

Ms. Miller stated she did look at placing this process under 19.2 (E). She stated she didn’t want to place the process under an “Adoption”

heading, but that ultimately, she would be okay with whatever is appropriate.

**30 Day Recommendation
Period**

Mr. McQuillin stated there is a legal risk in requiring applicants to attend a pre-application meeting with the Planning Commission. He stated this could begin the thirty-day clock within which the Planning Commission has to make its recommendation to council.

Ms. Miller stated the clock should not start until the applicant submits their final application to the Planning Commission.

Chairwoman Manning stated it should be made clear in the ordinance there is a difference between any pre-application hearings and the final application submittal to the Planning Commission.

Mr. McQuillin stated this is a gray area of case law. He stated that it was not his intention to diminish the role of the Planning Commission, but they are simply a recommending body to the council. He stated that thankfully on Seabrook Island, the council is going to listen to the recommendations of the Planning Commission, but they don't have to. He stated the thirty-day language found in state statute is intended to keep the Planning Commission from unnecessarily delaying this process.

Ms. Miller asked, if during an application submittal the Planning Commission and the applicant determines that there needs to be additional information submitted for the Planning Commission to make a recommendation, if there was a problem with that scenario under state statute.

Mr. McQuillin stated this happens frequently, however, the council does not have to recognize the Planning Commission's deferral.

Mr. Livesay reminded the commission that what is being proposed by Ms. Miller is not a complete application, but rather concept drawings and what is being proposed.

Chairwoman Manning stated that it was her opinion that the thirty-day clock does not begin until a formal submission comes to the Planning Commission. She stated the way to establish this is to ensure the draft ordinance specifies that the clock begins when the commissioners receive the formal package from the developer and receive the recommendation from the Zoning Director.

Mr. McQuillin read the governing part of state statute establishing the thirty-day clock. He stated the Planning Commission has thirty days from its meeting date within which to submit its report and recommendation to Town Council. He further stated that there is

probably some risk with requiring a pre-application meeting, but if a developer questions the process and the thirty-day timeframe, the Town can deal with that as it comes.

Pending Ordinance Doctrine

Mr. Cronin stated that a potential issue that is not contemplated in the current draft ordinance is the possibility that the council wants to give first reading to text amendments before they are reviewed by the Planning Commission. He further stated the draft ordinance does not allow for this scenario.

Mr. McQuillin stated this is a common practice used by other municipalities to hold developers to whatever standards are established in first reading, even though the ordinance has not been given a second reading and codified. He stated this is known as the "Pending Ordinance Doctrine". He gave an example of the Planning Commission contemplating changes to the Wetlands Ordinance that increases wetlands setbacks and buffers. He continued, a developer then applies before these changes are taken up by council in order for their development/project to not be subject to these increased setbacks and buffers. He stated that once council gives the zoning ordinance first reading, developers must comply with the language established in the ordinance. He reiterated that under the current draft ordinance, the town is not permitted to give first reading of a zoning ordinance before the Planning Commission has had an opportunity to review it and make a recommendation. He closed by stating that the Town may want that flexibility, and further if the will of the planning commission is to allow for this flexibility, the draft ordinance should be amended in every instance where the process begins with a meeting of the planning commission, including catch-all language.

Chairwoman Manning asked a question on Section 19.2 (B) requiring the Zoning Director to forward all proposed text and map amendments, along with his or her recommendation to the Planning Commission at least 15 days prior to the meeting at which the text and map amendments will be heard. She asked when the thirty-day clock would begin.

Mr. McQuillin stated the clock does not begin until the close of the meeting at which the amendments are considered.

Chairwoman Manning motioned to amend Section 19.2 (B) to read that after receiving application materials and recommendation of the Zoning Director, the Planning Commission shall have 30 days, subsequent to the meeting at which the submission was made, to submit its recommendation to the council, seconded by Ms. Cutshaw.

Chairwoman Manning's motion was APPROVED unanimously.

Returning to Mr. McQuillin's discussion of the pending ordinance doctrine, Chairwoman Manning asked if the Planning Commission wants to recommend that flexibility to the council.

Mr. Newman asked a procedural question. He asked that, assuming the council amends the draft ordinance to allow first reading of amendments before review by the Planning Commission, will the draft ordinance come back to the commission for its recommendation.

Mr. McQuillin stated the draft ordinance will not come back to the Planning Commission because the Pending Ordinance Doctrine issue will have been already considered by the commission. He stated that if items were added by the council that had not already been considered by the Planning Commission, those items would come back for the commission's recommendation.

Mr. Livesay asked, if this practice does find its way into the proposed ordinance, how the recommendation would get to the council if there was no recommendation coming from the Planning Commission.

Mr. McQuillin stated this would be recommended by staff based on them hearing rumors of pending applications that could take advantage of loopholes in the DSO. He further stated that as the town's attorney, he would be recommending this be inserted into the draft ordinance.

Ms. Miller and Mr. Livesay stated that if it were posed as a formal motion, they would not be in favor of allowing council to hear amendments before being considered by the Planning Commission.

Returning to her discussion related to the PD application process, Ms. Miller motioned to, in Section 7.2 (D)(3), add a PD procedure codified to include a pre-application process between the applicant and the Zoning Director, a pre-application process between the applicant and the Planning Commission, a draft submittal of the PD application to the Zoning Director, and a final application per Section 7.2 of the DSO in both paper and digital form to include an approved recorded plat and deed, seconded by Mr. Livesay.

Ms. Miller's motion was APPROVED unanimously.

Open Space Requirements

Returning to an earlier conversation related to Section 5.4 (B)(3) the conservation subdivision and Section 7.1 (C)(4)(a) the mixed-use zoning district, Mr. Livesay motioned to change the references to requirements for open space to clarify it is the net acreage on the property, seconded by Ms. Cutshaw.

Mr. Livesay's motion was APPROVED unanimously.

Ms. Miller motioned to correct Scrivener's Errors found in Section 7.2 (F)(1), seconded by Mr. Livesay.

Ms. Miller's motion was APPROVED unanimously.

Final Recommendation

Returning to Ms. Miller's motion to recommend the draft ordinance as amended, the Planning Commission proceeded to vote on Ms. Miller's original motion.

Ms. Miller's motion was APPROVED unanimously.

COMMITTEE COMMENTS

Mr. Newman reminded the commissioners that there is still a need to address the Town's Comprehensive Plan to, among other things, provide reference to this planned development ordinance. He stated these items would be on the Planning Commission's agenda for April at the latest.

The Planning Commission discussed adjusting the meeting dates for July and September.

Mr. Cronin reminded commissioners that more substantive changes will appear on the Planning Commission agenda later in 2026. He stated there may be a need for a workshop before staff begin working on additional DSO amendments. Commissioners were also urged to bring their own amendments as they are reading through the current DSO.

ADJOURNMENT

There being no further business before the committee, Chairwoman Manning declared the meeting adjourned at 3:22 pm.

Peter D. Wiggins II, MPA
Town Clerk



MEMORANDUM

TO: Planning Commission Members

FROM: Tyler Newman, Planning & Zoning Director

SUBJECT: 2026 Land Use Element Update

MEETING DATE: April 8, 2026

The Planning Commission is asked to review and provide a recommendation on various revisions and updates to the Land Use Element of the Town of Seabrook Island Comprehensive Plan including the following:

- The “Existing Land Use” summary has been revised to more accurately describe current land use patterns within Town limits (**Pages 9-1 through 9-2**).
- Figure 9.1 (Zoning Districts) has been updated to include the proposed Planned Development (PD) District and the existing Short-Term Rental (STR) Overlay District (**Page 9-2**).
- The “Zoning Map and Zoning Districts” section has been revised to include the purpose statements for both the proposed Planned Development (PD) District and the existing Short-Term Rental (STR) Overlay District (**Pages 9-3 through 9-4**).
- Figure 9.2 (Land Distribution by Zoning District – Acres) has been updated to accurately reflect the total acreage of Mixed-Use (MU) properties within Town limits. The figure has also been revised to ensure color consistency with Figure 9.1 (**Page 9-4**).
- Figure 9.3 (Land Distribution by Zoning District – Percent of Total) has been similarly updated to reflect accurate Mixed-Use (MU) acreage and revised for color consistency with Figure 9.1 (**Page 9-5**).
- The “Future Land Use (Within Town Limits)” section has been revised to include discussion of properties identified as potential candidates for redevelopment or rezoning (**Pages 9-4 through 9-7**).
- Figure 9.7 (Potential Redevelopment or Rezoning Areas) has been added (**Pages 9-7 and 9-16**).
- The “Future Land Use (Outside Town Limits)” section has been revised to align with the Town’s Annexation Ordinance (**Pages 9-8 through 9-10**).
- Removed the Strategy/Timeframe: “Anticipate the potential for annexation proposals and establish formal policies and procedures for considering these proposals” (**Page 9-11**).
- Added the following Strategy/Timeframe: “Currently, there is only one property zoned Agricultural (AGR) and one property zoned Mixed-Use (MU) within Town limits. If either property is rezoned in the future, the original zoning designation should be considered for removal” (**Page 9-11**).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', located in the upper left quadrant of the page.

Tyler Newman
Planning & Zoning Director



LAND USE ELEMENT

Element Goal

Maintain and enhance the beautiful, safe and resilient coastal community character of the Town, and provide for compatible, high-quality development and redevelopment.

9.1: OVERVIEW

A Land Use Element considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped. Since Seabrook Island residents share a commitment to the natural environment and wildlife, land use in the Town is oriented toward residential, parks, open space, recreation, and limited commercial development to service residents and visitors. The incorporated boundaries of the Town also include a considerable amount of marsh and water features.

9.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Existing Land Use

Most of the land within the Town has been developed. The Housing Element notes that while a limited number of undeveloped residential lots remain behind the entry gate, some of these have been designated as conservation lots that will remain permanently undeveloped, while others were purchased with the intent of preserving them in their natural state. As a result, opportunities for additional residential buildout within the gated portion of the community are constrained.

In addition to individual residential lots (R-SF1, R-SF2, and R-SF3) and regimes (R-TH, R-MF, R-CL), a substantial portion of land

behind the entry gate is owned by the Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (SIC).

These properties are primarily zoned Recreation (RC) and include community amenities, open space, golf courses, beach access areas, and other recreational facilities serving residents. The predominance of RC zoned land behind the gate reinforces the Island's low-density character, preserves significant open space, and supports the community's residential identity.

St. Christopher Camp and Conference Center is located on over 314 acres of beach, maritime forest, and undisturbed salt marsh and is zoned Camp St. Christopher (CSC). The Camp offers youth camp experiences, environmental education opportunities, and conference facilities for large and small groups.

The Seabrook Island Utility Commission also owns property behind the gate that is zoned Community Facilities (CF). These parcels accommodate public utility services that support the Island's existing development and are critical to maintaining service reliability for residents and businesses.

There is also a large undeveloped parcel located behind the entry gate that is zoned Agricultural (AGR). While the zoning designation remains in place, there have been no active agricultural uses within the Town for decades.

Outside of the entry gate, land use patterns include residential, civic, commercial, and undeveloped property. Limited Commercial (LC) zoned parcels are located along Landfall Way and Seabrook Island Road, providing opportunities for small-scale commercial uses intended to remain compatible with the surrounding development. Seabrook Island Town Hall is also located outside of the gate and is zoned CF, serving as the Town's primary municipal facility.

The existing Bohicket Marina, zoned Mixed-Use (MU), represents the Town's most concentrated node of commercial activity. The MU designation allows for an integrated pattern of commercial, marina,



and potentially residential uses creating a small-scale activity center that serves residents, visitors, and boaters.

Additionally, outside of the gate and within Town limits, there is a large undeveloped parcel currently identified on the Town's Zoning Map as Residential Townhome (R-TH). This property represents one of the few remaining areas within the Town capable of accommodating more substantial new residential development, subject to zoning regulations, infrastructure capacity, and environmental constraints.

Collectively, these land use patterns reflect a largely built-out residential community supported by extensive recreational amenities, preserved open space, essential infrastructure, limited commercial services, a mixed-use marina district, and civic facilities. The distribution of zoning districts both behind and outside of the gate reinforces the Town's established development pattern while limiting opportunities for significant future growth.

Development Standards. The Town's Development Standards Ordinance (DSO) is based on the Comprehensive Plan for the Town which promotes safeguarding the character and unique resources of the community, while providing for a range of land uses in harmony with that character. Prior to the adoption of the current DSO and zoning map in July 2022, development within the Town had been characterized by large projects within Planned Development Districts (PDDs), pursuant to detailed Master Plans. The Town's DSO states that its purpose is to 1. Guide development in accordance with existing and future needs; 2. Protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; 3. Preserve the environmental character of the community; 4. Facilitate the timely and adequate provision of water, sewage disposal, other utility services, parks, and other public infrastructure; 5. Regulate the density and distribution of populations and the uses of buildings, structures, and land for trade, residence, recreation, and conservation; 6. secure safety from fire, flood and other dangers;

and 7. Further the public welfare in any other regard specified by Town Council.

Zoning Map and Zoning Districts. The Town's official "Zoning Map" is included at the end of this Land Use Element (Figure 9.5). This map reflects the following 16 zoning districts (see Figure 9.1) identified in Article 3 of the DSO:

Conservation District (CP) – This district is established for the purpose of protecting and conserving critical areas and wetlands, wildlife habitats, other sensitive environmental areas, and those areas otherwise encumbered by conservation easements. In addition, all areas within the corporate limits of the town lying seaward of the SCDES critical line are included.

Agricultural District (AGR) – The purpose of this district is to provide for and protect traditional, low intensity agricultural, farming, and recreational activities, together with very low-density single-family residential development.

Figure 9.1: Zoning Districts

Category	Designation	District Name
Conservation / Recreation Districts	CP	Conservation
	AGR	Agricultural
	RC	Recreation
	CSC	Camp St. Christopher
Residential Districts	R-SF1	Large LOT SINGLE-FAMILY
	R-SF2	Medium LOT SINGLE-FAMILY
	R-SF3	Small LOT SINGLE-FAMILY
	R-CL	SINGLE-FAMILY Cluster
	R-TH	TOWNHOME
	R-MF	MULTI-FAMILY
Support Districts	LC	Limited Commercial
	CF	Community Facilities/Services
Mixed Use Districts	MU	Mixed Use
	PD	Planned Development
OVERLAY DISTRICTS	SIR	Seabrook Island Road
	STR	Short-Term Rental



Recreation District (RC) – This district provides for designated active and passive leisure amenities, both public and private, that contribute to the enjoyment and relaxation of life on Seabrook Island.

Camp St. Christopher District (CSC) - This district is established to preserve the historically significant and environmentally sensitive property occupied by the non-profit camp and conference center and to support its continued operation. The district allows those uses that currently exist, along with others that may be added in support of the camp’s mission and are commonly associated with such facilities, but not including for-profit commercial uses.

Large Lot Single-Family (R-SF1) - This district is created to retain the character of established large-lot single-family neighborhoods and to provide a district that would allow for the creation of future estate-sized home sites. Other uses are also permitted that are compatible with and supportive of the character of the homes in this district.

Medium Lot Single-Family (R-SF2) - It is the purpose of this district to encompass those early subdivisions that were developed prior to the incorporation of the town and to establish development standards based on the existing moderate density conditions that will minimize nonconformities to the extent practical. Other uses are also permitted that are compatible with, and supportive of, the character of the homes in this district.

Small Lot Single-Family (R-SF3) - This district is intended to support established development patterns of those existing subdivisions containing single-family homes on small lots and to reduce existing nonconformities to the extent practical.

Single-Family Cluster (R-CL) - This district is intended to accommodate single-family detached dwellings which are situated in a “cluster” style arrangement within a planned community, rather than on traditional single-family lots, and to provide greater flexibility for their improvement and expansion.

Townhome (R-TH) - This district is established specifically to accommodate townhome development at a reasonable density to afford an alternate form of residence within the community.

Multi-Family (R-MF) - This district is intended to support multi-family dwellings, including condominiums and apartments, at moderate density as another residential option within the community.

Community Facilities District (CF) - It is the purpose of this district to provide suitable locations for those facilities that generally comprise the public and quasi-public infrastructure for the community.

Limited Commercial District (LC) - This district is intended to provide a concentrated location for various businesses of a type, scale, and character that are in harmony with the residential nature of the Seabrook Island community and support the daily needs of its residents and visitors.

Mixed Use District (MU) - This district is established for the purpose of offering a tool that permits a combination of residential and non-residential uses within a cohesive integrated development. A variety of housing types is encouraged at moderate densities, along with complementary office, retail, and service uses in scale with the character of the district and surrounding area. Size limits are imposed to ensure that nonresidential uses remain appropriate to the district intent.

Planned Development District (PD) – This district is established to 1) allow for a coordinated and compatible mix of land uses, where appropriate, in a manner consistent with the Comprehensive Plan, 2) encourage innovative site planning, architectural design, and development flexibility that cannot be achieved under conventional zoning districts, 3) enhance the quality, functionality, and overall character of new mixed-use developments, 4) ensure high-quality development through a unified development plan that established clear, enforceable, and site-specific standards and conditions, 5)



protects and preserves environmentally sensitive areas, open spaces, historic resources, and the established character of the community, 6) promotes the efficient and coordinated use of land and public infrastructure, including transportation systems, utilities, stormwater systems, and public services, and 7) provides a clear, predictable, and equitable regulatory framework that balances development flexibility with the protection of public health, safety, and general welfare.

Seabrook Island Road Overlay District (SIR) - As the only public right-of-way providing access to and from the town, it is essential that Seabrook Island Road be maintained as a safe, efficient, functional, and attractive corridor. This overlay district is established for that purpose. Regulations are established by this article to manage access to and from abutting properties, create an inviting and unified appearance along the corridor, protect the corridor's prized natural features, promote alternate modes of transportation, and preserve the value of abutting properties

Short-Term Rental Overlay District (STR) – The purpose of the Short-Term Rental Overlay District is to relax certain restrictions related to short-term rental units operating in areas having disproportionately high concentration of rental properties, a disproportionately low concentration of owner-occupied residences, and a history of tourism-related activities, compared to other residential areas of the Town. Areas within the Short-Term Rental Overlay District will generally feature higher residential densities, greater variation in use types, and close proximity to community amenities, including beaches and recreational facilities. Outside of the Short-Term Rental Overlay District, the Town seeks to preserve the residential character of single-family neighborhoods by further limiting the number of short-term rental units permitted to operate.

Figure 9.2 shows the zoning districts and how much area each district occupies. Figure 9.3 is a visual representation of the land area each district occupies, showing that the Conservation (CP) and Residential Single-Family (Medium Lot) are the largest districts by land distribution.

Note that the table and the pie chart only list 14 zoning districts and do not include the Seabrook Island Road Overlay District (SIR) or Short-Term Rental Overlay District (STR).

Figure 9.2
Land Distribution By Zoning District (In Acres)

Code	Zoning District	Acres
CP	Conservation	584.46
AGR	Agricultural	61.72
RC	Recreation	373.12
CSC	Camp St. Christopher	227.66
R-SF1	Residential - Single-Family (Large Lot)	90.21
R-SF2	Residential - Single-Family (Medium Lot)	580.17
R-SF3	Residential - Single-Family (Small Lot)	50.12
R-CL	Residential - Single-Family (Cluster)	32.73
R-TH	Residential - Townhome	75.48
R-MF	Residential - Multi-Family	46.12
LC	Limited Commercial	15.10
CF	Community Facilities/Services	37.41
MU	Mixed Use	5.10
PD	Planned Development	0.00
Total		2179.40

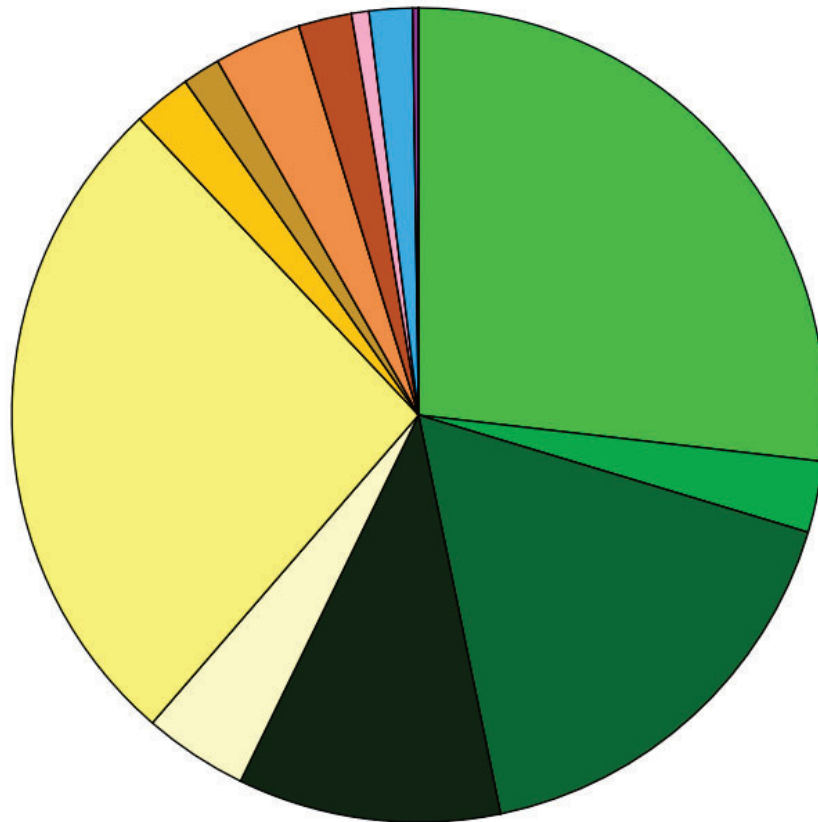
Future Land Use (Within Town Limits)

The Town's Zoning Map (Figure 9.5), adopted in 2022, generally reflects the Town's desired land use pattern within Town limits. The map serves as an important implementation tool of this Comprehensive Plan and provides guidance for future zoning and land use decisions.

The following analysis identifies potential alternative zoning



Figure 9.3
Land Distribution By Zoning District (% Total)



Code	Zoning District	% Total
CP	Conservation	26.8%
AGR	Agricultural	2.8%
RC	Recreation	17.1%
CSC	Camp St. Christopher	10.4%
R-SF1	Residential - Single-Family (Large Lot)	4.1%
R-SF2	Residential - Single-Family (Medium Lot)	26.6%
R-SF3	Residential - Single-Family (Small Lot)	2.3%
R-CL	Residential - Single-Family (Cluster)	1.5%
R-TH	Residential - Townhome	3.5%
R-MF	Residential - Multi-Family	2.1%
LC	Limited Commercial	0.7%
CF	Community Facilities/Services	1.7%
MU	Mixed Use	0.2%
PD	Planned Development	0.0%
Total		100.0%



designations for properties that have been highlighted as potential candidates for redevelopment or rezoning in the future. This discussion is intended solely to outline functional possibilities, and it does not indicate a preferred zoning outcome, nor does it suggest that any specific rezoning is anticipated or encouraged.

Any alternative zoning designations referenced herein reflect those that, at the time of this writing, appear to be reasonable based on existing conditions. The absence of other zoning classifications is intentional and indicates that such designations were not viewed as appropriate or feasible under current conditions. Conservation (CP) is considered a viable option for any property that is not constrained by this list.

Any future rezoning requests should be initiated at the discretion of the property owner or the Town and will be reviewed on a case-by-case basis in accordance with applicable procedures outlined in the Town of Seabrook Island DSO. Any proposal for rezoning will require careful evaluation by the reviewing authority of the site-specific conditions, environmental constraints, infrastructure capacity, traffic impacts, compatibility with adjacent uses, and consistency with the Comprehensive Plan and Town policy objectives.

Below is a list of properties that have been identified as potential candidates for redevelopment or rezoning in the future, the existing zoning designation for each property, and zoning districts and uses that could reasonably be considered should redevelopment or rezoning ever be proposed:

Bohicket Marina (1880 – 1902 Andell Bluff Blvd.) – The existing Bohicket Marina property is currently zoned Mixed Use (MU), making it the only property in Town with this designation. Should redevelopment occur in the future, a Planned Development (PD) designation could be considered as an alternative zoning framework.

The existing marina is the only property in town designated with Mixed-Use (MU) zoning. While the current zoning allows for a combination of residential and non-residential uses, the marina site contains aging and deteriorating infrastructure that requires full-scale redevelopment. As a privately owned property, meaningful reinvestment will depend on a zoning framework that supports flexibility and long-term viability. The most effective way for the Town to encourage thoughtful redevelopment of this site is through a Planned Development (PD) zoning designation, which allows for the adaptable mixed-use approach necessary to revitalize the property.

Vacant Agricultural (AGR) Zoned Property (TMS # 149-00-00-059) – There is currently one undeveloped vacant Agricultural (AGR) zoned property within Town limits. If rezoning were ever proposed, the most appropriate zoning designation would be Large Lot Single-Family (R-SF1).

R-SF1 is the most compatible option as all surrounding properties are zoned R-SF1. Should the property be rezoned to R-SF1, any future residential development should ideally take the form of a conservation subdivision to protect the site's environmental features. Notably, this type of development, which requires that at least 25% of the developable high ground be preserved as dedicated open space, is only permitted within the R-SF1 district.

Town of Seabrook Island Town Hall (2001 Seabrook Island Rd.) – Town of Seabrook Town Hall is currently zoned Community Facilities (CF). As noted in the Community Facilities Element, Town Hall is currently at operating capacity and expansion of municipal services would likely require additional administrative space. Should the Town elect to relocate Town Hall to an alternate site in the future, there are several options for the future use of the existing Town Hall property. First, the Town could retain the existing Community Facilities (CF) zoning designation and continue to utilize the site for municipal purposes. Potential uses could include open-air recreational amenities, such as a public park, or operational facilities, such as a maintenance facility to support building and



grounds staff. Second, given the property's proximity to Landfall Way – an area primarily zoned Limited Commercial (LC) – rezoning to LC may be appropriate. Third, if SIC or SIPOA were to acquire the property for recreational purposes, a Recreation (RC) designation could be considered. Finally, due to the property's size (greater than five acres of high ground) and location in proximity to the entry gate, a Planned Development (PD) designation could be considered should there be policy support for a flexible, master-planned approach to redevelopment.

Vacant Townhome (R-TH) Property along Seabrook Island Road (TMS # 204-00-107) – A vacant parcel comprised of approximately 15 acres and located outside of the gate along Seabrook Island Road is currently zoned Residential Townhome (R-TH). The current R-TH zoning designation permits a density of up to 14 dwelling units per acre.

Should rezoning ever be considered at this property Limited Commercial (LC) could be considered due to the site's proximity to existing LC zoned properties along Landfall Way and Andell Bluff Boulevard as well as the limited availability of commercial uses that serve residents and visitors within town limits. Alternatively, given the size of the parcel and its unique setting adjacent to the marsh and Seabrook Island Road, a Planned Development (PD) designation could also be considered. A PD could allow for a coordinated, flexible development approach that could potentially integrate elements of the currently permitted residential uses under the R-TH designation at a lower density with commercial uses allowed within the LC district.

Seabrook Island Club Maintenance Facilities (2890 & 2892 Seabrook Island Rd.) – Two properties owned by the Seabrook Island Club, totaling approximately 11 acres, are currently zoned Community Facilities (CF) and are currently used for office space and maintenance storage. Should there ever be a consideration of a change in use or zoning, several functional options could be considered.

First, given that the parcels directly about the existing Seabrook Island Utility Commission facilities, expansion of utility-related operations could be a potential consideration. In such a scenario, retaining the current CF zoning designation would be appropriate. Second, although proximity to the Utility Commission facilities may limit feasibility, the properties are under club ownership and could be evaluated for Recreation (RC) zoning should there be interest in expanding recreational amenities. Finally, due to the combined size of the parcels (approximately 11 acres), a Planned Development (PD) designation could also be evaluated if there were interest in a coordinated, master-planned approach that provides flexibility in site design and permitted uses.

Figure 9.7
Potential Redevelopment or Rezoning Areas

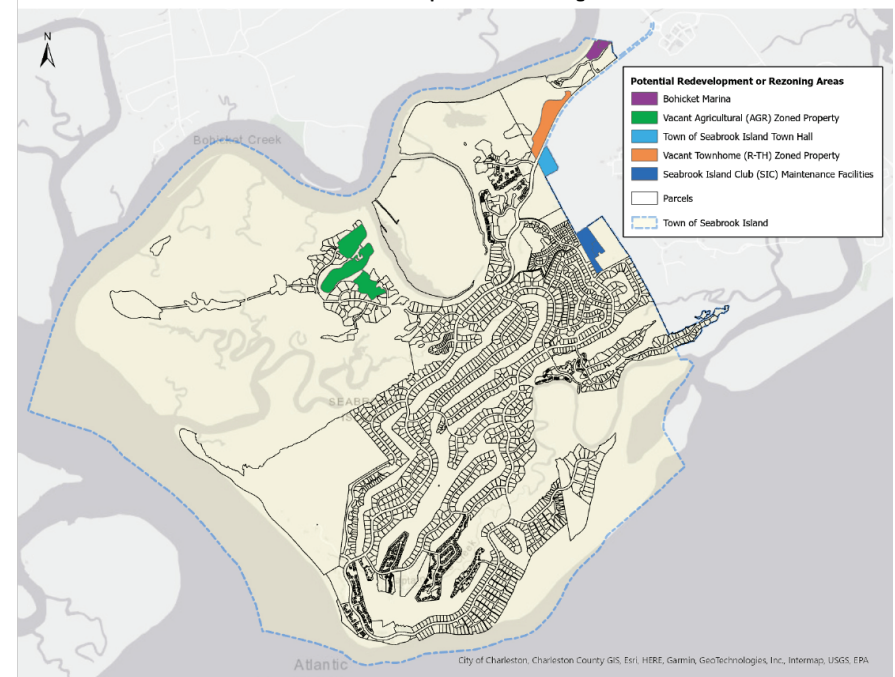
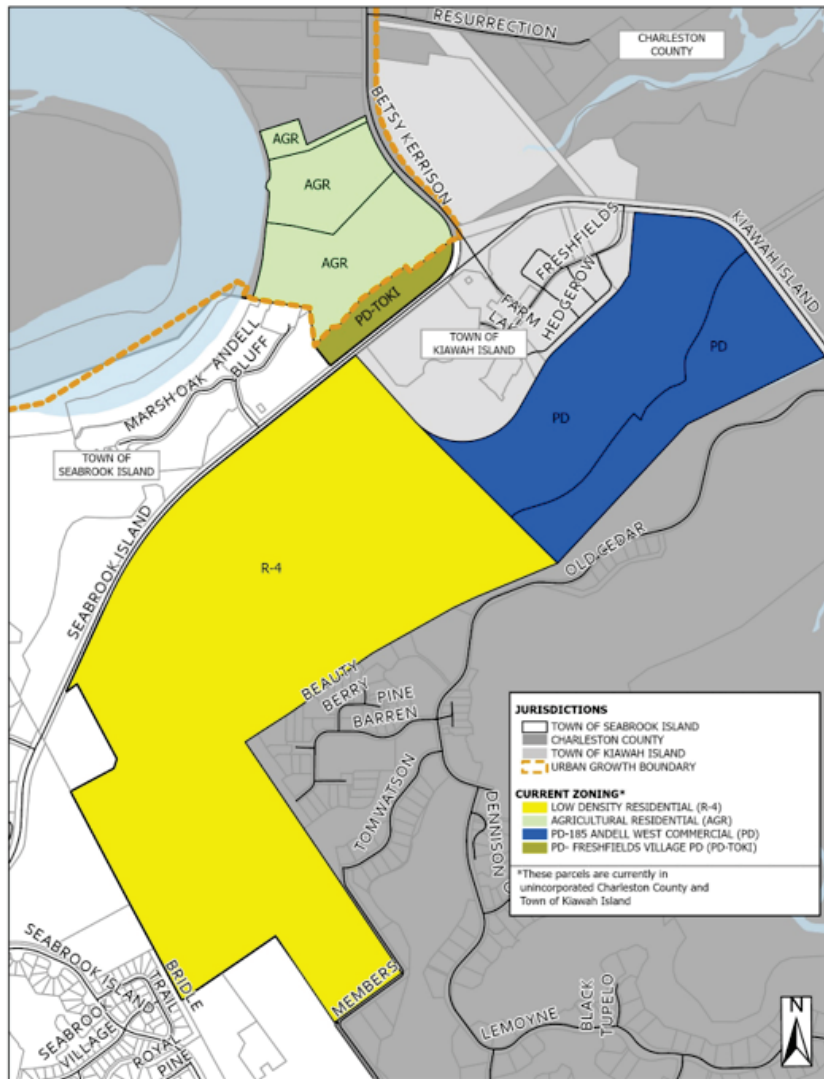




Figure 9.4A
Zoning Map



Future Land Use (Outside Town Limits)

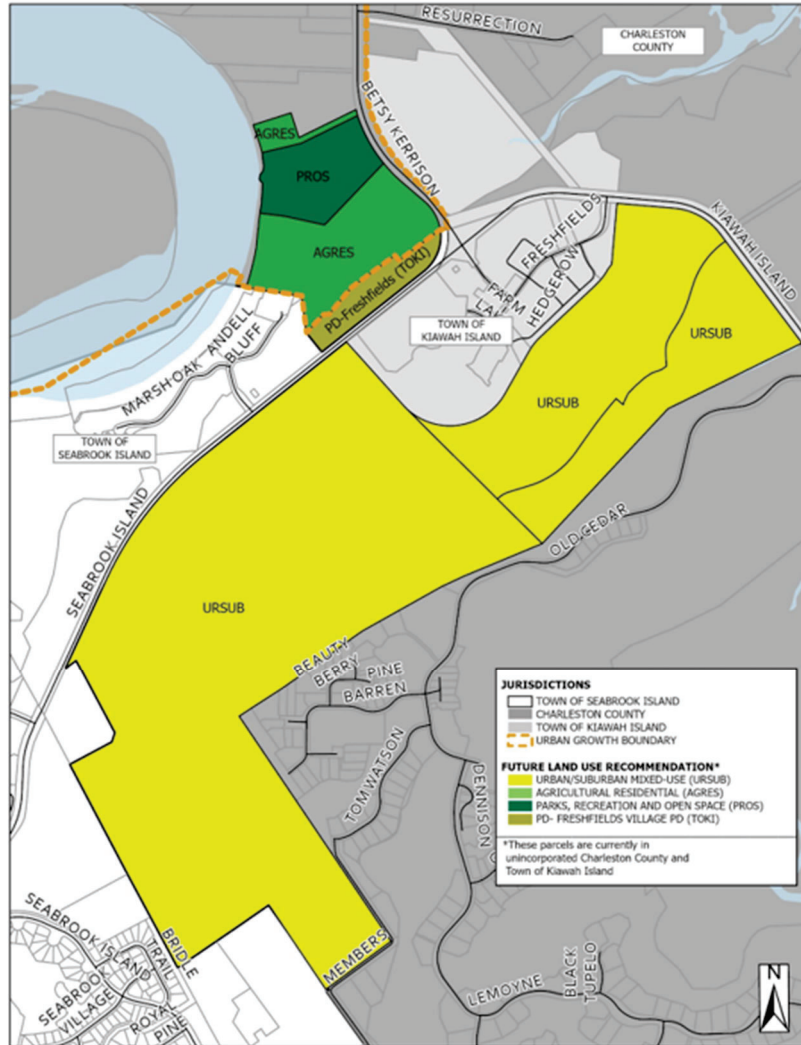
Future land use on land outside the Town is guided primarily by Charleston County’s growth management framework, with the Urban Growth Boundary (UGB) serving as a mechanism for directing where and how growth is accommodated. Established in the 1999 Charleston County Comprehensive Plan, the UGB delineates the Rural Area from the Urban/Suburban Area. Areas within the UGB are characterized by a diverse mix of residential neighborhoods, commercial and industrial uses, road frontage development, and undeveloped land, supported by higher levels of infrastructure and services and generally accommodating medium to high intensity development. In contrast, areas outside the UGB are identified by agricultural lands, forests, tidal marshes, and freshwater wetlands that dominate the landscape, along with scenic rural roads and historic Lowcountry resources. These areas typically have lower levels of infrastructure and services and are intended to maintain lower intensity development patterns.

The Charleston County Zoning Map (Figure 9.4A) and Future Land Use Map (Figure 9.4B) depict the existing zoning designations and the County’s vision for future land use on unincorporated parcels outside, but adjacent to the Town limits. Figures 9.4A and 9.4B further illustrate the relationship of these areas to the UGB, identifying lands within the Urban/Suburban Area to the south and east of the boundary and lands within the Rural Area to the north and west.

Areas outside the Town limits that are already developed or planned for development at an intensity compatible with mixed commercial, recreational, residential, or maritime-oriented uses—particularly those located within or adjacent to the UGB—represent logical locations for accommodating future growth and economic activity. Concentrating development in these areas supports the efficient use of existing infrastructure, promotes coordinated development patterns, and reduces pressure for more intensive development in environmentally sensitive or rural areas.



Figure 9.4B
Future Land Use Map



Future development and redevelopment should be coordinated, compatible with surrounding uses, and protective of environmental resources. Development intensity, site design, and the mix of uses should generally align with the intent of the UGB while allowing flexibility to respond to unique site conditions or established patterns of activity, provided such flexibility remains consistent with the overarching goals of coordinated and efficient regional growth.

Annexation is recognized as a useful tool for facilitating orderly growth, expanding the municipal tax base, improving service efficiency, and enhancing local control over the use and development of adjacent properties. At the same time, the Town acknowledges that annexation may create additional demands on public facilities and services. Accordingly, annexation requests are evaluated carefully to ensure that adequate infrastructure and municipal service capacity exist and that annexation is in the best interest of the Town and its residents.

Pursuant to the Town's Annexation Policy, the Town respects the rights of property owners and will only consider annexation petitions submitted under the One Hundred Percent Petition and Ordinance Method, requiring the consent of all property owners within the area proposed for annexation. In addition, state law requires that property proposed for annexation be contiguous to the Town's corporate limits, and the Town will not annex property that does not meet this requirement.

In reviewing annexation requests, the Town evaluates whether public services can be efficiently extended, whether the proposed land uses are compatible with long-term planning objectives, and whether annexation would create inefficient or irregular municipal boundaries. The Town seeks to avoid annexations that would result in enclaves, irregular boundary patterns, inaccessible areas, or parcels that are largely undevelopable under existing zoning regulations, except in cases involving critical areas, rights-of-way, or properties necessary to establish contiguity.



The Town also recognizes that annexation should not be used as a means to circumvent county zoning or land development regulations. When annexing property located outside the Charleston County UGB, the Town intends to preserve the integrity of the UGB to the extent practicable. In such cases, the Town will generally apply a zoning designation similar to the county zoning in effect at the time of annexation or use tools such as development agreements, development conditions, or Planned Development (PD) zoning to ensure that permitted uses and development intensity remain roughly equivalent to those allowed under county regulations. These provisions do not apply to properties located within the UGB, where higher intensity development patterns are anticipated.

The Town also maintains the policy that municipal services are generally provided only to properties located within the corporate limits. In limited circumstances, the Town may enter into contractual agreements to provide certain services to properties outside the Town, particularly where annexation is not yet possible due to contiguity requirements, provided that such agreements include provisions requiring annexation if and when the property becomes eligible.

Overall, future land use decisions and potential annexations outside the Town limits should reinforce the Charleston County Urban Growth Boundary, respect the Town's annexation policies and service capacity, and maintain sufficient flexibility to address site-specific conditions while supporting orderly, coordinated, and sustainable regional growth.

Land Use Summary

The Town's DSO is based on the Comprehensive Plan for the Town which promotes safeguarding the character and unique resources of the community, while providing for a range of land uses in harmony with that character. To that end, as a barrier island, Seabrook Island is on the frontlines of sea level rise and stormwater flooding risks. The Town and the Planning Commission must be alert to regional developments that will worsen or mitigate these risks, among other favorable or adverse impacts.

9.3: LAND USE ELEMENT GOAL

Element Goal

Maintain and enhance the beautiful, safe and resilient coastal community character of the Town, and provide for compatible, high-quality development and redevelopment.

Land Use Element Needs

- Maintain the Town's residential character and natural environment;
- Develop criteria and standards that encourage future development and redevelopment consistent with the Town's Vision Statement;
- Assure that continued development is accompanied or preceded by available services and community facilities;
- Enforce zoning and development standards in a fair and consistent manner;
- Ensure the protection of sensitive and wildlife areas into the future; and
- Maintain and expand the Town's revenue opportunities, consistent with the Town's vision statement.



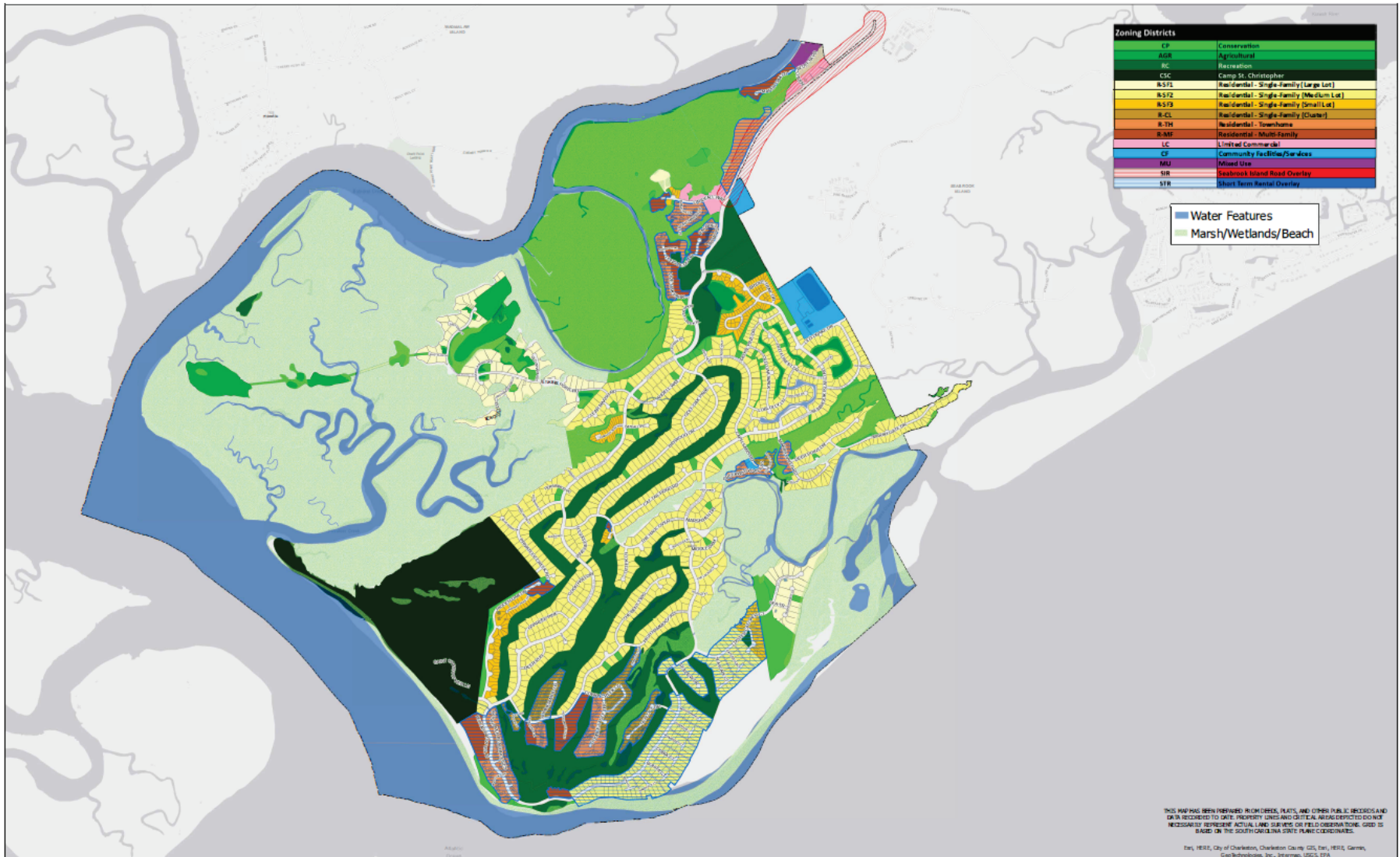
9.4: LAND USE ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the vision and goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. Continue to provide for high quality, orderly, controlled development and redevelopment and review existing policies and procedures in the Development Standards Ordinance (DSO).
2. Continue to encourage expansion of conservation areas, parks, recreation, and open space.
3. Prepare and adopt a Town Future Land Use Map that designates future land use recommendations for properties within Town Limits. As an example, the future land use designation of recreation or open space for current golf course parcels prevents such parcels from being redeveloped as a residential use in the future.
4. Work with the SIUC to require that all future extraterritorial customers agree to be annexed or agree to sign an annexation covenant.
5. Coordinate with neighboring jurisdictions to reach agreement at the regional level to recognize, implement, and protect the County's Urban Growth boundary (UGB) in local zoning determinations.
6. Carefully monitor potential impacts of future development proposals in the region, and coordinate with stakeholders to support and mitigate impacts to Seabrook Island and surrounding areas.
7. Currently, there is only one property zoned Agricultural (AGR) and one property zoned Mixed-Use (MU) within Town limits. If either property is rezoned in the future, the original zoning designation should be considered for removal.



Figure 9.5
Zoning Map



Spatial Engineering, Inc.
615 Towne Park W. Dr., Ste. 202
Ft. Worth, TX 76105
Tel: 912.826.8688
www.spatialeng.com

rightpoint

Town of Seabrook Island Zoning Map

1 inch equals 900 feet
0 900 1,800 3,600 Feet





**Figure 9.6
Consolidated Schedule of Uses**

USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
ACCESSORY USEs													
ACCESSORY USEs and STRUCTUREs	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies, and similar uses (not including DRIVE-THROUGH RESTAURANTs)											C		C
Outdoor display areas for RETAIL ESTABLISHMENTs											C		C
Outdoor seating at eating/drinking establishments											C		C
Outdoor storage facilities												C	C
Agriculture and Conservation													
Agriculture		P											
Bulkhead and EROSION control devices	P	P	P	P									P
Community gardens	P	P	P	P									P
Open space preserves such as WETLANDs and wildlife habitat refuge areas	P	P	P	P	P	P	P	P	P	P			P
Entertainment, Hospitality, and Leisure													
Boat docks, landings and launches		P										P	P
Classroom and lecture facilities				P							P		P
Community swimming pools			P									P	
Dormitories, cabins, and cafeterias for campers and conference attendees, not including for-profit HOTELS				P									
Equestrian facilities		P	P	P									
Establishments serving alcoholic beverages											C		C



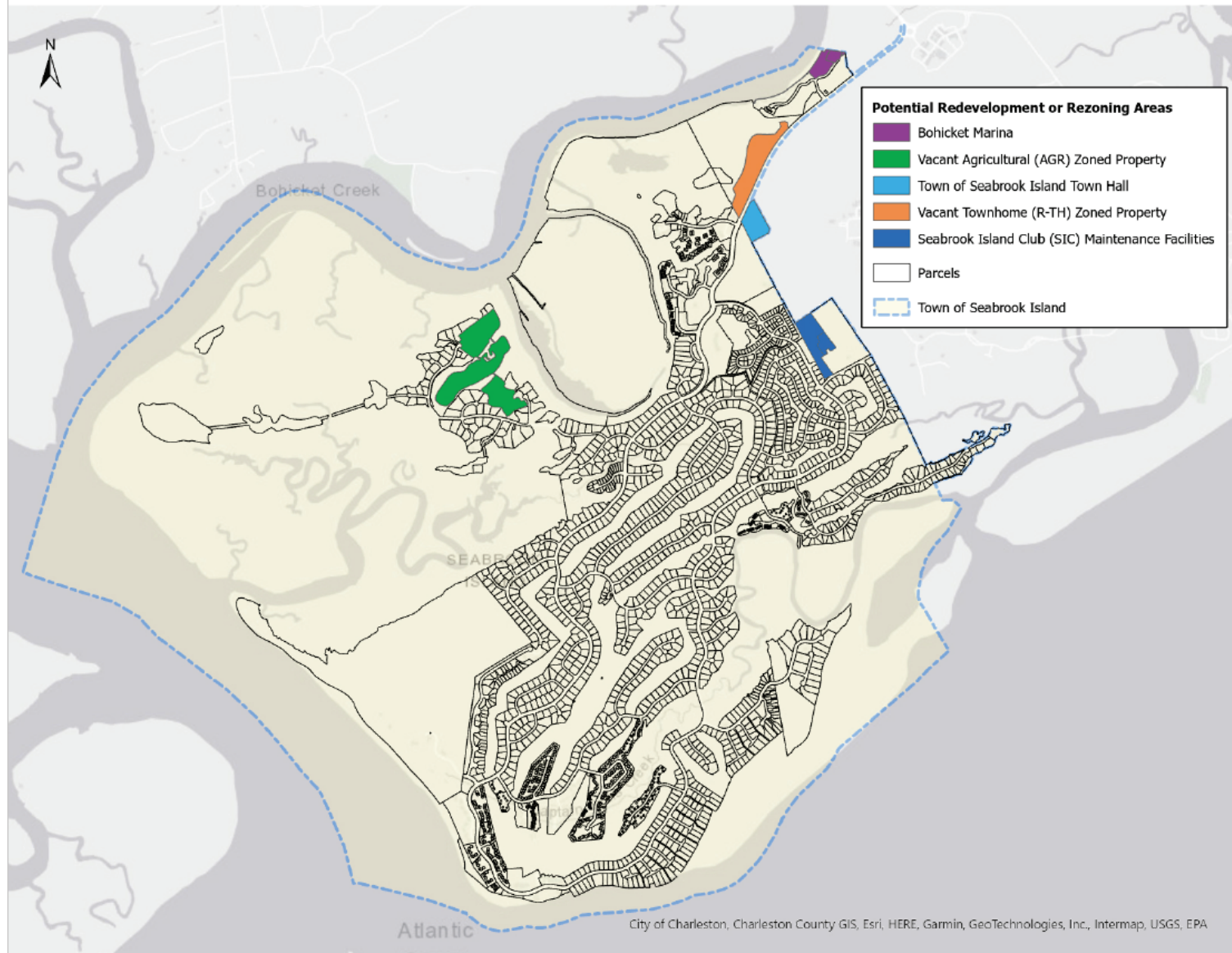
USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
Fitness club/health spa		P	P									P	P
Golf course/country club, including ACCESSORY USEs such as MAINTENANCE facilities, pro shops, lounges, banquet facilities, and RESTAURANTs.		P	P										
Greenways, boardwalks, and non-motorized trails/pathways	P	P	P	P	P	P	P	P	P	P	P	P	P
Gymnasium and indoor recreation facilities		P	P	P							P	P	P
HOTELs											P		P
MARINA			C								C		C
Non-commercial community or neighborhood activity uses such as, park/playground, swimming pool, storage STRUCTUREs, and off-street parking					p	p	p	p	p	p		P	P
OPEN AIR RECREATION uses	C	C	C	C								P	P
RESTAURANTs (not including DRIVE-THROUGH facilities)											P		P
Office													
Banks, savings & loans, and similar financial institutions											P		P
Government offices			P								P	P	P
Medical, dental or chiropractic office, including clinics and/or laboratory											P		P
Offices, general and professional											P		P
Veterinary offices and clinics											C		
Residential													
ACCESSORY DWELLING UNITs		C			C	C							
DWELLINGs on upper floors above businesses													C
HOME OCCUPATIONs		C			C	C	C	C	C	C			C



USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
SHORT-TERM RENTAL UNITs		C			C	C	C	C	C	C			C
MULTI-FAMILY DWELLINGs										P			P
SINGLE-FAMILY DWELLINGs		P			P	P	P	P					P
TOWNHOMEs									P				P
TWO-FAMILY DWELLINGs									P				P
VACATION CLUB UNIT		C			C	C	C	C	C	C			C
RETAIL													
Establishments, not exceeding 5,000 square feet, selling goods at RETAIL within a fully enclosed BUILDING											P		P
Establishments larger than 5,000 square feet but not more than 10,000 square feet, selling goods at RETAIL within a fully enclosed BUILDING											C		C
Services													
Cemetery				P									
Helipad											C		
KENNELs											C		
Government facilities, including storage and MAINTENANCE facilities											P	P	P
PERSONAL SERVICEs											P		P
Photographic studios											P		P
PLACES OF PUBLIC WORSHIP				P								P	P
RECREATIONAL VEHICLE storage											C	C	
UTILITY substation or subinstallation	C		C	C	C	C	C	C	C	C	C	C	C
Water or wastewater treatment facilities												C	
Wireless communication antennas or towers	C			C							C	C	C
Other													
Similar Uses	C	C	C	C	C	C	C	C	C	C	C	C	C



Figure 9.7
Potential Redevelopment or Rezoning Areas





LAND USE ELEMENT

Element Goal

Maintain and enhance the beautiful, safe and resilient coastal community character of the Town, and provide for compatible, high-quality development and redevelopment.

9.1: OVERVIEW

A Land Use Element considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped. Since Seabrook Island residents share a commitment to the natural environment and wildlife, land use in the Town is oriented toward residential, parks, open space, recreation, and limited commercial development to service residents and visitors. The incorporated boundaries of the Town also include a considerable amount of marsh and water features.

9.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Existing Land Use

Most of the land within the Town has been developed. The Housing Element notes that while a limited number of undeveloped residential lots remain behind the entry gate, some of these have been designated as conservation lots that will remain permanently undeveloped, while others were purchased with the intent of preserving them in their natural state. As a result, opportunities for additional residential buildout within the gated portion of the community are constrained.

In addition to individual residential lots (R-SF1, R-SF2, and R-SF3) and regimes (R-TH, R-MF, R-CL), a substantial portion of land

behind the entry gate is owned by the Seabrook Island Property Owners Association (SIPOA) and the Seabrook Island Club (SIC).

These properties are primarily zoned Recreation (RC) and include community amenities, open space, golf courses, beach access areas, and other recreational facilities serving residents. The predominance of RC zoned land behind the gate reinforces the Island's low-density character, preserves significant open space, and supports the community's residential identity.

St. Christopher Camp and Conference Center is located on over 314 acres of beach, maritime forest, and undisturbed salt marsh and is zoned Camp St. Christopher (CSC). The Camp offers youth camp experiences, environmental education opportunities, and conference facilities for large and small groups.

The Seabrook Island Utility Commission also owns property behind the gate that is zoned Community Facilities (CF). These parcels accommodate public utility services that support the Island's existing development and are critical to maintaining service reliability for residents and businesses.

There is also a large undeveloped parcel located behind the entry gate that is zoned Agricultural (AGR). While the zoning designation remains in place, there have been no active agricultural uses within the Town for decades.

Outside of the entry gate, land use patterns include residential, civic, commercial, and undeveloped property. Limited Commercial (LC) zoned parcels are located along Landfall Way and Seabrook Island Road, providing opportunities for small-scale commercial uses intended to remain compatible with the surrounding development. Seabrook Island Town Hall is also located outside of the gate and is zoned CF, serving as the Town's primary municipal facility.

The existing Bohicket Marina, zoned Mixed-Use (MU), represents the Town's most concentrated node of commercial activity. The MU designation allows for an integrated pattern of commercial, marina,



and potentially residential uses creating a small-scale activity center that serves residents, visitors, and boaters.

Additionally, outside of the gate and within Town limits, there is a large undeveloped parcel currently identified on the Town's Zoning Map as Residential Townhome (R-TH). This property represents one of the few remaining areas within the Town capable of accommodating more substantial new residential development, subject to zoning regulations, infrastructure capacity, and environmental constraints.

Collectively, these land use patterns reflect a largely built-out residential community supported by extensive recreational amenities, preserved open space, essential infrastructure, limited commercial services, a mixed-use marina district, and civic facilities. The distribution of zoning districts both behind and outside of the gate reinforces the Town's established development pattern while limiting opportunities for significant future growth.

Development Standards. The Town's Development Standards Ordinance (DSO) is based on the Comprehensive Plan for the Town which promotes safeguarding the character and unique resources of the community, while providing for a range of land uses in harmony with that character. Prior to the adoption of the current DSO and zoning map in July 2022, development within the Town had been characterized by large projects within Planned Development Districts (PDDs), pursuant to detailed Master Plans. The Town's DSO states that its purpose is to 1. Guide development in accordance with existing and future needs; 2. Protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare; 3. Preserve the environmental character of the community; 4. Facilitate the timely and adequate provision of water, sewage disposal, other utility services, parks, and other public infrastructure; 5. Regulate the density and distribution of populations and the uses of buildings, structures, and land for trade, residence, recreation, and conservation; 6. secure safety from fire, flood and other dangers;

and 7. Further the public welfare in any other regard specified by Town Council.

Zoning Map and Zoning Districts. The Town's official "Zoning Map" is included at the end of this Land Use Element (Figure 9.5). This map reflects the following 16 zoning districts (see Figure 9.1) identified in Article 3 of the DSO:

Conservation District (CP) – This district is established for the purpose of protecting and conserving critical areas and wetlands, wildlife habitats, other sensitive environmental areas, and those areas otherwise encumbered by conservation easements. In addition, all areas within the corporate limits of the town lying seaward of the **SCDES** critical line are included.

Agricultural District (AGR) – The purpose of this district is to provide for and protect traditional, low intensity agricultural, farming, and recreational activities, together with very low-density single-family residential development.

Figure 9.1: Zoning Districts

Category	Designation	District Name
Conservation / Recreation Districts	CP	Conservation
	AGR	Agricultural
	RC	Recreation
	CSC	Camp St. Christopher
Residential Districts	R-SF1	Large LOT SINGLE-FAMILY
	R-SF2	Medium LOT SINGLE-FAMILY
	R-SF3	Small LOT SINGLE-FAMILY
	R-CL	SINGLE-FAMILY Cluster
	R-TH	TOWNHOME
	R-MF	MULTI-FAMILY
Support Districts	LC	Limited Commercial
	CF	Community Facilities/Services
Mixed Use Districts	MU	Mixed Use
	PD	Planned Development
OVERLAY DISTRICTS	SIR	Seabrook Island Road
	STR	Short-Term Rental



Recreation District (RC) – This district provides for designated active and passive leisure amenities, both public and private, that contribute to the enjoyment and relaxation of life on Seabrook Island.

Camp St. Christopher District (CSC) - This district is established to preserve the historically significant and environmentally sensitive property occupied by the non-profit camp and conference center and to support its continued operation. The district allows those uses that currently exist, along with others that may be added in support of the camp’s mission and are commonly associated with such facilities, but not including for-profit commercial uses.

Large Lot Single-Family (R-SF1) - This district is created to retain the character of established large-lot single-family neighborhoods and to provide a district that would allow for the creation of future estate-sized home sites. Other uses are also permitted that are compatible with and supportive of the character of the homes in this district.

Medium Lot Single-Family (R-SF2) - It is the purpose of this district to encompass those early subdivisions that were developed prior to the incorporation of the town and to establish development standards based on the existing moderate density conditions that will minimize nonconformities to the extent practical. Other uses are also permitted that are compatible with, and supportive of, the character of the homes in this district.

Small Lot Single-Family (R-SF3) - This district is intended to support established development patterns of those existing subdivisions containing single-family homes on small lots and to reduce existing nonconformities to the extent practical.

Single-Family Cluster (R-CL) - This district is intended to accommodate single-family detached dwellings which are situated in a “cluster” style arrangement within a planned community, rather than on traditional single-family lots, and to provide greater flexibility for their improvement and expansion.

Townhome (R-TH) - This district is established specifically to accommodate townhome development at a reasonable density to afford an alternate form of residence within the community.

Multi-Family (R-MF) - This district is intended to support multi-family dwellings, including condominiums and apartments, at moderate density as another residential option within the community.

Community Facilities District (CF) - It is the purpose of this district to provide suitable locations for those facilities that generally comprise the public and quasi-public infrastructure for the community.

Limited Commercial District (LC) - This district is intended to provide a concentrated location for various businesses of a type, scale, and character that are in harmony with the residential nature of the Seabrook Island community and support the daily needs of its residents and visitors.

Mixed Use District (MU) - This district is established for the purpose of offering a tool that permits a combination of residential and non-residential uses within a cohesive integrated development. A variety of housing types is encouraged at moderate densities, along with complementary office, retail, and service uses in scale with the character of the district and surrounding area. Size limits are imposed to ensure that nonresidential uses remain appropriate to the district intent.

Planned Development District (PD) – This district is established to 1) allow for a coordinated and compatible mix of land uses, where appropriate, in a manner consistent with the Comprehensive Plan, 2) encourage innovative site planning, architectural design, and development flexibility that cannot be achieved under conventional zoning districts, 3) enhance the quality, functionality, and overall character of new mixed-use developments, 4) ensure high-quality development through a unified development plan that established clear, enforceable, and site-specific standards and conditions, 5)



protects and preserves environmentally sensitive areas, open spaces, historic resources, and the established character of the community, 6) promotes the efficient and coordinated use of land and public infrastructure, including transportation systems, utilities, stormwater systems, and public services, and 7) provides a clear, predictable, and equitable regulatory framework that balances development flexibility with the protection of public health, safety, and general welfare.

Seabrook Island Road Overlay District (SIR) - As the only public right-of-way providing access to and from the town, it is essential that Seabrook Island Road be maintained as a safe, efficient, functional, and attractive corridor. This overlay district is established for that purpose. Regulations are established by this article to manage access to and from abutting properties, create an inviting and unified appearance along the corridor, protect the corridor's prized natural features, promote alternate modes of transportation, and preserve the value of abutting properties

Short-Term Rental Overlay District (STR) – The purpose of the Short-Term Rental Overlay District is to relax certain restrictions related to short-term rental units operating in areas having disproportionately high concentration of rental properties, a disproportionately low concentration of owner-occupied residences, and a history of tourism-related activities, compared to other residential areas of the Town. Areas within the Short-Term Rental Overlay District will generally feature higher residential densities, greater variation in use types, and close proximity to community amenities, including beaches and recreational facilities. Outside of the Short-Term Rental Overlay District, the Town seeks to preserve the residential character of single-family neighborhoods by further limiting the number of short-term rental units permitted to operate.

Figure 9.2 shows the zoning districts and how much area each district occupies. Figure 9.3 is a visual representation of the land area each district occupies, showing that the Conservation (CP) and Residential Single-Family (Medium Lot) are the largest districts by land distribution.

Note that the table and the pie chart only list 14 zoning districts and do not include the Seabrook Island Road Overlay District (SIR) or Short-Term Rental Overlay District (STR).

Figure 9.2
Land Distribution By Zoning District (In Acres)

Code	Zoning District	Acres
CP	Conservation	584.46
AGR	Agricultural	61.72
RC	Recreation	373.12
CSC	Camp St. Christopher	227.66
R-SF1	Residential - Single-Family (Large Lot)	90.21
R-SF2	Residential - Single-Family (Medium Lot)	580.17
R-SF3	Residential - Single-Family (Small Lot)	50.12
R-CL	Residential - Single-Family (Cluster)	32.73
R-TH	Residential - Townhome	75.48
R-MF	Residential - Multi-Family	46.12
LC	Limited Commercial	15.10
CF	Community Facilities/Services	37.41
MU	Mixed Use	5.10
PD	Planned Development	0.00
Total		2179.40

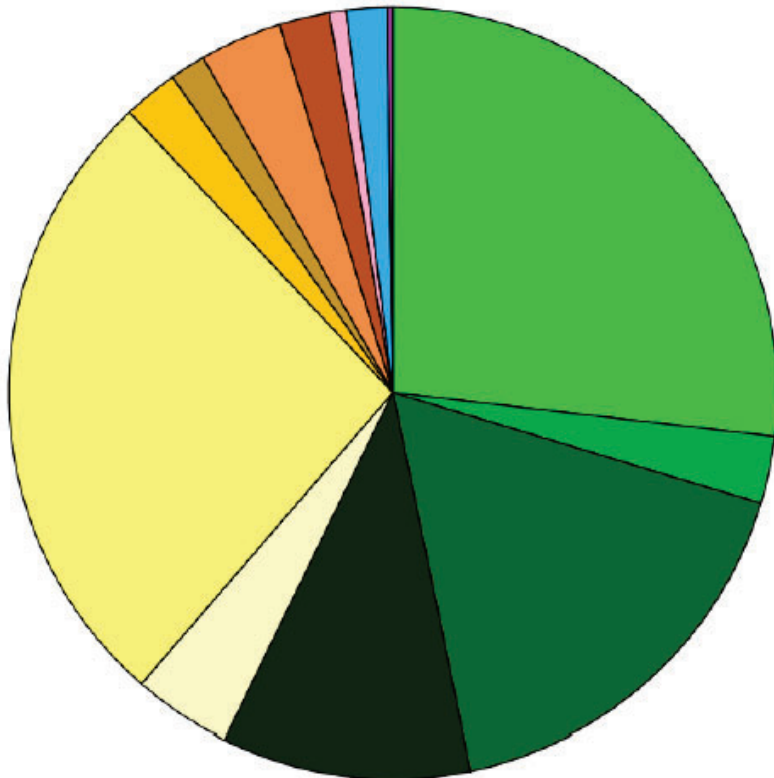
Future Land Use (Within Town Limits)

The Town's Zoning Map (Figure 9.5), adopted in 2022, generally reflects the Town's desired land use pattern within Town limits. The map serves as an important implementation tool of this Comprehensive Plan and provides guidance for future zoning and land use decisions.

The following analysis identifies potential alternative zoning designations for properties that have been highlighted as potential



Figure 9.3
Land Distribution By Zoning District (% Total)



Code	Zoning District	% Total
CP	Conservation	26.8%
AGR	Agricultural	2.8%
RC	Recreation	17.1%
CSC	Camp St. Christopher	10.4%
R-SF1	Residential - Single-Family (Large Lot)	4.1%
R-SF2	Residential - Single-Family (Medium Lot)	26.6%
R-SF3	Residential - Single-Family (Small Lot)	2.3%
R-CL	Residential - Single-Family (Cluster)	1.5%
R-TH	Residential - Townhome	3.5%
R-MF	Residential - Multi-Family	2.1%
LC	Limited Commercial	0.7%
CF	Community Facilities/Services	1.7%
MU	Mixed Use	0.2%
PD	Planned Development	0.0%
Total		100.0%



candidates for redevelopment or rezoning in the future. This discussion is intended solely to outline functional possibilities, and it does not indicate a preferred zoning outcome, nor does it suggest that any specific rezoning is anticipated or encouraged.

Any alternative zoning designations referenced herein reflect those that, at the time of this writing, appear to be reasonable based on existing conditions. The absence of other zoning classifications is intentional and indicates that such designations were not viewed as appropriate or feasible under current conditions. Conservation (CP) is considered a viable option for any property that is not constrained by this list.

Any future rezoning requests should be initiated at the discretion of the property owner or the Town and will be reviewed on a case-by-case basis in accordance with applicable procedures outlined in the Town of Seabrook Island DSO. Any proposal for rezoning will require careful evaluation by the reviewing authority of the site-specific conditions, environmental constraints, infrastructure capacity, traffic impacts, compatibility with adjacent uses, and consistency with the Comprehensive Plan and Town policy objectives.

Below is a list of properties that have been identified as potential candidates for redevelopment or rezoning in the future, the existing zoning designation for each property, and zoning districts and uses that could reasonably be considered should redevelopment or rezoning ever be proposed:

Bohicket Marina (1880 – 1902 Andell Bluff Blvd.) – The existing Bohicket Marina property is currently zoned Mixed Use (MU), making it the only property in Town with this designation. Should redevelopment occur in the future, a Planned Development (PD) designation could be considered as an alternative zoning framework.

The existing marina is the only property in town designated with Mixed-Use (MU) zoning. While the current zoning allows for a

combination of residential and non-residential uses, the marina site contains aging and deteriorating infrastructure that requires full-scale redevelopment. As a privately owned property, meaningful reinvestment will depend on a zoning framework that supports flexibility and long-term viability. The most effective way for the Town to encourage thoughtful redevelopment of this site is through a Planned Development (PD) zoning designation, which allows for the adaptable mixed-use approach necessary to revitalize the property.

Vacant Agricultural (AGR) Zoned Property (TMS # 149-00-00-059) – There is currently one undeveloped vacant Agricultural (AGR) zoned property within Town limits. If rezoning were ever proposed, the most appropriate zoning designation would be Large Lot Single-Family (R-SF1).

R-SF1 is the most compatible option as all surrounding properties are zoned R-SF1. Should the property be rezoned to R-SF1, any future residential development should ideally take the form of a conservation subdivision to protect the site's environmental features. Notably, this type of development, which requires that at least 25% of the developable high ground be preserved as dedicated open space, is only permitted within the R-SF1 district.

Town of Seabrook Island Town Hall (2001 Seabrook Island Rd.) – Town of Seabrook Town Hall is currently zoned Community Facilities (CF). As noted in the Community Facilities Element, Town Hall is currently at operating capacity and expansion of municipal services would likely require additional administrative space. Should the Town elect to relocate Town Hall to an alternate site in the future, there are several options for the future use of the existing Town Hall property. First, the Town could retain the existing Community Facilities (CF) zoning designation and continue to utilize the site for municipal purposes. Potential uses could include open-air recreational amenities, such as a public park, or operational facilities, such as a maintenance facility to support building and grounds staff. Second, given the property's proximity to Landfall Way – an area primarily zoned Limited Commercial (LC) – rezoning



to LC may be appropriate. Third, if SIC or SIPOA were to acquire the property for recreational purposes, a Recreation (RC) designation could be considered. Finally, due to the property's size (greater than five acres of high ground) and location in proximity to the entry gate, a Planned Development (PD) designation could be considered should there be policy support for a flexible, master-planned approach to redevelopment.

Vacant Townhome (R-TH) Property along Seabrook Island Road (TMS # 204-00-107) – A vacant parcel comprised of approximately 15 acres and located outside of the gate along Seabrook Island Road is currently zoned Residential Townhome (R-TH). The current R-TH zoning designation permits a density of up to 14 dwelling units per acre.

Should rezoning ever be considered at this property Limited Commercial (LC) could be considered due to the site's proximity to existing LC zoned properties along Landfall Way and Andell Bluff Boulevard as well as the limited availability of commercial uses that serve residents and visitors within town limits. Alternatively, given the size of the parcel and its unique setting adjacent to the marsh and Seabrook Island Road, a Planned Development (PD) designation could also be considered. A PD could allow for a coordinated, flexible development approach that could potentially integrate elements of the currently permitted residential uses under the R-TH designation at a lower density with commercial uses allowed within the LC district.

Seabrook Island Club Maintenance Facilities (2890 & 2892 Seabrook Island Rd.) – Two properties owned by the Seabrook Island Club, totaling approximately 11 acres, are currently zoned Community Facilities (CF) and are currently used for office space and maintenance storage. Should there ever be a consideration of a change in use or zoning, several functional options could be considered.

First, given that the parcels directly abut the existing Seabrook Island Utility Commission facilities, expansion of utility-related

operations could be a potential consideration. In such a scenario, retaining the current CF zoning designation would be appropriate. Second, although proximity to the Utility Commission facilities may limit feasibility, the properties are under club ownership and could be evaluated for Recreation (RC) zoning should there be interest in expanding recreational amenities. Finally, due to the combined size of the parcels (approximately 11 acres), a Planned Development (PD) designation could also be evaluated if there were interest in a coordinated, master-planned approach that provides flexibility in site design and permitted uses.

Figure 9.7
Potential Redevelopment or Rezoning Areas

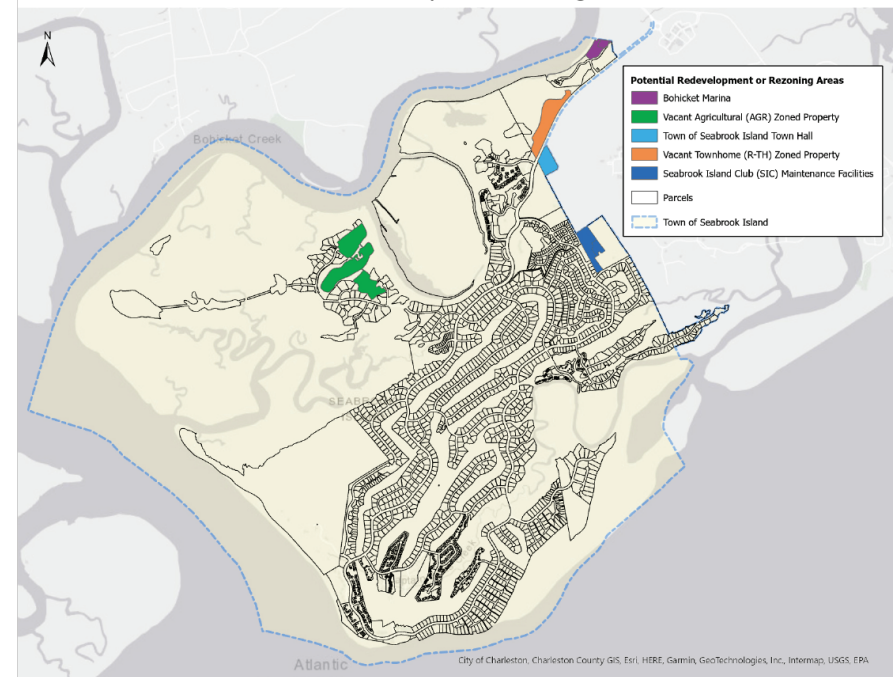
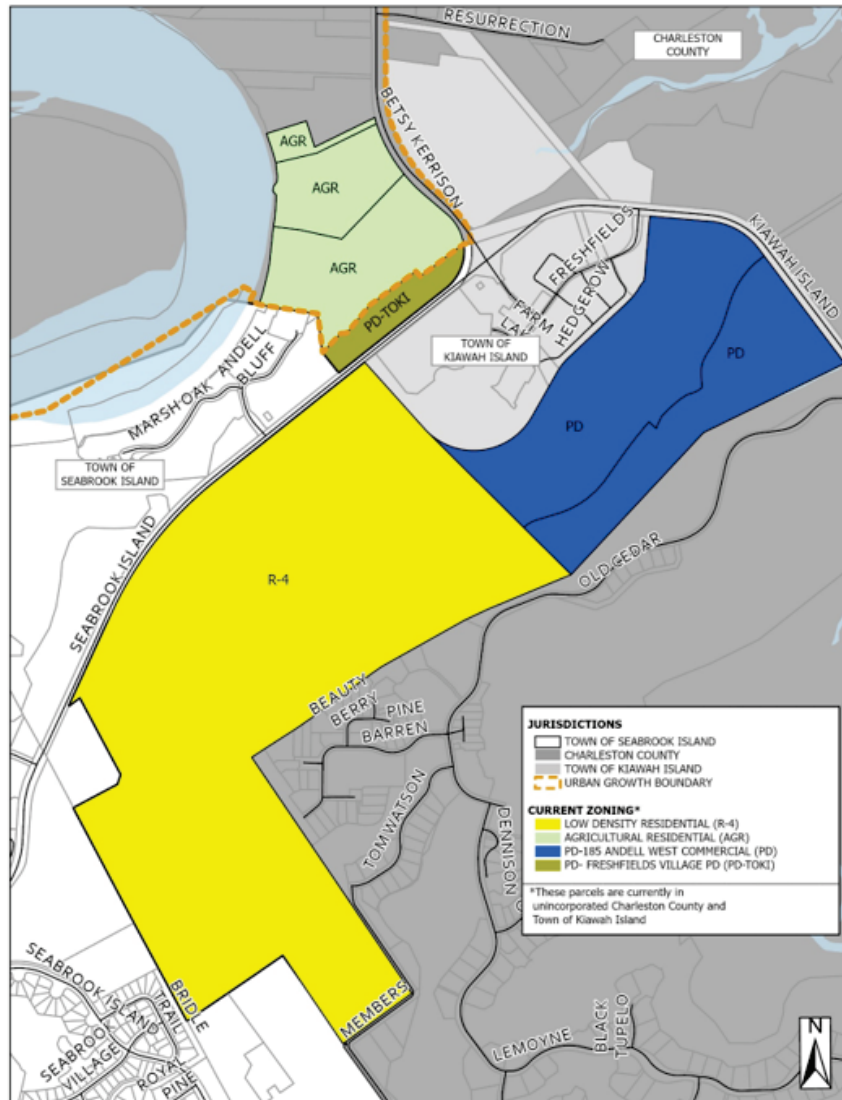




Figure 9.4A
Zoning Map



Future Land Use (Outside Town Limits)

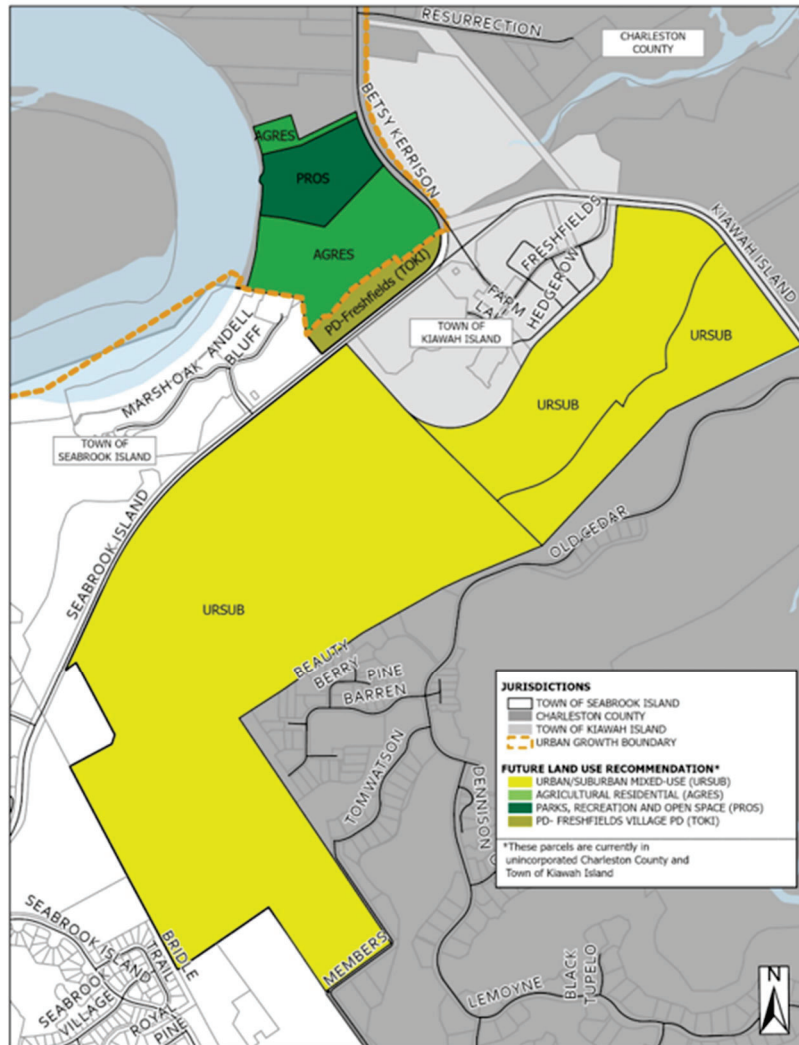
Future land use on land outside the Town is guided primarily by Charleston County’s growth management framework, with the Urban Growth Boundary (UGB) serving as a mechanism for directing where and how growth is accommodated. Established in the 1999 Charleston County Comprehensive Plan, the UGB delineates the Rural Area from the Urban/Suburban Area. Areas within the UGB are characterized by a diverse mix of residential neighborhoods, commercial and industrial uses, road frontage development, and undeveloped land, supported by higher levels of infrastructure and services and generally accommodating medium to high intensity development. In contrast, areas outside the UGB are identified by agricultural lands, forests, tidal marshes, and freshwater wetlands that dominate the landscape, along with scenic rural roads and historic Lowcountry resources. These areas typically have lower levels of infrastructure and services and are intended to maintain lower intensity development patterns.

The Charleston County Zoning Map (Figure 9.4A) and Future Land Use Map (Figure 9.4B) depict the existing zoning designations and the County’s vision for future land use on unincorporated parcels outside, but adjacent to the Town limits. Figures 9.4A and 9.4B further illustrate the relationship of these areas to the UGB, identifying lands within the Urban/Suburban Area to the south and east of the boundary and lands within the Rural Area to the north and west.

Areas outside the Town limits that are already developed or planned for development at an intensity compatible with mixed commercial, recreational, residential, or maritime-oriented uses—particularly those located within or adjacent to the UGB—represent logical locations for accommodating future growth and economic activity. Concentrating development in these areas supports the efficient use of existing infrastructure, promotes coordinated development patterns, and reduces pressure for more intensive development in environmentally sensitive or rural areas.



Figure 9.4B
Future Land Use Map



Future development and redevelopment should be coordinated, compatible with surrounding uses, and protective of environmental resources. Development intensity, site design, and the mix of uses should generally align with the intent of the UGB while allowing flexibility to respond to unique site conditions or established patterns of activity, provided such flexibility remains consistent with the overarching goals of coordinated and efficient regional growth.

Annexation is recognized as a useful tool for facilitating orderly growth, expanding the municipal tax base, improving service efficiency, and enhancing local control over the use and development of adjacent properties. At the same time, the Town acknowledges that annexation may create additional demands on public facilities and services. Accordingly, annexation requests are evaluated carefully to ensure that adequate infrastructure and municipal service capacity exist and that annexation is in the best interest of the Town and its residents.

Pursuant to the Town's Annexation Policy, the Town respects the rights of property owners and will only consider annexation petitions submitted under the One Hundred Percent Petition and Ordinance Method, requiring the consent of all property owners within the area proposed for annexation. In addition, state law requires that property proposed for annexation be contiguous to the Town's corporate limits, and the Town will not annex property that does not meet this requirement.

In reviewing annexation requests, the Town evaluates whether public services can be efficiently extended, whether the proposed land uses are compatible with long-term planning objectives, and whether annexation would create inefficient or irregular municipal boundaries. The Town seeks to avoid annexations that would result in enclaves, irregular boundary patterns, inaccessible areas, or parcels that are largely undevelopable under existing zoning regulations, except in cases involving critical areas, rights-of-way, or properties necessary to establish contiguity.



The Town also recognizes that annexation should not be used as a means to circumvent county zoning or land development regulations. When annexing property located outside the Charleston County UGB, the Town intends to preserve the integrity of the UGB to the extent practicable. In such cases, the Town will generally apply a zoning designation similar to the county zoning in effect at the time of annexation or use tools such as development agreements, development conditions, or Planned Development (PD) zoning to ensure that permitted uses and development intensity remain roughly equivalent to those allowed under county regulations. These provisions do not apply to properties located within the UGB, where higher intensity development patterns are anticipated.

The Town also maintains the policy that municipal services are generally provided only to properties located within the corporate limits. In limited circumstances, the Town may enter into contractual agreements to provide certain services to properties outside the Town, particularly where annexation is not yet possible due to contiguity requirements, provided that such agreements include provisions requiring annexation if and when the property becomes eligible.

Overall, future land use decisions and potential annexations outside the Town limits should reinforce the Charleston County Urban Growth Boundary, respect the Town's annexation policies and service capacity, and maintain sufficient flexibility to address site-specific conditions while supporting orderly, coordinated, and sustainable regional growth.

Land Use Summary

The Town's DSO is based on the Comprehensive Plan for the Town which promotes safeguarding the character and unique resources of the community, while providing for a range of land uses in harmony with that character. To that end, as a barrier island, Seabrook Island is on the frontlines of sea level rise and stormwater flooding risks. The Town and the Planning Commission must be alert to regional developments that will worsen or mitigate these risks, among other favorable or adverse impacts.

9.3: LAND USE ELEMENT GOAL

Element Goal

Maintain and enhance the beautiful, safe and resilient coastal community character of the Town, and provide for compatible, high-quality development and redevelopment.

Land Use Element Needs

- Maintain the Town's residential character and natural environment;
- Develop criteria and standards that encourage future development and redevelopment consistent with the Town's Vision Statement;
- Assure that continued development is accompanied or preceded by available services and community facilities;
- Enforce zoning and development standards in a fair and consistent manner;
- Ensure the protection of sensitive and wildlife areas into the future; and
- Maintain and expand the Town's revenue opportunities, consistent with the Town's vision statement.



9.4: LAND USE ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the vision and goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. Continue to provide for high quality, orderly, controlled development and redevelopment and review existing policies and procedures in the Development Standards Ordinance (DSO).
 2. Continue to encourage expansion of conservation areas, parks, recreation, and open space.
 3. Prepare and adopt a Town Future Land Use Map that designates future land use recommendations for properties within Town Limits. As an example, the future land use designation of recreation or open space for current golf course parcels prevents such parcels from being redeveloped as a residential use in the future.
 4. Work with the SIUC to require that all future extraterritorial customers agree to be annexed or agree to sign an annexation covenant.
 - ~~5. Anticipate the potential for annexation proposals and establish formal policies and procedures for considering these proposals.~~
 6. Coordinate with neighboring jurisdictions to reach agreement at the regional level to recognize, implement, and protect the County's Urban Growth boundary (UGB) in local zoning determinations.
 7. Carefully monitor potential impacts of future development proposals in the region, and coordinate with stakeholders to support and mitigate impacts to Seabrook Island and surrounding areas.
7. Currently, there is only one property zoned Agricultural (AGR) and one property zoned Mixed-Use (MU) within Town limits. If either property is rezoned in the future, the original zoning designation should be considered for removal.



**Figure 9.6
Consolidated Schedule of Uses**

USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
ACCESSORY USEs													
ACCESSORY USEs and STRUCTUREs	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-in and drive-through facilities for automated teller machines, banks, pharmacies, and similar uses (not including DRIVE-THROUGH RESTAURANTs)											C		C
Outdoor display areas for RETAIL ESTABLISHMENTs											C		C
Outdoor seating at eating/drinking establishments											C		C
Outdoor storage facilities												C	C
Agriculture and Conservation													
Agriculture		P											
Bulkhead and EROSION control devices	P	P	P	P									P
Community gardens	P	P	P	P									P
Open space preserves such as WETLANDs and wildlife habitat refuge areas	P	P	P	P	P	P	P	P	P	P			P
Entertainment, Hospitality, and Leisure													
Boat docks, landings and launches		P										P	P
Classroom and lecture facilities				P							P		P
Community swimming pools			P									P	
Dormitories, cabins, and cafeterias for campers and conference attendees, not including for-profit HOTELS				P									
Equestrian facilities		P	P	P									
Establishments serving alcoholic beverages											C		C



USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
Fitness club/health spa		P	P									P	P
Golf course/country club, including ACCESSORY USEs such as MAINTENANCE facilities, pro shops, lounges, banquet facilities, and RESTAURANTs.		P	P										
Greenways, boardwalks, and non-motorized trails/pathways	P	P	P	P	P	P	P	P	P	P	P	P	P
Gymnasium and indoor recreation facilities		P	P	P							P	P	P
HOTELs											P		P
MARINA			C								C		C
Non-commercial community or neighborhood activity uses such as, park/playground, swimming pool, storage STRUCTUREs, and off-street parking					p	p	p	p	p	p		P	P
OPEN AIR RECREATION uses	C	C	C	C								P	P
RESTAURANTs (not including DRIVE-THROUGH facilities)											P		P
Office													
Banks, savings & loans, and similar financial institutions											P		P
Government offices			P								P	P	P
Medical, dental or chiropractic office, including clinics and/or laboratory											P		P
Offices, general and professional											P		P
Veterinary offices and clinics											C		
Residential													
ACCESSORY DWELLING UNITs		C			C	C							
DWELLINGs on upper floors above businesses													C
HOME OCCUPATIONs		C			C	C	C	C	C	C			C



USE	CP	AGR	RC	CSC	R-SF1	R-SF2	R-SF3	R-CL	R-TH	R-MF	LC	CF	MU
SHORT-TERM RENTAL UNITs		C			C	C	C	C	C	C			C
MULTI-FAMILY DWELLINGs										P			P
SINGLE-FAMILY DWELLINGs		P			P	P	P	P					P
TOWNHOMEs									P				P
TWO-FAMILY DWELLINGs									P				P
VACATION CLUB UNIT		C			C	C	C	C	C	C			C
RETAIL													
Establishments, not exceeding 5,000 square feet, selling goods at RETAIL within a fully enclosed BUILDING											P		P
Establishments larger than 5,000 square feet but not more than 10,000 square feet, selling goods at RETAIL within a fully enclosed BUILDING											C		C
Services													
Cemetery				P									
Helipad											C		
KENNELs											C		
Government facilities, including storage and MAINTENANCE facilities											P	P	P
PERSONAL SERVICEs											P		P
Photographic studios											P		P
PLACES OF PUBLIC WORSHIP				P								P	P
RECREATIONAL VEHICLE storage											C	C	
UTILITY substation or subinstallation	C		C	C	C	C	C	C	C	C	C	C	C
Water or wastewater treatment facilities												C	
Wireless communication antennas or towers	C			C							C	C	C
Other													
Similar Uses	C	C	C	C	C	C	C	C	C	C	C	C	C



Figure 9.7
Potential Redevelopment or Rezoning Areas

